

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

TheTarrytownMunicipalHousingAuthority

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

TarrytownMunicipalHousingAuthority
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Tarrytown,New York10591

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**NOTE:THISPHAPLANSTEMPLATE(HUD -50075SmallPHA)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: TARRYTOWNHOUSINGAUTHORITY

PHANumber: NY013

PHAFiscalYearBeginning :October2003

PHAPlanContactInformation:

Name: **JoAnnNostrand**

Phone: **914-631-1991**

TDD:

Email(ifavailable):

PublicAccessToInformation

Informationregardinganyactivitiesoutlinedinthisplan canbeobtain edbycontacting:
(selectallthatapply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavail ableforpublicinspectionat:(selectallthat apply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- Mainadministrativeofficeofthelocal,countyorStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

PHAProgramsAdministered :

- PublicHousingandSection8 Section8Only PublicHousingOnly

AnnualPHAPlan FiscalYear2003

[24CFRPart 903.7]

i. Table of Contents

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

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- Attachment A: Supporting Documents Available for Review
- Attachment B: Capital Fund Program Annual Statement
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- Attachment__: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D: Resident Membership on PHA Board or Governing Body
- Attachment E: Membership of Resident Advisory Board or Boards
- Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
- Attachment H: PHA Criteria for Amendments to Plan
- Attachment G: Consistency with Consolidated Plan

ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

TARRYTOWNMUNICIPALHOUSINGAUTHORITY AGENCYPLAN -EXECUTIVESUMMARY -

TheTarrytownMunicipalHousingAu thorityhaspreparedthisAgencyPlan incompliancewithSection511oftheQualityHousingandWorkResponsibility Actof1998andtheensuingHUDrequirements.

TheAuthorityhasadoptedthefollowingmissionofHUD:Topromote adequateandaffordableh ousing,economicopportunityandasuitableliving environmentfreefromdiscrimination.

Theplans,statements,andpoliciessetforthand/orreferencedinthis AgencyPlanallleadtowardtheaccomplishmentoftheAuthority’sgoalsand objectivesasoutlinedinthe5YearPlan.Thehighlightsofthemajorinitiativesof theAuthority’sAgencyPlanareasfollows:

1. TheAuthorityseekstoemployeffectivemaintenanceand managementpoliciestominimizethenumberofpublichousingunits off-line.
2. TheAutho rityseekstorenovate/modernizepublichousingsites.
3. TheAuthorityseekstomaintainitsvacancyrateat0% viaeffective managementprocedures.
4. TheAuthorityseekstoprovideorattractsupportiveservicesto increaseindependenceforfamilieswithchil dren,elderlyfamilies, andfamilieswithdisabilities.
5. TheAuthorityseekstoimproveitsPublicHousingAssessment SystemScoreof92andmaintainitsdesignationstatusofHigh Performer.

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

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

The Authority has not made any significant policy or program changes from last year's PHA plan .

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$264,518.00**

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5- Year Action Plan is provided as **Attachment C**

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as **Attachment B**

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HO PEV or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24CFRPart903.79(k)]

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

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

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience , below):

5.SafetyandCrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmayasktothenextcomponentPHAseligibleforPHDEPfundsmustprovidea PHDEPPlanmeetingspecifiedrequirementsprior toreceiptofPHDEPfunds.

A. Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?

B. WhatistheamountofthePHA'sestimatedoractual(ifknown)PHDEPgrantforthe upcomingyear?\$_____

C. Yes No DoesthePHAplantoparticipateinthePHDEPinthepcomingyear?If yes,answerquestionD.Ifno,skiptonextcomponent.

D. Yes No:ThePHDEPPlanisattachedatAttachment_____

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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 attached as **Attachment F**

3. In what manner did the PHA address those comments? (select all that apply)

- The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
 - Yes No: below
 - Yes No: at the end of the RAB Comments in **Attachment F**
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

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

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

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

3. PHA Requests for support from the Consolidated Plan Agency

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

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5 -year Plan: See Attachment H

B. Significant Amendment or Modification to the Annual Plan: See Attachment H

Attachment A

SUPPORTING DOCUMENTS AVAILABLE FOR REVIEW

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	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 any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Sub part E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/ s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PH DEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Attachment B

CAPITAL FUND PROGRAM ANNUAL STATEMENT

Tarrytown Municipal Housing Authority - Capital Fund Program Grant No: **NY36PO1350103**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: <p style="text-align: center;"><i>Tarrytown Municipal Housing Authority</i></p>		Grant Type and Number Capital Fund Program Grant No: <i>NY36PO1350103</i> Replacement Housing Factor Grant No:			Federal FY of Grant: <p style="text-align: center;"><i>2003</i></p>
X <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	10,000.00			
	Management Improvements Hard Costs	0.00			
4	1410 Administration	15,000.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	38,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	81,518.00			
11	1465.1 Dwelling Equipment — Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	120,000.00			
14	1485 Demolition	0.00			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <p style="text-align: center;"><i>Tarrytown Municipal Housing Authority</i></p>	Grant Type and Number Capital Fund Program Grant No: <i>NY36PO1350103</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;"><i>2003</i></p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
15	1490 Replacement Reserve	0.00	
16	1492 Moving to Work Demonstration	0.00	
17	1495.1 Relocation Costs	0.00	
18	1499 Development Activities	0.00	
19	1502 Contingency	0.00	
	Amount of Annual Grant: (sum of lines.....)	264,518.00	
	Amount of line XX Related to LBP Activities		
	Amount of line XX Related to Section 504 compliance		
	Amount of line XX Related to Security --Soft Costs		
	Amount of Line XX related to Security --Hard Costs		
	Amount of line XX Related to Energy Conservation Measures		
	Collateralization Expenses or Debt Service		

TarrytownMunicipalHousingAuthority - CapitalFundProgramGrantNo: **NY36PO1350102**

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary

PHAName: <i>TarrytownMunicipalHousingAuthority</i>	GrantTypeandNumber CapitalFundProgramGrantNo: <i>NY36PO1350102</i> ReplacementHousingFactorGrantNo:	FederalFYofGrant: <i>2002</i>
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OriginalAnnualStatement
 ReserveforDisasters/Emergencies
 RevisedAnnualStatement(revisionno:)
 PerformanceandEvaluationReportforPeriodEnding :*3/31/03*
 FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds	0.00		0.00	0.00
2	1406Operations	0.00		0.00	0.00
3	1408ManagementImprovementsSoftCosts	9,000.00		9,000.00	0.00
	ManagementImprovementsHardCosts	0.00		0.00	0.00
4	1410Administration	30,000.00		30,000.00	0.00
5	1411Audit	0.00		0.00	0.00
6	1415LiquidatedDamages	0.00		0.00	0.00
7	1430FeesandCosts	31,000.00		26,000.00	0.00
8	1440SiteAcquisition	0.00		0.00	0.00
9	1450SiteImprovement	0.00		0.00	0.00
10	1460DwellingStructures	194,518.00		0.00	0.00
11	1465.1DwellingEquipment —Nonexpendable	0.00		0.00	0.00
12	1470Nondwelling Structures	0.00		0.00	0.00
13	1475NondwellingEquipment	0.00		0.00	0.00
14	1485Demolition	0.00		0.00	0.00
15	1490ReplacementReserve	0.00		0.00	0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p style="text-align: center;"><i>Tarrytown Municipal Housing Authority</i></p>	Grant Type and Number Capital Fund Program Grant No: <i>NY36PO1350102</i> Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;"><i>2002</i></p>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending : *3/31/03*
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
16	1492 Moving to Work Demonstration	<i>0.00</i>		<i>0.00</i>	<i>0.00</i>
17	1495.1 Relocation Costs	<i>0.00</i>		<i>0.00</i>	<i>0.00</i>
18	1499 Development Activities	<i>0.00</i>		<i>0.00</i>	<i>0.00</i>
19	1502 Contingency	<i>0.00</i>		<i>0.00</i>	<i>0.00</i>
				<i>0.00</i>	<i>0.00</i>
	Amount of Annual Grant: (sum of lines.....)	<i>264,518.00</i>		<i>65,000.00</i>	<i>0.00</i>
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 5 04 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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					Federal FY of Grant:		
<i>Tarrytown Municipal Housing Authority</i>		Capital Fund Program Grant No: <i>NY36PO1350102</i> Replacement Housing Factor Grant No:					<i>2002</i>		
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	Obligated	Expended	
<i>PHA-wide</i>	<i>Planning Fee</i>		<i>1408</i>		<i>4,000.00</i>		<i>4,000.00</i>	<i>0.00</i>	
	<i>Computer Upgrading</i>		<i>1408</i>		<i>5,000.00</i>		<i>5,000.00</i>	<i>0.00</i>	
<i>PHA-wide</i>	<i>Administration (Stafftime)</i>		<i>1410</i>		<i>30,000.00</i>		<i>30,000.00</i>	<i>0.00</i>	
<i>PHA-wide</i>	<i>A/E Services</i>		<i>1430</i>		<i>5,000.00</i>		<i>0.00</i>	<i>0.00</i>	
	<i>Mod Consulting Services</i>		<i>1430</i>		<i>26,000.00</i>		<i>26,000.00</i>	<i>0.00</i>	
<i>NY13 -1</i>	Bathroom Renovations (Partial)		<i>1460</i>		<i>120,000.00</i>		<i>0.00</i>	<i>0.00</i>	
	<i>Kitchen Renovations (Partial)</i>		<i>1460</i>		<i>74,518.00</i>		<i>0.00</i>	<i>0.00</i>	
Total:					<i>264,518.00</i>		<i>65,000.00</i>	<i>0.00</i>	

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

PHA Name: <i>Tarrytown of Municipal Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No : <i>NY36PO1350102</i> Replacement Housing Factor Grant No:					Federal FY of Grant: <i>2002</i>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
<i>NY13 -1</i>	<i>1/22/04</i>			<i>7/22/05</i>			
<i>PHA-wide</i>	<i>1/22/04</i>			<i>7/22/05</i>			

TarrytownMunicipalHousingAuthority - CapitalFundProgramGrantNo: **NY36PO1350101**

AnnualStatement/ PerformanceandEvaluationReport						
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part1:Summary						
PHAName: <i>TarrytownMunicipalHousingAuthority</i>		GrantTypeandNumber CapitalFundProgramGrantNo: <i>NY36PO1350101</i> ReplacementHousingFactorGrantNo:			FederalFYofGrant: <i>2001</i>	
<input checked="" type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:1)		
XPerformanceandEvaluationReportforPeriodEnding: <i>3/31/03</i>		<input type="checkbox"/> FinalPerformanceandEvaluationReport				
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds	0.00	0.00	0.00	0.00	
2	1406Operations	0.00	0.00	0.00	0.00	
3	1408ManagementImprovementsSoftCosts	39,000.00	42,700.00	40,200.00	26,838.00	
	ManagementImprovementsHardCosts	0.00	0.00	0.00	0.00	
4	1410 Administration	26,000.00	26,000.00	26,000.00	17,332.00	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00	
7	1430 Fees and Costs	5,000.00	0.00	0.00	0.00	
8	1440 Site Acquisition	0.00	0.00	0.00	0.00	
9	1450 Site Improvement	30,000.00	42,529.00	42,529.00	36,044.00	
10	1460 Dwelling Structures	169,808.00	155,383.00	61,474.00	49,780.00	
11	1465.1 Dwelling Equipment — Nonexpendable	0.00	3,196.00	3,196.00	3,196.00	
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00	
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00	
14	1485 Demolition	0.00	0.00	0.00	0.00	
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00	
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00	
18	1499 Development Activities	0.00	0.00	0.00	0.00	

**Annual Statement/ Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Tarrytown Municipal Housing Authority	Grant Type and Number Capital Fund Program Grant No: <i>NY36PO1350101</i> Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
X Performance and Evaluation Report for Period Ending: 3/31/03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	0.00	0.00	0.00	0.00
	Amount of Annual Grant: (sum of lines.....)	269,808.00	269,808.00	172,399.00	133,190.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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					Federal FY of Grant:		
<i>Tarrytown Municipal Housing Authority</i>		Capital Fund Program Grant No : <i>NY36PO1350101</i> Replacement Housing Factor Grant No:					<i>2001</i>		
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
					<i>Original</i>	<i>Revised</i>	<i>Obligated</i>	<i>Expended</i>	
<i>PHA-wide</i>	<i>Staff Time</i>		<i>1408</i>		<i>30,000.00</i>	<i>30,000.00</i>	<i>30,000.00</i>	<i>16,638.00</i>	
<i>PHA-wide</i>	<i>Planning Services</i>		<i>1408</i>		<i>4,000.00</i>	<i>7,700.00</i>	<i>7,700.00</i>	<i>7,700.00</i>	
<i>PHA-wide</i>	<i>Computer Upgrading</i>		<i>1408</i>		<i>5,000.00</i>	<i>5,000.00</i>	<i>2,500.00</i>	<i>2,500.00</i>	
<i>PHA-wide</i>	<i>Mod. Coordination Services</i>		<i>1410</i>		<i>26,000.00</i>	<i>26,000.00</i>	<i>26,000.00</i>	<i>17,332.00</i>	
<i>PHA-wide</i>	<i>A/E Services</i>		<i>1430</i>		<i>5,000.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	
<i>NY13 -1</i>	<i>Rehab. Walks/Curbs and Pavements</i>		<i>1450</i>		<i>30,000.00</i>	<i>1,985.00</i>	<i>1,985.00</i>	<i>1,985.00</i>	
	<i>Playground Equipment</i>		<i>1450</i>		<i>0.00</i>	<i>13,853.00</i>	<i>13,853.00</i>	<i>13,853.00</i>	
	<i>Closed Circuit TV</i>		<i>1450</i>		<i>0.00</i>	<i>26,691.00</i>	<i>26,691.00</i>	<i>20,206.00</i>	
	<i>Replace Bathrooms (Partial)</i>		<i>1460</i>		<i>90,000.00</i>	<i>90,000.00</i>	<i>0.00</i>	<i>0.00</i>	
	<i>Replace Kitchens (Partial)</i>		<i>1460</i>		<i>79,808.00</i>	<i>33,570.00</i>	<i>33,570.00</i>	<i>29,136.00</i>	
	<i>Painting Apartments & Others</i>		<i>1460</i>		<i>0.00</i>	<i>31,813.00</i>	<i>26,904.00</i>	<i>20,644.00</i>	
	<i>Refrigerators/Stoves</i>		<i>1465</i>		<i>0.00</i>	<i>3,196.00</i>	<i>3,196.00</i>	<i>3,196.00</i>	
Total					<i>269,808.00</i>	<i>269,808.00</i>	<i>172,399.00</i>	<i>133,190.00</i>	

Attachment C

CAPITAL FUND PROGRAM 5 - YEAR ACTION PLAN

Capital Fund Program Five - Year Action Plan Part I: Summary

PHAName		Tarrytown Municipal Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year1	Work Statement for Year2 FFY Grant: 2004 PHAFY: 10/1/04	Work Statement for Year3 FFY Grant: 2005 PHAFY: 10/1/05	Work Statement for Year4 FFY Grant: 2006 PHAFY: 10/1/06	Work Statement for Year5 FFY Grant: 2007 PHAFY: 10/1/07
<i>NY13 -1</i> <i>NY13 -2</i>	Annual Statement	<i>201,518</i>	<i>201,518</i>	<i>20,000</i> <i>181,518</i>	<i>101,518</i> <i>100,000</i>
Physical Improvements		<i>201,518</i>	<i>201,518</i>	<i>201,518</i>	<i>201,518</i>
Management Improvements		<i>10,000</i>	<i>10,000</i>	<i>10,000</i>	<i>10,000</i>
Administration		<i>15,000</i>	<i>15,000</i>	<i>15,000</i>	<i>15,000</i>
Fees & Costs		<i>38,000</i>	<i>38,000</i>	<i>38,000</i>	<i>38,000</i>
Contingency		<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Total CFP Funds (Est.)		<i>264,518</i>	<i>264,518</i>	<i>264,518</i>	<i>264,518</i>
Total Replacement Housing Factor Funds					

CapitalFundProgramFive -YearActionPlan
 PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2004 PHAFY:10/1/04			ActivitiesforYear:3 FFYGrant:2005 PHAFY:10/1/05		
	Development	MajorWork	Estimated	Develop.	MajorWork	Estimated
	Number	Categories	Cost	Number	Categories	Cost
	<i>NY13 -1</i>	<i>RoofReplacements</i>	<i>201,518</i>	<i>NY13 -2</i>	<i>Landscaping</i>	<i>20,000</i>
				<i>NY13 -2</i>	<i>ReplaceBathrooms (Partial)</i>	<i>120,000</i>
				<i>NY13 -2</i>	<i>ReplaceKitchens (Partial)</i>	<i>61,518</i>
Total:			<i>201,518</i>			<i>201,518</i>

CapitalFundProgramFive -YearActionPl an
 PartII:SupportingPages —WorkActivities

	ActivitiesforYear:4 FFYGrant:2006 PHAFY:10/1/06			ActivitiesforYear:5 FFYGrant:2007 PHAFY:10/1/07		
	Development	MajorWork	Estimated	Develop.	MajorWork	Estimated
	Number	Categories	Cost	Number	Categories	Cost
	<i>NY13 -1</i>	<i>Landscaping</i>	<i>20,000</i>	<i>NY13 -1</i>	<i>ReplaceBoilers</i>	<i>101,518</i>
	<i>NY13 -2</i>	<i>ReplaceBathrooms (Partial)</i>	<i>120,000</i>	<i>NY13 -2</i>	<i>ReplaceBoilers</i>	<i>100,000</i>
	<i>NY13 -2</i>	<i>ReplaceKitchens (Partial)</i>	<i>61,518</i>			
Total:			<i>201,518</i>			<i>201,518</i>

Attachment D

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

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

A. Name of resident member(s) on the governing board:
Alyce Cocqueran and Anne Lindsay

B. How was the resident board member selected: (select one)?
 Elected (**by residents**)
 Appointed

C. The term of appointment is: **June 2003 through June 2005**

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

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

B. Date of next term expiration of a governing board member: **April 2004**

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): **Paul Janos, Mayor of Tarrytown**

Attachment E

MEMBERSHIP OF RESIDENT ADVISORY BOARD OR BOARDS

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

- **Josephine Blanchard**
- **Robert Brown**
- **Blanche Edwards**
- **Rosa FitzGibbon**
- **Agnes James**
- **Delores Scott**
- **Sophie Wallace**

AttachmentF

COMMENTSOFRRESIDENTADVISORYBOARDORBOARDS& EXPLANATIONOFPHARESPONSE

MeetingDate:June17,2003

Comments:

1. Residentsupportthe proposedfive yearactionplanwithregardtocapital improvementsintheformofnewroofingandnewwindowsandindicated thatthefundswereprudentlyallocated.
2. Residentsindicatedthatsafetyconcernswererelativelyminimalatboth developmentsandagreedthattheinstallationofsurveillancecameraswas instrumentalinmaintainingasafeenvironment.
3. Residentsemphasizedthatanextremelypositiveworkingrelationship existsbetweenthe residentsandtheadministration.Theyfeelvery “comfortable”expressinganyconcernstheymayhavewithMs.Nostrand (ExecutiveDirector)andherstaff.

Authority’sResponse:

1. Authorityutilizedresidentinputinthe preparationofitsFive -YearAction PlanforCapitalImprovements.

AttachmentG

CONSISTENCYWITHCONSOLIDATEDPLAN

TheTarrytownHousingAuthority'sAgencyPlanisConsistentwiththeCounty's ConsolidatedPlaninThat:

1. TheAuthorityseekstoemployeffectivemaintenanceandmanagementpolicies to minimizethenumberofpublichousingunitsoff -line.
2. TheAuthorityseekstorenovate/modernizepublichousingsites.
3. TheAuthorityseekstomaintainits vacancyrateat0% viaeffectivemanagement procedures.
4. TheAuthorityseekstoprovideorattractsupportiveservicestoincrease independenceforfamilieswithchildren,elderlyfamilies,andfamilieswith disabilities.

Attachment H

PHACRITERIAFORAMENDMENTSTOPLAN

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

The Tarrytown Municipal Housing Authority will consider the following to be “significant amendments or modifications”:

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

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

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

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