

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOM PLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Binghamton Housing Authority

PHANumber: ny016

PHAFiscalYearBeginning:(mm/yyyy) 07/2003

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:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

InaccordancewiththeFinalRule,theExecutiveSummaryisno longerrequired.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Progress in meeting the Mission and Goals outlined in the Five -Year Plan (Attachment A)
- Admissions Policy for Deconcentration (Attachment E)
- FY2002 Capital Fund Program Annual Statement (Attachment B)
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan (Attachment B)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment C)
- Other (List below, providing each attachment name)
List of Resident Advisory Board Members and Resident Representatives on the Board of Commissioners (Attachment C Revised
Comments from Public Hearing (Attachment D)
Capital Fund Program Annual Performance and Evaluation Reports (Attachment F)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflect that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; 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
n/a	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	infestation)	
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
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 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
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
X	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
X	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
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatement ofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	4,587	4	4	4	3	3	2
Income>30%but <=50%ofAMI	3,653	4	4	4	3	2	2
Income>50%but <80%ofAMI	4,381	3	3	3	3	2	2
Elderly	2,502	3	3	3	3	2	2
Familieswith Disabilities	N/A	3	4	3	4	2	3
White	11,602	3	3	3	3	3	2
Black	542	4	3	4	3	3	2
Hispanic	153	4	3	4	3	3	2
Non-Hispanic	12,144	3	3	3	3	3	2

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:2000
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset(1990&2000dataused)
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	44		
Extremely low income <= 30% AMI	36	82%	
Very low income (> 30% but <= 50% AMI)	7	16%	
Low income (> 50% but < 80% AMI)	1	2%	
Families with children	30	68%	
Elderly families	5	11%	
Families with Disabilities	13	30%	
White	20	45.4%	
Black	19	43.2%	
Other	5	11.4%	
Hispanic	6	14%	
Non-Hispanic	38	86%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	10	23%	
1BR	4	9%	
2BR	14	32%	

Housing Needs of Families on the Waiting List			
3BR	11	25%	
4BR	5	11%	
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 reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24		53
Extremely low income <= 30% AMI	19	79%	
Very low income (> 30% but <= 50% AMI)	4	17%	
Low income (> 50% but < 80% AMI)	1	4%	
Families with children	19	79%	
Elderly families	0	0%	
Families with Disabilities	5	21%	
White	16	87.5%	
Black	3	12.5%	
Other	0	0%	
Hispanic	1	4%	
Non-Hispanic	23	96%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0%	
1BR	0	0%	
2BR	12	50%	
3BR	8	33%	
4BR	3	13%	
5BR	1	4%	
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 re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessofunitsizerequired
- Maintainorincrease section8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincrease owneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

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

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesator below30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%of AMIin tenant-basedsection8assistance
- Employadmissionspreferencesaimedatfamilieswiththeconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use of those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund (subsidy)	\$1,769,553	
b) Public Housing Capital Fund	\$1,113,089	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$231,934	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	Family \$250,000	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
ROSS – Service Coordinator	\$33,000	Elderly Service Coord.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 ROSS – NN grant	\$150,000	Establish a Computer Training Center
2001 ROSS – RSDM Family	\$196,060	Family services
3. Public Housing Dwelling Rental Income		
	\$1,731,080	Operating costs
4. Other income (list below)		
Interest General Fund Account	\$21,380	Operating cost
Laundry Income	\$20,000	Operating costs
5. Non-federal sources (list below)		
NY Title V Gang Prevention Grant	\$87,500	Youth activities
Total resources	\$5,603,596	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79 (c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At the time of application and information is updated if necessary at admission.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Personal Interview and Credit Check

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

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

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

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously approved site-based waiting list plan)? If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfer take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification

- Administrativereasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. 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.

3 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that 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)
 - 2 Live and work in Binghamton

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 (list)
 - Lead based paint and safety brochures

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

(select all that apply)

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

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) development studies determine concentrations of poverty indicate the

need for measures to promote deconcentration of poverty or income mixing? **If no, this section is complete** .

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

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

- Adoption of site -based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

NOTE: BHA only administers a special purpose Family Unification Program at this time. There are no regular vouchers.

(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) Past Landlord contact information

(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:

If there is documented trouble locating suitable housing

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families

- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Those that have lost or are in imminent danger of losing child(ren) because of reasons stated within the Family Unification Program

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
- 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)
Those that have lost or are in imminent danger of losing child(ren) because of reasons stated within the Family Unification Program

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

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families 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) Application and eligibility certifications

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

- Through published notices
- Other (list below) Direct outreach to supportive service organizations

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome basedrentinpublichousing.Income -basedrentsaresetatthehigherof30% ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsandexclusions).(If selected,skiptosub -component(2))

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other(describe below)

e. Ceiling rents

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

- Yes for all developments
 Yes but only for some developments
 No

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

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

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

- Market comparability study
 Fair market rents (FMR)
 95th percentile rents
 75 percent of operating costs
 100 percent of operating costs for general occupancy (family) developments
 Operating costs plus debt service
 The "rental value" of the unit
 Other (list below)

f. Rent redetermination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?(select all that apply)

- Never
 At family option
 Anytime the family experiences an income increase

Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____

Other (list below)

If tenan has increase or decrease of income of \$5 or more per month.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

An outside consultant was hired to conduct a market analysis study.

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

At or above 90% but below 100% of FMR

100% of FMR

Above 100% but below 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

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

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(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)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

THE BHA IS A HIGH PERFORMING AUTHORITY.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	596	120
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	50	7
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
 Preventive Maintenance Manual, Tenant Handbook, and Admissions and Occupancy Policy

(2) Section 8 Management: (list below)
 Section 8 Administrative Plan

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

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

NOTE: THE BHA IS A HIGH PERFORMER.

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 addition to federal requirements below:

2. Which PHA offices should residents or applicants to public housing use to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

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

[24CFRPart903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub - component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD Form 52837.

Select one:

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

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

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip 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 (state name) Attachment B

-or-

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

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

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

Yes No: a) Has the PHA received a HOPE VI 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 HOPE VI 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 HOPE VI 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)]

Applicability of component 8: 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 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: <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. 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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designate 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: North Shore
1b. Development (project) number: NY16 -02
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: planned 2004</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously approved Designation Plan?</p>
<p>6. Number of units affected: 172</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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 as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p>

<input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIdemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.Homeownership ProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownershipprogramsunder

section 5(h), the HOPEI 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 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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

NOTE: THE BHA IS A HIGH PERFORMER.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and programsto eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self -sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub -component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PH 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 2000 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: (list below)

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13: HighperformingandsmallPHAsnotparticipatinginPHDEPanda
Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatare
participatinginPHDEPandaaresubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub
componentD.

NOTE:NOLONGERREQUIREDPERHUD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents
(selectallthatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's
developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor
adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafety and/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?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:
(selectallthatapply)

- Contracting without side and/or resident organizations for the provision of crime-and/or drug -prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24 CFR 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

[24 CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

NOTE: THE BHA IS A HIGH PERFORMER.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (Filename) Attachment C

Provided below:

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

Attachment C identifies the comments and action taken by the BHA in response to comments.

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 serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe) Petition of 50 signatures to be on the ballot.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Binghamton

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 the initiatives contained in the Consolidated Plan. (list below)
 - ROSS – RSDM supportives services for families & elderly
 - ROSS – Neighborhood Networks Center being started
 - Credit Union for residents
 - New Access Healthcare Center being started
- Other: (list below)

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

The PHA Plan follows the Consolidated Plan without further actions or commitments.

D. Other Information Required by HUD

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

Attachments

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

Required Attachments:

- Progress in meeting the Mission and Goals outlined in the Five -Year Plan (Attachment A)
- Admissions Policy for Deconcentration (Attachment E)
- FY2000 Capital Fund Program Annual Statement (Attachment B)
- Most recent board -approved operating budget (Required Attachment f or PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan (Attachment B)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment C)
- Other (List below, providing each attachment name)
 - List of Resident Advisory Board Members and Resident Representatives on the Board of Commissioners (Attachment C Revised)
 - Comments from Public Hearing (Attachment D)
 - Capital Fund Program Annual Performance and Evaluation Reports (Attachment F Revised)

ATTACHMENT A

FIVE YEAR PLAN PROGRESS REPORT

The Binghamton Housing Authority (BHA) has developed this report in order to document the progress made in meeting the goals and objectives of the Five -Year Plan submitted for July 1, 2000.

MISSION:

The BHA's mission is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. In pursuit of its mission, the BHA will adhere to the following performance standards in the conduct of their work:

1. Integrity in our relationships with residents, agencies, government entities and others whom we do business.
2. Encouragement of expression by residents and others associated with the BHA.
3. Creativity in developing resources with which to respond to needs expressed by the community.
4. Excellence in the pursuit of our tasks.
5. Commitment in developing our skills.
6. Financial Responsibility.
7. Willingness to be open to other points of view.

GOALS:

BHA Goal: Expand the supply of assisted housing

- The BHA is now in the position that it is eligible to apply for additional vouchers. If they become available, the BHA will apply for them in 2003.
- BHA is also pursuing other means of expanding housing.

BHA Goal: Improve the quality of assisted housing

- Achieved housing management goal of maintaining status as a high performing PHA.
- Established the Section 8 Management Assessment Program in FY 2001 and scored in the satisfactory range in 2001 and 2002.
- The timely implementation of capital improvement plan goal was achieved during FY 2001.

BHAGoal:Increaseassistedhousingchoices

- ContinuedtheSection8briefing,whichprovidesvoucher mobilitycounseling.
- Continuedtoconductlandlordoutreachtoensurethatthevoucherholdershave accesstoaffordablehousingbyestablishingadatabaseoflandlords.

BHAGoal:Provideanimprovedlivingenvironment

- The BHA received another gang prevention grant from the Division of Criminal Justice to provide case management and supervised activities for youngteens topreventthemfrombecominginvolvedwithgangs.
- WasawardedtheFY2002ROSS –NeighborhoodNetworkGranttoestablish acomputertainingprogramcenter.

BHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

No complaints regarding EEO or Fair Housing violations were submitted by BHA voucherholders.

PHA Plan Table Library

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

Annual Statement		
Capital Fund Program (CFP) Part I: Summary		
Capital Fund Grant Number NY016PO1650103F		FY of Grant Approval: <u>(07/2003)</u>
<input checked="" type="checkbox"/> Original Annual Statement		
Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	35,000
3	1408 Management Improvements	222,618
4	1410 Administration	111,309
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	111,309
8	1440 Site Acquisition	
9	1450 Site Improvement	192,853
10	1460 Dwelling Structures	440,000
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	1,113,089
21	Amount of line 20 Related to LBP Activities	20,000
22	Amount of line 20 Related to Section 504 Compliance	10,000
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Carlisle NY16 -1	Leadbase paint abatement	1450	10,000
“	Landscaping	1450	10,000
“	Heating System Replacement	1460	100,000
North Shore NY16 -2	Landscaping	1450	10,000
“	Parking Lot Renovations	1450	112,853
“	Apartment Renovations	1460	150,000
Saratoga NY16 -5	Landscaping	1450	10,000
“	Concrete/sidewalk/steps	1450	20,000
“	Parking Lot/Roadway Repair	1450	10,000
“	Leadbase paint abatement	1450	10,000
“	Plumbing repair/boiler replacement	1460	30,000
“	Bathroom replacement	1460	100,000
“	Drainage	1460	60,000
NY16 -1 NY16 -2 NY16 -5	Management Improvements: A) Security B) Resident Initiatives Aides 2 @ \$25,000 per year C) Staff/Resident Training D) Credit Union/Econ. Development E) Computer System Software F) Operations G) Programs H) Administrative Costs I) A&E Costs	1408 1408 1408 1408 1408 1406 1408 1410 1430	65,618 50,000 20,000 35,000 2,000 35,000 50,000 111,309 111,309
	TOTAL		470,236
	GRAND TOTAL		1,113,089

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
Carlisle NY 16-1	12/31/04	6/30/06
North Shore NY 16-2	12/31/04	6/30/06
Saratoga NY 16-5	12/31/04	6/30/06
Authority-wide NY 16	12/31/04	6/30/06

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

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY016 -1	Carlisle			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Mechanical Heating			300,000	2004
Closet Doors			50,000	2004
Steps/Sidewalks			20,000	2004
Porch Replacement			125,000	2005
Plumbing			50,000	2005
Sheds			200,000	2005
Porch Replacement			50,000	2006
Sheds			250,000	2006
Steps/Sidewalks			100,000	2006
Landscaping			20,000	2007
Porch Replacement			250,000	2007
Lighting			20,000	2007
Steps Replacement			100,000	2007
Totalestimatedcostovertnext5years			1,535,000	

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

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY016 -2	North Shore			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping			20,000	2004
Concrete Replacement			5,000	2004
Parking Area Renovations			115,000	2004
Pressure Wash Brick Buildings			20,000	2004
Landscaping			20,000	2005
Concrete Repairs			20,000	2005
Landscaping			20,000	2006
Concrete Repairs			20,000	2006
Landscaping			20,000	2007
Concrete Repairs			25,000	2007
Totalestimatedcostovertnext5years			285,000	

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

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

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY016 -5	Saratoga			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Floor Repairs			39,000	2004
Landscaping			25,000	2004
Concrete/Sidewalks			48,053	2004
Landscaping			20,000	2005
Drainage			40,000	2005
Plumbing/HVAC			100,000	2005
Pavement/Concrete			67,053	2005
Landscaping			25,000	2006
Floor Repair			50,000	2006
Bathrooms			50,000	2006
Pavement/Concrete			27,053	2006
Plumbing			50,000	2006
Landscaping			20,000	2007
Pavement/Concrete			35,000	2007
Plumbing			25,000	2007
Lighting			20,000	2007
Bathrooms			50,000	2007
Drainage			57,853	2007
Total estimated cost over next 5 years			749,012	

ATTACHMENT C
RESIDENT ADVISORY BOARD
&
RESIDENT REPRESENTATIVES ON THE BOARD OF COMMISSIONERS

In accordance with 2001 -26 and 2000 -43, every PHA must submit as an Attachment the list of Resident Advisory Board Members. The following is a list of the Binghamton Housing Authority Resident Advisory Board members:

- | | |
|----------------|------------------|
| * Mary Torto | * Helen Florence |
| * Erica Dooley | * Cathy Sostre |
| * Dorothy Mott | * Nancy Fuimo |
| * Grace Dow | |

The Resident Advisory Board (RAB) had the following comments on the Annual Plan:

- RAB: The planned Capital Improvements are acceptable to the Board, however in the landscaping funds at North Shore, it was suggested that some apple trees are aging and need to be replaced. PHA Response: we will address that issue.
- RAB: The Board questioned what happened to renovating the Community Space at Carlisle to include an expanded facility for use by the Boys and Girls Club. PHA response: the Authority has an immediate need to replace underground heat lines. The expanded facility is not an immediate need, but will be considered in the future.
- RAB: The Board mentioned that drains need to be cleaned at North Shore between building 4 and building 1. PHA Response: this issue will be handled promptly as a maintenance item.
- RAB: the Board discussed checking hallway handrails at our elderly complex for stability. The PHA discussed that this would be taken care of as soon as possible.
- RAB: the RAB approved the plans and affirmed their desire to attend the public hearing on April 24, 2003.

The following RAB members and BHA Staff were in attendance:

- David Tanenhaus, BHA Executive Director
- Lou Ann Woodward, BHA Asst. Director
- Nancy Fuimo, Section 8 Representative and former resident
- Helen Florence, PHA resident, North Shore
- Mary Torto, PHA resident, North Shore
- Dorothy Mott, PHA resident, North Shore
- Erica Dooley, PHA resident, Saratoga
- Cathy Sostre, PHA resident, Carlisle

The **Resident Representatives on the Board of Commissioners** are Mary Torto and Helen Florence. They were elected by the residents in Oct. 2001 for a two year term which will expire this October. Another election will be held in September for two representatives to serve on the Board.

ATTACHMENTD

PUBLICMEETINGCOMMENTS APRIL24,2003

Meeting called to order 10:05 am by David K. Tanenhaus, at the Nutrition Center at NorthShore, Building II, Isabelle Street.

David K. Tanenhaus –Binghamton Housing Authority –Executive Director:
spokesman/announcer

Lou Ann Woodward -Binghamton Housing Authority –Assistant Director

Vicki A. Lee -Binghamton Housing Authority –Contract Administrator

And

The Public –16 in attendance

-David K. Tanenhaus, Executive Director –EXPLANATION FOR MEETING

-OLDBUSINESS: BHA stated that the Resident Advisory Board met on 4/10/03

Reviewed topics of discussion and attendance

Capital Improvements:

Landscaping –North Shore

Boys & Girls Club –Carlisle

Drainage –North Shore

Hallway Handrails –North Shore

David advised that this was completed by our
maintenance staff

Larry Birch, resident, recommended that the handrails in the elevators also be
tightened.

-NEWBUSINESS: Agency Plan for Review

-BHA is a “High Performer” and is submitting a streamlined plan.

-Reminded the public that these will be surveys that will be sent
out next month, May 2003.

-Review of the Budget on the Library Table, attached to the
Agency Plan

-Carlisle –boiler/heating/radiator replacements situation

-North Shore –renovations –more parking for residents
and staff

-Agency Plan also includes rent determination policies, policies on
eligibility, selection, admission and grievance.

OPENED FLOOR FOR DISCUSSION:

Ruth Walker, resident, asked about the “thick” rugs in front of the doors, which
David stated that we will address.

Lillian Wozniak, resident, questioned to carpet at North Shore, David advised her that this was being done as we were speaking, on the 5th floor, building 1 and Rhoda's office.

Mary Torto, resident, questioned putting down carpet protectors in certain areas of the Nutrition Center to protect the NEW carpet. David addressed this by stating the quality and durability of the carpets selected, but will keep this in mind.

Lillian Wozniak mentioned about cleaning up after themselves and keeping up the apartment to PHA standards.

David reminded the public also of the housekeeper, Rhoda, which we have on staff for them to utilize if needed. It was mentioned by several attendees that Rhoda does a wonderful job.

Larry Birch and Lillian Wozniak both commented on the Laundry Room cleaning, everyone should be told/advised that it is their responsibility to pick up after themselves. Larry also advised of the flooding from one of the washers.

Grace Dow, resident, mentioned that there are still residents that do not know how to use their washer/dryer card to operate the machines; it was suggested by David to send them down to Paola Pagnottio or Mike Clare, BHA staff for assistance.

Lillian Wozniak brought up the NEW CABLE installation concerns. David advised the residents that there will be a public meeting for all residents of the Tower to address their concerns to the Cable Company, Time Warner.

There were no further questions or concerns.

David adjourned the meeting at 10:30 am. Thanking them all for their presence and invited all who attended to have donuts and coffee.

ATTACHMENTE

BHA DECONCENTRATION OF POVERTY AND INCOME MIXING

In compliance with PIH Notice 2001 –26, the following is the Income Analysis of public housing covered developments. The Covered properties include the Saratoga and Carlisle developments. The purpose is to verify if income mixing is necessary. HUD requires that Housing Authorities analyze the average annual income per development and compare that with the Established Income Range (EIR), set at 85% and 115% of aggregate average income for covered developments. The analysis was conducted May 21, 2002. The results are as follows:

Development*	Average Income per unit	Covered Developments Avg. Income per Unit	EIR Range (85%/115% of aggregate income)	Is development in EIR Range?
Carlisle	\$20,376	\$20,007	\$17,006/\$23,008	Yes
Saratoga	\$19,637	\$20,007	\$17,006/\$23,008	Yes

*North Shore was not analyzed because it is not considered a covered property, based on its elderly designation.

Because both developments fall within the EIR Range, there is no need for further analysis.

BHA DECONCENTRATION ADMISSION POLICY

The BHA has established a policy of Deconcentration and Income Mixing within its covered developments. The policy is to ensure that all individually covered developments' income ranges fall within the 85% to 115% average for all PHA-wide covered developments. If the BHA's annual analysis of deconcentration and income mixing ever results in incomes outside the Established Income Range, the BHA will take action to deconcentrate poverty and promote income mixing among covered developments. Actions BHA will implement include skipping families on the waiting list to reach another family in an effort to further the goals of the Deconcentration policy. Further actions, should the waiting list skipping not reach the goal, will include targeting investment and capital improvements towards developments with an average income range below the EIR to encourage applicant families within incomes above the EIR to move into said development.

Attachment F

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

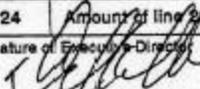
U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name BINGHAMTON HOUSING AUTHORITY	Comprehensive Grant Number NY06P01650100	FFY of Grant Approval 2000
--	--	--------------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements	201,241.	201,241.	201,241.	201,241.
4	1410 Administration	105,620.	105,620.	105,620.	105,620.
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,620.	125,620.	125,620.	125,620.
8	1440 Site Acquisition				
9	1450 Site Improvement	157,863.	157,863.	157,863.	157,863.
10	1480 Dwelling Structures	521,536.	521,536.	521,536.	521,536.
11	1485.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	35,000.	35,000.	35,000.	35,000.
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	1,146,880.	1,146,880.	1,146,880.	1,146,880.
21	Amount of line 20 Related to LBP Activities	55,634.	55,634.	55,634.	55,634.
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	60,000.	60,000.	60,000.	60,000.
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 04/22/2003	Signature of Public Housing Director	Date
David K. Tanenhaus, Executive Director			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report. Page ___ of ___ Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

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

FYE 2000

Development Number/Name- HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY 16-1	-Heating System	1460		-0-	-0-	-0-	-0-	
	-Lead Base Paint Abatement	1460		12,500.	12,500.	12,500.	12,500.	
Carlisle	-Playground Surface Area	1450		-0-	-0-	-0-	-0-	
	-Crawlspace door/ladders	1450		31,704.	36,204.	36,204.	36,204.	
	Subtotals			44,204.	48,704.	48,704.	48,704.	
NY 16-2	-Landscaping	1450		8,689.	8,689.	8,689.	8,689.	
NorthShore	-Sidewalk/Steps	1450		25,512.	25,512.	25,512.	25,512.	
	Subtotals			34,201.	34,201.	34,201.	34,201.	
NY 16-5	-Landscaping/Drainage	1450		6,086.	1,586.	1,586.	1,586.	
	-Patio/Step/Driveway	1450		40,396.	40,396.	40,396.	40,396.	
Saratoga	-Roof Replacement-Bldg#4	1450		29,976.	29,976.	29,976.	29,976.	
	-Additional Lighting	1450		15,500.	15,500.	15,500.	15,500.	
	-Plumbing/Boilers	1460		22,753.	22,753.	22,753.	22,753.	
	-Lead Base Paint	1460		43,134.	43,134.	43,134.	43,134.	
	-Maintenance Area Renovat.	1460		268,387.	268,387.	268,387.	268,387.	
	-Daycare/Community Room	1460		174,762.	174,762.	174,762.	174,762.	
	Subtotals			600,994.	596,494.	596,494.	596,494.	
PHA Wide	-Fees & Costs, Engineering	1430		125,620.	125,620.	125,620.	125,620.	
	-Non dwelling Equipment	1475		35,000.	35,000.	35,000.	35,000.	
	-Administrative Costs	1410		105,620.	105,620.	105,620.	105,620.	

Signature of Executive Director  Date (mm/dd/yyyy) 04/22/2003
 David K. Tanenhaus, Executive Director

Signature of Public Housing Director _____ Date (mm/dd/yy) _____

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² To be completed for the Performance and Evaluation Report.

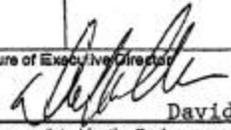
Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

FYE 2000

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Authority	-Management Improvements							
	a) Security Services	1408		60,000.	60,000.	60,000.	60,000.	
	b) 2 Resident Initiative Coordinators @ \$25,000 each/year	1408		50,000.	50,000.	50,000.	50,000.	
	c) Staff & Resident Training	1408		18,000.	18,000.	18,000.	18,000.	
	d) Credit Union/Econ. Development	1408		30,000.	30,000.	30,000.	30,000.	
	e) Computer System Software	1408		2,000.	2,000.	2,000.	2,000.	
	f) Programs	1408		41,241.	41,241.	41,241.	41,241.	

Signature of Executive Director



Date (mm/dd/yyyy)

04/22/2003

David K. Tanenhaus, Executive Director

Signature of Public Housing Director

Date (mm/dd/yy)

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

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

FYE 2000

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
FY 16-1 Carlisle	03/31/02	09/30/02	09/30/02	03/31/03	09/30/03	12/30/02	
FY 16-2 North Shore	03/31/02	09/30/02	09/30/02	03/31/03	09/30/03	12/30/02	
FY 16-5 Waratoga	03/31/02	09/30/02	09/30/02	03/31/03	09/30/03	12/30/02	

Signature of Executive Director



David K. Tanenhaus, Executive Director

Date (mm/dd/yyyy)
04/22/2003

Signature of Public Housing Director



Date (mm/dd/yyyy)

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

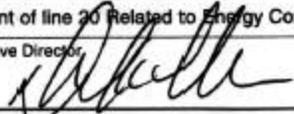
U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2577-0157
 (exp. 06/30/2005)

HA Name BINGHAMTON HOUSING AUTHORITY	Comprehensive Grant Number NY06P01650101	FFY of Grant Approval 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 2
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	82,630.	117,040.	117,040.	117,040.
3	1408 Management Improvements	265,670.	265,670.	265,670.	265,670.
4	1410 Administration	117,040.	117,040.	117,040.	117,040.
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	117,040.	134,008.	134,008.	134,008.
8	1440 Site Acquisition				
9	1450 Site Improvement	165,000.	165,000.	80,582.	80,582.
10	1460 Dwelling Structures	398,000.	346,622.	282,822.	154,340.
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.	25,000.	25,000.	25,000.
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)	1,170,380.	1,170,380.	1,022,162.	893,680.
20	Amount of Annual Grant (Sum of lines 2-19)				
21	Amount of line 20 Related to LBP Activities	6,942.	18,684.	18,684.	18,684.
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	75,000.	75,000.	75,000.	75,000.
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 6/25/03	Signature of Public Housing Director	Date
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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

2001

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY 16-1 Carlsie	- Lead Paint	1450		3,159.	9,342.			
	- Crawl Space Doors	1450		-0-	-0-			
	- Concrete/Sidewalk	1450		15,949.	18,545.			
	- Landscaping	1450		9,555.	-0-			
	- Parking Lot Resurface	1450		15,000.	11,090.			
	- Community Space Ren	1460		-0-	-0-			
	- Plumbing/repair/replace	1460		-0-	16,329.			
	- Mechanical Heating System	1460		-0-	-0-			
	- Daycare	1460		1,734.	1,734.			
	- Admin. Bldg	1460		2,131.	2,466.			
	- Asbestos Abatement	1460		2,490.	2,490.			
	- Bathroom Repairs	1460		-0-	448.			
	SUBTOTALS				50,018.	62,444.		
NY 16-2 NorthShore	- Landscaping	1450		8,465.	4,800.			
	- Concrete/Replacement	1450		5,000.	7,900.			
	- Carpet Replacement	1460		88,303.	98,463.			
	- Plumbing/Repair	1460		-0-	4,249.			
				101,768.	115,412.			
NY 16-5	- Lead Based Paint	1450		3,783.	9,342.			
	- Landscaping	1450		12,825.	3,135.			
	- Concrete Replacement	1450		7,900.	-0-			
	- Electrical	1450		8,364.	16,364			
	- Parking Lot Reconsruction	1450		75,000.	84,418.			
	- Maintenance Bldg. Replac	1460		1,540.	1,540.			
	- Bathroom Repairs	1460		16,186.	11,694.			
- Plumbing Repairs	1460		11,657.	17,439.				

Signature of Executive Director *David K. Tanenhaus* Date (mm/dd/yyyy) *6/25/03*
 David Tanenhaus, Executive Director

Signature of Public Housing Director _____ Date (mm/dd/yy) _____

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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

2001

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY 16-5 Saratoga	- Electrical Repairs	1460		1,607.	16,871.			
	- Asbestos Abatement	1460		7,843.	7,843.			
	- Landscaping	1460		6,509.	6,509.			
	- Hot Water Heaters	1460		50,000.	44,921.			
	- 4" DIP Water Lines	1460		50,000.	-0-			
	- Water Storage Tanks	1460		39,000.	49,890.			
	- Hot Air Furnace	1460		119,000.	63,800.			
	SUBTOTALS			411,214.	333,766.			
PHA Wide	- Administration	1410		117,040.	117,040.			
	- Fees, Costs & Engineering	1430		117,040.	134,008.			
	- Non-Dwelling Equipment	1475		25,000.	25,000.			
	- Management Improvements	1408		265,670.	265,670.			

Signature of Executive Director *David K. Tanenhaus* Date (mm/dd/yyyy) 6/25/03
 David Tanenhaus, Executive Director

Signature of Public Housing Director _____ Date (mm/dd/yy) _____

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

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
NY 16-1 Carlisle	03/31/03	06/30/03		6/30/05			
NY 16-2 North Shore	03/31/03	06/30/03		6/30/05			
NY 16-5 Saratoga	03/31/03	06/30/03		6/30/05			
Signature of Executive Director 			Date (mm/dd/yyyy) 4/22/03	Signature of Public Housing Director			Date (mm/dd/yyyy)

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² To be completed for the Performance and Evaluation Report.

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

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

OMB Approval No. 2577-0157
 (exp. 3/31/2002)

HA Name BINGHAMTON HOUSING AUTHORITY	Comprehensive Grant Number NY06P01650102	FFY of Grant Approval 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	25,000		-0-	-0-
3	1406 Management Improvements	222,618		46,229	46,229
4	1410 Administration	111,309		54,705	54,705
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	111,309		8,800	8,800
8	1440 Site Acquisition				
9	1450 Site Improvement	210,000		-0-	-0-
10	1460 Dwelling Structures	432,853		-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	1,113,089		109,734	109,734
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director  Date **3/18/03**

Signature of Public Housing Director _____ Date _____

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² To be completed for the Performance and Evaluation Report. Page ___ of ___ Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

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

BINGHAMTON HOUSING AUTHORITY
 NY06P01650102
 2002

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY16-1 Carlisle	Lead Base Paint Abatement	1450		10,000		-0-	-0-	
	Landscaping	1450		10,000		-0-	-0-	
	Heating System Replacem	1460		342,853		-0-	-0-	
	TOTAL			362,853		-0-	-0-	
NY16-2 North Shore	Landscaping	1450		10,000		-0-	-0-	
	Carpet Replacement					-0-	-0-	
	Community Areas	1460		60,000		-0-	-0-	
TOTAL			70,000		-0-	-0-		
NY16-5 Saratoga	Landscaping	1450		20,000		-0-	-0-	
	Concrete/Sidewalk/Step Replacement	1450		30,000		-0-	-0-	
	Parking Lot/Roadway	1450		70,000		-0-	-0-	
	Handrails, Bldg. 8-9	1450		10,000		-0-	-0-	
	Lead Base Paint Abatement	1450		10,000		-0-	-0-	
	Garbage Dumpster Area Enclosures	1450		20,000		-0-	-0-	
	Plumbing repair, Boiler Replacement	1460		30,000		-0-	-0-	
	Drainage	1450		20,000		-0-	-0-	
	TOTAL			210,000		-0-	-0-	

Signature of Executive Director  Date 3/18/03

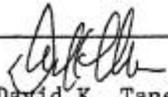
Signature of Public Housing Director _____ Date _____

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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
 Binghamton Housing Authority
 NY06P01650102

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY 16-1	Management Improvements: A) Security B) Resident initiative aids 2 @\$25,000/yr C) Staff/resident Training D) Credit Union/Econ Development E) Computer System Software F) Programs Administrative Costs A/E Costs Operations	1408		65,618		-0-	-0-	
NY 16-2		1408		50,000		46,229	46,229	
NY 16-5		1408		20,000		-0-	-0-	
		1408		35,000		-0-	-0-	
		1408		2,000		-0-	-0-	
		1408		50,000		-0-	-0-	
		1410		111,309		54,705	54,705	
		1430		111,309		8,800	8,800	
		1475		25,000		-0-	-0-	
				TOTAL		470,236	109,734	109,734
			GRAND TOTAL		1,113,089			

Signature of Executive Director  Date (mm/dd/yyyy) 3/18/03

Signature of Public Housing Director _____ Date (mm/dd) _____

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

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

Binghamton Housing Authority
 NY06P01650102
 2002

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
NY16-1 Carlisle	6/29/04			6/29/06			
NY16-2 North Shore	6/29/04			6/29/06			
NY16-5 Saratoga	6/29/04			6/29/06			
PHA Authority Wide	6/29/04			6/29/06			

Signature of Executive Director

David K. Tanenhaus

Date

3/18/03

Signature of Public Housing Director

Date

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