

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2003

Version#2

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Geneva Housing Authority

PHANumber: NY044

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

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)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: (state mission here)

The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self -sufficiency.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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

- X PHA Goal: Expand the supply of assisted housing
 Objectives:
- X Apply for additional rental vouchers:
 - X Reduce public housing vacancies:
 - X Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- X PHA Goal: Improve the quality of assisted housing
 Objectives:
- X Improve public housing management: (PHAS score) by 5%
 - X Maintain voucher management: (SEMAP score) at 100%
 - X Increase customer satisfaction: by 2.5%

- Concentrateoneffortstoimprovespecificmanagementfunctions:
(list;e.g.,publichousingfinance;voucherunitinspections)
- X Renovateormodernizepublichousingunits:
- X Demolishordisposeofobsoletepublichousing:
- X Providereplacementpublichousing:
- Providereplacementvouchers:
- Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices
Objectives:
 - X Providevoucher mobilitycounseling:
 - X Conductoutreacheffortstopotentialvoucherlandlords
 - X Increasevoucherpaymentstandards
 - X Implementvoucherhomeownershipprogram:
 - X Implementpublichousingorotherhomeownershipprograms:
 - Implementpublichousing site -basedwaitinglists:
 - Convertpublichousingtovouchers:
 - Other:(listbelow)

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- X PHAGoal:Provideanimprovedlivingenvironment
Objectives:
 - Implementmeasurestodeconcentratepovertybybringinghigherincome
publichousinghouseholdsin tolowerincomedevelopments:
 - Implementmeasurestopromoteincomemixinginpublichousingby
assuringaccessforlowerincomefamiliesinto higherincome
developments:
 - X Implementpublichousingsecurityimprovements:
 - X Designateddevelopmentsorbuildingsforparticularresidentgroups
(elderly, personswith disabilities)
 - Other:(listbelow)

**HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies
andindividuals**

- X PHAGoal: Promoteself -sufficiencyandassetdevelopmentofassisted
households
Objectives:
 - X Increasethenumberandpercentageofemployedpersonsinassisted
families:

- Provide or attract support services to improve assistance recipients' employability:
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA

SmallAgency(<250PublicHousingUnits)

AdministeringSecti on8Only

TroubledAgencyPlan

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

EXECUTIVE SUMMARY

The Geneva Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Geneva Housing Authority.

The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community and surrounding area, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self-sufficiency.

We have also adopted the following goals and objectives for the next five years.

Goals and Objectives

MANAGEMENT ISSUES

Goal

1. Manage the Geneva Housing Authority's existing public housing program in an efficient and effective manner maintaining the HUD designation of "high performer" under both PHAS and SEMAP.
2. Manage the Geneva Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives

1. HUD shall continue to recognize the Geneva Housing Authority as a high performer through the period ending September 30, 2004.
2. The Geneva Housing Authority shall achieve and sustain an occupancy rate of 97% by September 30, 2004.
3. The Geneva Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
4. Enforce tough rent collection and lease termination procedures for chronic late rental payments.

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Geneva Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
2. Assist our county population and increase the availability of affordable, suitable housing for families in the very low income range.

Objectives

1. The Geneva Housing Authority's Not-for-Profit subsidiary has secured funding and is under construction for its first tax credit allocation this fiscal year to build 32 new affordable rental housing units for the elderly residents of our community.
2. Locate at least two partners, non-profit or for-profit, locally or nationally based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for the target group.
3. Through a Contract Administration Agreement with NYS DHCR, GHA has taken over the administration of the Ontario County Section 8 Housing Voucher Program, and is considering the administration of the Seneca County Section 8 Housing Voucher Program.

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Geneva Housing Authority's public and assisted housing developments.
2. Make public housing the affordable housing of choice for the very low income residents of our County.
3. The Geneva Housing Authority shall become a more customer-oriented organization.
4. Maintain Designated Housing status at the Elmcrest Apartments.

Objectives

1. The Geneva Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System by September 30, 2004.
2. The Geneva Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.
3. Request the NYS Legislator enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario County.

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Geneva Housing Authority's public housing developments.

2. Improve resident and community perception of safety and security in the Geneva Housing Authority's public housing developments.
3. To continue Security Staff coverage at each of four housing developments and scattered site properties.

Objectives

1. The Geneva Housing Authority shall reduce crime in its developments by 50% by September 30, 2004.
2. The Geneva Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by September 30, 2006.
3. The Geneva Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by September 30, 2006, through aggressive screening procedures.
4. Secure additional funding that will allow us to maintain our Security Department at the current level of service for the benefit of four residents.

TENANT-BASED HOUSING ASSISTANCE ISSUES

Goals

1. Manage the Geneva Housing Authority's and Ontario County's tenant-based Section 8 programs in an efficient and effective manner, continuing to qualify as a high performer under SEMAP.
2. Expand the range and quality of housing choices available to participants in the Geneva Housing Authority's tenant-based assistance program.
3. Provide financial assistance to private/not-for-profit housing developments through Section 8 subsidies for the purpose of expanding and retaining low-income housing developments for the elderly and disabled.
4. Assist Section 8 program participants in becoming new homeowners.
5. Request the NYS Legislature enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario and Seneca Counties.
6. Provide Housing Assistance to individuals residing in single room occupancy (SRO's) and congregate housing facilities.

Objectives

1. The Geneva Housing Authority shall establish a program to help Section 8 participants use its tenant-based program to become homeowners.
2. The Geneva Housing Authority shall achieve and sustain a utilization rate of 97% by September 30, 2005, in its tenant-based program.
3. The Geneva Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2005.
4. Provide Project Based Section 8 for developments that house the Aging and Families with Disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.

5. Revising the Section 8 Housing Voucher Program Administrative Plan to allow for housing assistance for individuals living in SRO's and congregate housing facilities.
6. Increase Section 8 Housing Voucher Program payment standards to match local FMR's.

MAINTENANCE ISSUES

Goals

1. Maintain the Geneva Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Geneva Housing Authority.

Objectives

1. The Geneva Housing Authority will continue to create an appealing, up-to-date environment in its developments.
2. The Geneva Housing Authority shall maintain an average response time of 6 hours in responding to emergency work orders for the period through September 30, 2004.
3. The Geneva Housing Authority shall maintain an average response time of 15 days in responding to routine work orders by September 30, 2004.

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low income and minority concentration.
2. Operate the Geneva Housing Authority in full compliance with all Equal Opportunity laws and regulations.
3. The Geneva Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives

1. The Geneva Housing Authority shall mix its public housing development population ethnically, racially, and income wise to the fullest extent possible.
2. The Geneva Housing Authority shall achieve the Section 3 goal that it establishes annually.

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objectives

1. The Geneva Housing Authority shall operate so that income exceeds expenses every year.
2. Update current tenant charges for tenant damages and excess utility charges.

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.
3. Assist public housing residents and low-income individuals in becoming homeowners.

Objectives

1. The Geneva Housing Authority will implement new partnerships in order to enhance services to our residents by September 30, 2005.
2. Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Family Self-Sufficiency Program.
3. The Geneva Housing Authority, working with its partners, shall ensure that 95% of its TANF residents are working or engaged in job training by September 30, 2004.
4. Apply for and secure Resident Opportunities for Self-Sufficiency (ROSS) Grant funding.
5. Continue the already HUD approved Section 5(h) Homeownership Program, and sell additional scattered site housing units to qualified individuals.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

- The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.

In summary, we are on course to improve the condition of affordable housing in Geneva.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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:

- X Statement of Progress in meeting the 5 -year Plan Mission and Goals (ny044a02)
- X Admissions Policy for Deconcentration **PROVIDED IN TEXT**
- X FY2003 Capital Fund Program Annual Statement and
FY2003 Capital Fund Program Five -Year Action Plan (ny044b02)
- X FY2002 Capital Fund Program -Performance and Evaluation Report for Program Year
Ending (ny044c02)
- X Section 8 Homeownership Program Capacity Statement (ny044d02)
- X Component 3,(6) Deconcentration and Income Mixing **PROVIDED IN TEXT**
- X Membership of the Resident Advisory Board (ny044e02)
- X Resident Membership of the Resident Advisory Board (ny044f02)
- X Voluntary Conversion -Initial Assessments (component 10B) (ny044h02)
- Most recent board -approved operating budget (Required Attachment for PHA that are
troubled or at risk of being designated troubled ONLY)
NOT REQUIRED - HIGH PERFORMER

Optional Attachments:

- X Section 8 Project -based Voucher Program Statement (ny044g02)
- X Comments of Resident Advisory Board or Boards (must be attached if not included in
PHA Plan text) **PROVIDED IN TEXT**
- PHA Management Organizational Chart **NOT REQUIRED - HIGH PERFORMER**
- Public Housing Drug Elimination Program (PHDEP) Plan
NOT REQUIRED - HIGH PERFORMER
- Other (List below, providing each attachment name)

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 Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	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 certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 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 X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
X	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
X	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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Community Service Requirement Plan	Annual Plan: Community Service & Self-Sufficiency
X	Pet Policy	Annual Plan: Pet Policy
	Consortium Agreement (If Applicable)	
X	Voluntary Conversion: Documentation of reasoning with regard to voluntary conversion required in initial assessments	Annual Plan: Conversions of Public Housing
X	Income Analysis of Public Housing Covered Developments (Deconcentration)	Annual Plan: Eligibility, Selection and Admissions Policies
X	Geneva Housing Authority Marketing Materials: Powerpoint presentation and brochures	Annual Plan: Operations and Management Policies; Community Service Programs

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServed bythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orotherdata availabletothePHA,provideastatementofthehousingneedsinthejurisdictionbycompletingthefollowing table.Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesthathavehousingneeds. Fortheremainingcharacteristics,ratetheimpactofthatfactoronthehousingneedsforeachfamilytype,from1 to5,with1being“noimpact”and5being“severeimpact.”UseN/Atoindicatehatnoinformationisavailable uponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	1625	5	4	5	3	3	4
Income>30%but <=50%ofAMI	2418	5	3	5	3	3	3
Income>50%but <80%ofAMI	3107	5	2	2	3	2	3
Elderly	1472	5	3	2	4	2	5
Familieswith Disabilities	1072	5	3	3	5	4	5
White/Non- Hispanic	6578	5	2	3	2	3	3
Black/Non- Hispanic	185	5	2	3	2	3	3
WhiteorBlack/ Hispanic	150	5	2	3	2	3	3
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthatapply;
allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear:
- X U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- X Otherhousingmarketstudy
Indicateyear:2001
- X Othersources:(listandindicateyearofinformation)
U.S.CensusData2000

**B. Housing Needsof FamiliesonthePublicHousingandSection8Tenant
BasedAssistanceWaitingLists**

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 Needsof FamiliesontheWaitingList			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	704		120
Extremely low income <= 30% AMI	508	72%	
Very low income (> 30% but <= 50% AMI)	181	26%	
Low income (> 50% but < 80% AMI)	15	2%	
Families with children	535	76%	
Elderly families	43	6%	
Families with Disabilities	106	15%	
White/Hispanic	173	25%	
White/Non-Hispanic	351	50%	
Black/Non-Hispanic	172	24%	
American Indian	6	0.9%	
Asian	2	0.3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	400		
2BR	154	39%	
3BR	156	39%	
	71	18%	

Housing NeedsofFamiliesontheWaitingList			
4BR	17	4%	
5BR	1	0.25%	
5+BR	1	0.25%	
Isthewaitinglistclosed(selectone)?XNo <input type="checkbox"/> Yes			
Ifye s:			
Howlonghasitbeenclosed(#ofmonths)?0			
DoesthePHAexpecttoopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdiction andonthewaitinglist **INTHEUPCOMINGYEAR**,andtheAge ncy'sreasonsforchoosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithinitscurrentresourcesby:

Selectallthatapply

- X Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof publichousingunitsoff -line
- X Reduceturnovertimeforvacatedpublichousingunits
- X Reducetimetorenovatepublichousingunits
- Seekreplacementof publichousingunitslosttotheinventorythroughmixedfinance development
- X Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- X Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill enablefamiestorentthroughoutthejurisdiction
- X Undertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassistedby thePHA,regardlessofunitsizerequired
- X Maintainorincreasesection8lease -uprates bymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- X Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- X ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwith broadercommunitystrategies
- Other(listbelow)

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

Select all that apply

- X Apply for additional Section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed-finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below):
Provide Project Based Section 8 assistance for developments that house the aging and families with disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Seek designation of public housing for the elderly
- X 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
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special -purpose voucher targeted to families with disabilities, should they become available
- X 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

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X 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)

Expand GHA's "Public Housing" jurisdiction to include all of Ontario County.

(2) Reasons for Selecting Strategies

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

- X Funding constraints
- X Staffing constraints
- Limited availability of sites for assisted housing
- X 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
- X Community priorities regarding housing assistance
- Results of consultation with local or state government
- X 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 for 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.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	\$665,663	
b) PublicHousingCapitalFund	\$341,665	
c) HOPEVIRevitalization	0	
d) HOPEVIDemolition	0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	\$2,032,361 \$1,693,020	(CityProgram) (CountyProgram)
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants2002 2001	\$82,292 \$83,333	2 nd yearof3yeargrant 3 rd yearof3yeargrant
h) CommunityDevelopmentBlock Grant	0	
i) HOME	0	
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly) (listbelow)		
3.PublicHousingDwellingRental Income	\$741,090	
4.Otherincome (listbelow)		
Non-DwellingRental	\$121,500	
InterestEarned	\$2,280	
4.Non -federalsources (listbelow)		
BondingIssuance		PublicHousing Operations
Totalresources	\$5,763,204	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto complete subcomponent 3A.

(1)Eligibility

a. Whendoes 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)

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) Credit History

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)WaitingListOrganization

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 HUD-approved site-based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - X Three or More
- b. X 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 P references

- a. Income targeting:
- Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admission 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)
- X Emergencies
 - Overhoused

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

c. Preferences

1. X 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
- X 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)
- X Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
 - 1. Homeless due to unit being rendered uninhabitable by natural disaster.
 - 2. Homeless due to unit being condemned and ordered vacated by the municipality.

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 soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place a 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
- 2 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - 1. Homeless due to unit being rendered uninhabitable by natural disaster.
 - 2. Homeless due to unit being condemned and ordered vacated by the municipality.

4. Relationship of preference to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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)

- X The PHA - resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- X 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) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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:

Component 3,(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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

B. Section 8

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).

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

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

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

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

- Criminal or drug -related activity
 Other (describe below): Name and addresses of prior landlords.

(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): Development Site Management Office

(3) Search Time

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

If yes, state circumstances below:

When Family has documented continued attempts to find housing and has been unable to find suitable housing.

(4) Admissions Preferences

a. Income targeting

Yes X 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. X 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
- Household that contribute to meeting income goals (broad range of incomes)
- X Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

X Other preference(s) (list below)

1. Homeless due to unit being rendered uninhabitable by natural disaster.
2. Homeless due to unit being condemned and ordered vacated by the municipality.
3. Elderly, disabled and displaced singles assisted ahead of others singles.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 Other preference(s) (list below)

1. Homeless due to unit being rendered uninhabitable by natural disaster.
2. Homeless due to unit being condemned and ordered vacated by the municipality.
3. Elderly, disabled and displaced singles assisted ahead of others singles.

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

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

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

- 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 ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAthatdonotadministerpublichousingarenotrequiredto completesub-component4A.

(1)IncomeBasedRentPolicies

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)

The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

1. When the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
2. When the family would be evicted as a result of the imposition of the minimum rent requirement;
3. When the income of the family has decreased because of changed circumstances, including the loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the family.

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 exclusion 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(listbelow)

3. Selectthespaceorspaces thatbestdescribehowsyouarriveatceilingrents(selectallthat apply)

Marketcompar abilitystudy

Fairmarketrents(FMR)

X 95thpercentilerents

75percentofoperatingcosts

100percentofoperatingcostsforgeneraloccupancy(family)developments

Operatingcostsplusdebtservice

The“rentalvalue”oftheunit

Other(listbelow)

f.Rentre -determinations:

1.Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome or familycompositiontothePHAsuch thatthechangesresultinanadjustmentorent?(selectall thatapply)

Never

Atfamilyoption

Anytimethefamilyexperiencesanincomeincrease

X Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____

X Other(listbelow):
Alldecreases.

g. YesXNo:DoesthePHAplantoimplementindividualsavingsaccountsforresidents (ISAs)asanalternativetother equired12monthdisallowanceof earnedincomeandphasinginofrentincreasesinthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAuseto establishcomparability?(selectallthatapply.)

X Thesection8rentreasonablenessstudyofcomparablehousing

X Surveyofrentslistedinlocalnewspaper

Surveyofsimilarunassistedunitsintheneighborhood

Other(list/describewhatbelow)

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
- X 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has 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)

- X 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)

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

(2) Minimum Rent

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

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

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

5. Operations and Management **NOT REQUIRED - HIGH PERFORMER**

[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)

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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
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)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures **NOT REQUIRED - HIGH PERFORMER**

[24CFR Part 903.79(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.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant -Based Assistance

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 additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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: PHA 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 -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ny044b02**

-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 -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name): **ny044b02**

-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 there)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
- If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

1. X 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

X 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:	Elmcrest Apartments
1b. Development (project) number:	NY044 -001
2. Activity type:	Demolition <input type="checkbox"/> Disposition X
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application X
4. Date application approved, submitted, or planned for submission:	<u>10/01/01</u>
5. Number of units affected	: 10 (efficiency apartments converted to one bedroom units)
6. Coverage of action (select one)	X Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/01/04 b. Projected end date of activity: 12/31/05

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities **NOT REQUIRED - HIGH PERFORMER**

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

NOT REQUIRED - HIGH PERFORMER

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 FY 1996 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 a 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:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved): <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application

(datesubmittedorapproved:)

UnitsaddressedinapendingorapprovedHOPEVIR revitalizationPlan
(datesubmittedorapproved:)

Requirementsnolongerapplicable:vacancyratesarelessthan10percent

Requirementsnolongerapplicable:sitenowhaslessthan300units

Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart9 03.79(k)]

NOTREQUIRED -HIGHPERFORMER

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprogramsadministeredby thePHAunderanapprovedsection5(h)homeownershipprogram(42 U.S.C.1437c(h)),oranapprovedHOPE Iprogram(42U.S.C.1437aaa) orhasthePHAappliedorplantoapplytoadministerany homeownershipprogramsundersection5(h),theHOPEI program,or section32oftheU.S.HousingActof1937(42U.S.C.1437z -4).(If “No”,skiptocomponent11B;if“yes”,completeoneactivitydescription foreachapplicableprogram/plan,unlesselectibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperformingPHA** status.PHAscompletingstreamlinedsubmissionsmayskipto component11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescriptioninformationfor thiscomp onentinth **optional**PublicHousingAssetManagement Table?(If“yes”,skiptocomponent12.If“No”,completetheActivity Descriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)	
1a.Developmentname:	
1b.Development(project)number:	
2.FederalProgramauthority:	
<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)	
3.Applicationstatus:(selectone)	
<input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication	
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)	
5. Numberofunitsaffected:	
6.Coverageofaction:(selectone)	
<input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	

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)]

NOT REQUIRED - HIGH PERFORMER

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.

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 programs to 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

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

NOTREQUIRED -HIGHPERFORMER

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPandSection8
OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAs thatareparticipatinginPHDEPandare
submittingaPHDEPPlanwiththisPHAPlanmayskiptosub -componentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents(selectall thatapply)

- Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingoradjacent tothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto improvesafetyofresidents(selectallthatapply).

- Safetyandsecurity surveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”public housingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug programs
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplanstoundertake inthenextPHAfiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:(selectall thatapply)

- 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 a 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.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(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 **NOT REQUIRED - HIGH PERFORMER**

[24CFR 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.

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
 - Privateman agement
 - 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. X 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)

X Provided below:

1. Continue Security Staff and coverage at the current level.
2. The Resident Advisory Board recommends the implementation of the proposed changes to the A.C.O.P.
3. The Resident Advisory Board recommends the implementation of the proposed changes to the Section 8 Administrative Plan.

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.

X The PHA changed portions of the PHA Plan in response to comments

List changes below:

1. Staff will continually investigate ways in which to fund continued security coverage. With the absence of PHD EP funds for security programs, we will utilize the Capital Fund Program funds as well as routinely look for additional funding avenues.
2. The A.C.O.P. will be revised to include the changes to the following sections:
10.6 Offer of a Unit
12.1 Acceptable Methods of Verification
20.2 Termination by the Housing Authority
Appendix 5 Resident Charges
3. The Section 8 Administrative Plan will be revised to include changes to the following sections:
Annual Updating of the Waiting List
Grounds for Denial of Assistance
Selection of Applicants from the Waiting List
Issuing Vouchers
Natural Disasters
Special Housing Types
Repayment Agreements
Interim Rent Changes
HQS Violations

Other:(listbelow)

B.DescriptionofElectionprocessforResidentsonthePHABoard

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

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (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)

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 assistance) -based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

Public Housing Adult Recipients

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: New York State

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below):
 - Development of additional Elderly Housing
 - Apply for Additional Section 8 Vouchers
- Other: (list below)

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

- Preserves low income housing options of individuals and families seeking decent, safe housing in the jurisdiction of the housing authority and also seek to increase the availability of housing units to meet the needs of the constituency.
- Improves accessibility of housing options to the low -income households through Homeownership Programs, increasing Section 8 Existing Housing Programs and maintenance of and modernization of existing Public Housing units.

D. Other Information Required by HUD

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

Amendments and Substantial Deviations/Modification to the Plan:

1. Change to rent or admissions policies or organization of the waiting list;
2. Addition of non -emergency work items (items not included in the current Annual Statement or Five -Year Action Plan) or change in the use of the replacement reserve funds under the Capital Fund Program.
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachments

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

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 FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
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	
20	Amount of Annual Grant (Sum of lines 2 -19)	
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	

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

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

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

Statement of Progress in meeting the 5 -Year Plan Mission and Goals

The Geneva Housing Authority is making good progress in meeting the goals and objectives outlined in its current 5 -Year Plan. The housing authority is on track with regard to the time frames established. Quantifiable measures of success are ensuring ease in tracking our progress. Milestones are being met as we steadily work toward the successful achievement of each goal and objective. The Geneva Housing Authority is committed to the success of the 5 -Year Plan, and maintains a clear focus on the achievement of their Mission.

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

2003

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAHOUSINGAUTHORITY		<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber ____	
DevelopmentNumber N/A	DevelopmentName HA-Wide	DOFADate or ConstructionDate	
DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings
Rental <input type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	49
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>	
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input checked="" type="checkbox"/>	Walk-Up <input checked="" type="checkbox"/>	
MutualHelp <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	
Section23.BondFinanced <input type="checkbox"/>			
GeneralDescriptionofNeededPhysicalImprovements		NumberofVacantUnits	
		12	
		CurrentBedroomDistribution	
		0 32 1 77 2 43 TotalCurrent	
		3 72 4 25 5 4 Units	
		5+ 0 253	
		Urgencyof Need(1-5)	
		1	
HA-WIDESite: CatchBasinRepair/Paving/Striping			
ON-DEMANDMechanicalandElectrical: GeneralRepair/Replacement SmokeDetectors		1 1	
ON-DEMANDBuildingExterior: General		1	
ON-DEMANDDwellingUnits: CyclePainting BathroomRepair		1 1	
HA-WIDEDwellingEquipment: Appliances		1	
HA-WIDEInteriorCommonAreas: None			
HA-WIDESite-WideFacilities: PlaygroundUpgrade		1	
HA-WIDENondwellingEquipment: CCTV ComputerHardware OfficeFurniture/Equipment		1 2 1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$636,965.00	
PerUnitHardCost		N/A	
PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		7/3/2003	
Source(s)ofInformation:			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

2003

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAHOUSINGAUTHORITY	<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber ____
---	--

DevelopmentNumber NY06P044001	DevelopmentName ELMCRESTAPARTMENTS	DOFADate or ConstructionDate _____ 1970
---	--	---

DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings	2 NumberofVacantUnits
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>		6
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	CurrentBedroomDistribution	6.59%
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 _____ 32 1 _____ 51 2 _____ 8	TotalCurrent
MutualHelp <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 _____ 0 4 _____ 0 5 _____ 0	Units
Section23.BondFinanced <input type="checkbox"/>			5+ _____ 0	91

GeneralDescriptionofNeededPhysicalImprovements	Urgencyof Need(1-5)
Site: None	
MechanicalandElectrical: LightReplacement	3
BuildingExterior: None	
DwellingUnits: EfficiencyapartmentConversion	1
DwellingEquipment: None	
InteriorCommonAreas: Lobby	1
Site-WideFacilities: OfficeUpgrade	1
NondwellingEquipment: None	

TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements	\$107,096.00
PerUnitHardCost	\$1,176.88
PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared	7/3/2003
Source(s)ofInformation:	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

2003

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAHOUSINGAUTHORITY	<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber ____
---	--

DevelopmentNumber NY06P044003	DevelopmentName SCATTEREDSITES-003	DOFADate or ConstructionDate 1983 1919
---	--	--

DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings	10	NumberofVacantUnits
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>			1
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	CurrentBedroomDistribution		
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input checked="" type="checkbox"/>	0	1	7.14%
MutualHelp <input type="checkbox"/>		Elevator <input type="checkbox"/>	2	2	
Section23.BondFinanced <input type="checkbox"/>			3	4	6
				5	0
				5+	14

GeneralDescriptionofNeededPhysicalImprovements	Urgencyof Need(1-5)
--	------------------------

Site:
None

MechanicalandElectrical:
None

BuildingExterior:
None

DwellingUnits:
None

DwellingEquipment:
None

InteriorCommonAreas:
None

Site-WideFacilities:
None

NondwellingEquipment:
None

TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements	\$0.00
--	---------------

PerUnitHardCost	\$0.00
-----------------	---------------

PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost	Yes <input type="checkbox"/>	No <input type="checkbox"/>
---	------------------------------	-----------------------------

DevelopmentHasLong-TermPhysicalandSocialViability	Yes <input type="checkbox"/>	No <input type="checkbox"/>
---	------------------------------	-----------------------------

DateAssessmentPrepared	7/3/2003
Source(s)ofInformation:	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAHOUSINGAUTHORITY	<input type="checkbox"/> Original <input type="checkbox"/> RevisionNumber ____
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DevelopmentNumber NY06P044009	DevelopmentName SCATTEREDSITES-009	DOFADate or ConstructionDate 1997 1915
---	--	--

DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings	23	NumberofVacantUnits
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>			2
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>			8.33%
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>			
MutualHelp <input type="checkbox"/>		Elevator <input type="checkbox"/>			
Section23.BondFinanced <input type="checkbox"/>					

GeneralDescriptionofNeededPhysicalImprovements	Urgencyof Need(1-5)
--	------------------------

Site:
None

MechanicalandElectrical:
None

BuildingExterior:
None

DwellingUnits:
None

DwellingEquipment:
None

InteriorCommonAreas:
None

Site-WideFacilities:
None

NondwellingEquipment:
None

TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements	\$0.00
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PerUnitHardCost	\$0.00
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PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
---	------------------------------	-----------------------------	--

DevelopmentHasLong-TermPhysicalandSocialViability	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
---	------------------------------	-----------------------------	--

DateAssessmentPrepared	7/3/2003
Source(s)ofInformation:	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

2003

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAAUTHORITY		<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber ____	
DevelopmentNumber NY06P044010		DevelopmentName GENEVACOURTYARDAPARTMENTS	
		DOFADate or ConstructionDate 1994 1961	
DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings 14 NumberofVacantUnits
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	3
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>	2.42%
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	
MutualHelp <input type="checkbox"/>		Elevator <input type="checkbox"/>	
Section23.BondFinanced <input type="checkbox"/>			
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
<p>Site: None</p> <p>MechanicalandElectrical: None</p> <p>BuildingExterior: MasonryRepair 2</p> <p>DwellingUnits: BathroomRepair 3</p> <p>DwellingEquipment: None</p> <p>InteriorCommonAreas: None</p> <p>Site-WideFacilities: PlaygroundUpgrade 2 TrashBldgs.Repair 3</p> <p>NondwellingEquipment: None</p>			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$21,166.00
PerUnitHardCost			\$170.69
PhysicalImprovementsWillResultinStructural/SystemSoundnessataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			7/3/2003
Source(s)ofInformation:			

ManagementNeedsAssessment

CapitalFundProgram(CFP) 2003

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBNo.2577-0157(exp.7/31/98)

HAName GENEVAHOUSINGAUTHORITY	<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber_____	
GeneralDescriptionofManagement/OperationsNeeds	Urgencyof Need(1-5)	PreliminaryEstimated HA-WideCost
OperatingAccount	1	\$341,665
SoftwareProgramming	1	\$30,000
StaffTraining	1	\$97,603
SecurityProgramSupplement	1	\$200,000
Administration	1	\$170,830
A&E	1	\$37,000
TotalPreliminaryEstimatedHA-WideCost	\$877,098.00	

DateAssessmentPrepared

Source(s)ofInformation:

**Executive Summary of
Preliminary Estimated Costs
Physical and Management/
Operations Needs
Capital Fund Program (CFP)**

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

OMB No. 2577-0157 (exp. 7/31/98)

HAName				Federal Fiscal Year	
GENEVA HOUSING AUTHORITY				2003	
Development Number/ Name	Total Current Units	Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long Term Viability Y/N	Percentage of Vacant Units
N/A	MOD for Development	0	\$0.00		0.00%
N/A	HA-Wide	253	See Below	N/A	N/A
NY06P044001	ELMCREST APARTMENTS	91	\$107,096.00	\$1,176.88	6.59%
NY06P044003	SCATTERED SITES-003	14	\$0.00	\$0.00	7.14%
NY06P044009	SCATTERED SITES-009	24	\$0.00	\$0.00	8.33%
NY06P044010	GENEVA COURTYARD APARTMENTS	124	\$21,166.00	\$170.69	2.42%
PA28P001005	Anywhere Homes	0	\$0.00	\$0.00	0.00%
PA28P001006	Anywhere Homes	0	\$0.00	\$0.00	0.00%
Total Preliminary Estimated HA-Wide Cost					\$636,965.00
Total Preliminary Estimated Cost for HA-Wide Management/Operations Need					\$706,268.00
Total Preliminary Estimated Cost for HA-Wide Nondwelling Structures and Equipment					\$66,000.00
Total Preliminary Estimated Cost for HA-Wide Administration					\$170,830.00
Total Preliminary Estimated Cost for HA-Wide Other					\$0.00
Grand Total of HA Needs					\$1,708,325.00
Signature of Executive Director				Date	
X					

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157(7/98)

CAPITAL FUND PROGRAM (CFP)

Part I: Summary

Office of Public and Indian Housing

HA Name GENEVA HOUSING AUTHORITY	CAPITAL FUND PROGRAM NUMBER NY06P04450103	FFY of Grant Approval 2003
--	---	--------------------------------------

- Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number _____
 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	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds	\$0.00			
2	1406 Operations (May not exceed 20% of 19)	\$68,333.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$68,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$34,166.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$17,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$50,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$96,166.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$1,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$6,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$1,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)	\$341,665.00	\$0.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$40,000.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

X

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance & Evaluation Report

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

2003

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 Original	Funds Expended Original	
OPERATIONS	Low Rent Operations	1406		\$68,333.00	\$0.00	\$0.00	\$0.00	
HA-Wide Mgmt. Improvmts	Computer Software Programming	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training	"		\$18,000.00	\$0.00	\$0.00	\$0.00	
	Security Program Supplement ph1	"		\$40,000.00	\$0.00	\$0.00	\$0.00	
	"	"						
	"	"						
			Total 1408	\$68,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410		\$34,166.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	A&E services @ 7% of the annual grant amount	1430		\$17,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460	Not Eligible					
"	Nonroutine PM repairs	1460	Not Eligible					
"	Appliances	1465		\$1,000.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475						
"	Demolition (specify location[s])	1485						
"	Relocation expenses	1495.1						
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

(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

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

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 Original	Funds Expended Original	
HAWide	Site: Catch Bas.+Pav&Stripe	1450		\$50,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Gen.Improve.+Smoke Detect.	1460		\$35,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Rep.+Roofs;Doors;Windows	1460		\$14,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$14,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Cycle Painting-FAL Interior Fin.Renewal/Repair	1460		\$42,000.00 \$5,000.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$47,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
	Interior Common Areas: None	1470						
			Total ICAs:					
	Site-Wide Facilities: Playground Upgrade	1470			\$5,000.00			
		Total SWFs:	\$5,000.00					
Nondwelling Equipment: CCTV	1475			\$1,000.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total, HAWide			Project Total:	\$152,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(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

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part I: Supporting Pages

Office of Public and Indian Housing

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 Original	Funds Expended Original	
NY44-001 Elmcrest Apartments	Site: Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Misc. Mech/Elect/Plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Efficiency Apt. Upgrade	1460		\$166.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$166.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
	Interior Common Areas: None	1470						
			Total ICAs:					
Site-Wide Facilities: Office Improvements	1470			\$1,000.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:		\$1,000.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None	1475							
		Total NDE:						

Total, ElmcrestApartmentsNY44-001		ProjectTotal:	\$1,166.00	\$0.00	\$0.00	\$0.00
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate			
X			X			

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement
(2)TobecompletedforthePerformanceandEvaluationReport

7(7/31/98)

35.3

7(7/31/98)

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7(7/31/98)

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Annual Statement/Performance and Evaluation Report

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

OMB Approval No. 2577-0157(7/31/98)

Capital Fund Program (CFP)

2003 Part III: Implementation Schedule

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)	
Low Rent Operations	03/31/05			09/30/07			
Computer Software Programming	03/31/05			09/30/07			
Staff Training	03/31/05			09/30/07			
Security Program Supplement ph1	03/31/05			09/30/07			
0							
0							
0							
0							
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances	03/31/05			09/30/07			
" Vehicle replacement							
" Demolition (specify location[s])							
0 HA Wide	03/31/05			09/30/07			
NY44-001 Elmcrest	03/31/05			09/30/07			
NY44-003 Scattered	03/31/05			09/30/07			
NY44-009 Scattered	03/31/05			09/30/07			
NY44-010 Courtyard	03/31/05			09/30/07			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X			

(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

**Five-Year Action Plan
Part I: Summary
CAPITAL FUND PROGRAM (CFP)**

**U.S. Department of Housing
and Urban Development
2003 Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name:		Locality: (City/County & State)				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:
GENEVA HOUSING AUTHORITY		GENEVA/ONTARIO/NEW YORK				
A. Development Number/Name	Work Statement for Year 1 FFY2003	Work Statement for Year 2 FFY2004	Work Statement for Year 3 FFY2005	Work Statement for Year 4 FFY2006	Work Statement for Year 5 FFY:01 FFY2007	
NY44-001 ELMCREST APARTMENTS		\$24,000	\$40,965	\$40,965	\$0	
NY44-003 SCATTERED SITES		\$0	\$0	\$0	\$0	
NY44-009 SCATTERED SITES	See	\$0	\$0	\$0	\$0	
NY44-010 GENEVA COURTYARD APARTMENTS		\$8,166	\$13,000	\$0	\$0	
XXY-05, Anywhere Homes	Annual	\$0	\$0	\$0	\$0	
XXY-06, Anywhere Homes		\$0	\$0	\$0	\$0	
	0 Statement	\$0	\$0	\$0	\$0	
	0	\$0	\$0	\$0	\$0	
HA-Wide Contingency @ X%		\$0	\$0	\$0	\$0	
B. Physical Improvements Subtotal		\$32,166	\$53,965	\$40,965	\$0	
C. Management Improvements		\$69,000	\$70,201	\$70,201	\$70,201	
D. HA-Wide Nondwelling Structures & Equipment		\$138,000	\$115,000	\$128,000	\$168,965	
E. Administration		\$34,166	\$34,166	\$34,166	\$34,166	
F. Other (Fees & Costs and Relocation)		\$0	\$0	\$0	\$0	
G. Operations		\$68,333	\$68,333	\$68,333	\$68,333	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$341,665	\$341,665	\$341,665	\$341,665	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$341,665	\$341,665	\$341,665	\$341,665	
Signature of Executive Director and Date:		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X		X				

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

2003

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

OMB Approval No. 2577-0157 (7/31/98)

Work Statement for Year 1	Work Statement for Year 2 FFY2004			Work Statement for Year 3 FFY2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003 See Annual Statement	HA-Wide Physical Improvements HA-WIDE Site: Paving/Striping and General		\$10,000	HA-Wide Physical Improvements HA-WIDE Site: General		\$10,000
		Total Site:	\$10,000		Total Site:	\$10,000
	ON-DEMAND Mechanical and Electrical: Smoke Detectors and General		\$34,000	ON-DEMAND Mechanical and Electrical: General		\$12,000
		Total M&E:	\$34,000		Total M&E:	\$12,000
	ON-DEMAND Building Exterior: General		\$15,000	ON-DEMAND Building Exterior: General		\$12,000
		Total B.E.:	\$15,000		Total B.E.:	\$12,000
	ON-DEMAND Dwelling Units: Cycle Painting Interior Finish Renewal		\$44,000 \$10,000	ON-DEMAND Dwelling Units: Cycle Painting Interior Finish Renewal		\$45,000 \$15,000
		Total DUs:	\$54,000		Total DUs:	\$60,000
	HA-WIDE Dwelling Equipment: Appliances and Water Heaters		\$11,000	HA-WIDE Dwelling Equipment: Appliances		\$6,000
		Total D.E.:	\$11,000		Total D.E.:	\$6,000
	HA-WIDE Interior Common Areas: None		\$0	HA-WIDE Interior Common Areas: None		\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	HA-WIDE Site-Wide Facilities: None		\$0	HA-WIDE Site-Wide Facilities: None		\$0
		Total SWFs:	\$0		Total SWFs:	\$0
HA-WIDE Nondwelling Equipment: CCTV Computer Hardware Office Equipment/Furniture		\$5,000 \$4,000 \$5,000	HA-WIDE Nondwelling Equipment: Computer Hardware Office Equipment/Furniture		\$5,000 \$10,000	
	Total NDE:	\$14,000		Total NDE:	\$15,000	
	Subtotal of Estimated Cost		\$138,000	Subtotal of Estimated Cost		\$115,000

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
CAPITAL FUND PROGRAM (CFP)

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

OMB Approval No. 2577-0157 (7/31/98)

Work Statement for Year 1	Work Statement for Year 4 FFY2006			Work Statement for Year 5 FFY2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003						
See Annual Statement	HA-Wide Physical Improvements HA-WIDE Site: General		\$10,000	HA-Wide Physical Improvements HA-WIDE Site: General		\$10,000
		Total Site:	\$10,000		Total Site:	\$10,000
	ON-DEMAND Mechanical and Electrical: General		\$10,000	ON-DEMAND Mechanical and Electrical: General		\$10,000
		Total M&E:	\$10,000		Total M&E:	\$10,000
	ON-DEMAND Building Exterior: General		\$10,000	ON-DEMAND Building Exterior: Roof Repair and General		\$64,965
		Total B.E.:	\$10,000		Total B.E.:	\$64,965
	ON-DEMAND Dwelling Units: Cycle Painting Interior Finish Renewal Bathroom Upgrade		\$45,000 \$10,000 \$12,000	ON-DEMAND Dwelling Units: Cycle Painting Interior Finish Renewal		\$46,000 \$10,000
		Total DUs:	\$67,000		Total DUs:	\$56,000
	HA-WIDE Dwelling Equipment: Appliances/Water Heaters		\$13,000	HA-WIDE Dwelling Equipment: Appliances		\$10,000
		Total D.E.:	\$13,000		Total D.E.:	\$10,000
	HA-WIDE Interior Common Areas: None		\$0	HA-WIDE Interior Common Areas: None		\$0
		Total ICAs:	\$0		Total ICAs:	\$0
	HA-WIDE Site-Wide Facilities: None		\$0	HA-WIDE Site-Wide Facilities: None		\$0
	Total SWFs:	\$0		Total SWFs:	\$0	
HA-WIDE Non-dwelling Equipment: Computer Hardware Office Furniture/Equipment		\$8,000 \$10,000	HA-WIDE Non-dwelling Equipment: Computer Hardware Office Equipment/Furniture Gas Pump		\$7,000 \$10,000 \$1,000	

		TotalNDE:	\$18,000		TotalNDE:	\$18,000
	SubtotalofEstimatedCost		\$128,000	SubtotalofEstimatedCost		\$168,965

Five-YearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement(s)
CAPITALFUNDPRGRAM(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year1 FFY2003	WorkStatementforYear2 FFY2004			WorkStatementforYear3 FFYv2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See Annual Statement	NY44-001ELMCRESTAPARTMENTS			NY44-001ELMCRESTAPARTMENTS		
	Site: None		\$0	Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: Bathroomandexitlights		\$5,965
		TotalM&E:	\$0		TotalM&E:	\$5,965
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
	DwellingUnits: EfficiencyApartmentConversios		\$20,000	DwellingUnits: EfficiencyApartmentConversions		\$35,000
		TotalDUs:	\$20,000		TotalDUs:	\$35,000
	DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0
	InteriorCommonAreas: LobbyUpgrade		\$4,000	InteriorCommonAreas:		
	TotalICAs:	\$4,000		TotalICAs:	\$0	
Site-WideFacilities:			Site-WideFacilities: None		\$0	
	TotalSWFs:	\$0		TotalSWFs:	\$0	

	NondwellingEquipment: None			NondwellingEquipment: None			
			\$0			\$0	
		TotalNDE:	\$0		TotalNDE:	\$0	
	SubtotalofEstimatedCost		\$24,000	SubtotalofEstimatedCost		\$40,965	

Five-YearActionPlan
 PartII:SupportingPages
 PhysicalNeedsWorkStatement(s)
 CAPITALFUNDPROGRAM(CFP)

U.S.DepartmentofHousing
 andUrbanDevelopment
 OfficeofPublicandIndianHousing

OMBAApprovalNo.2577-0157(7/31/98)

Work Statement for Year1	WorkStatementforYear4 FFY2006			WorkStatementforYear5 FFY2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
FFY2003						
See Annual Statement	NY44-001ELMCRESTAPARTMENTS Site: None		\$0	NY44-001ELMCRESTAPARTMENTS Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: None		\$0
		TotalM&E:	\$0		TotalM&E:	\$0
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
	DwellingUnits: EfficiencyApartmentConversions		\$35,000	DwellingUnits: None		\$0
		TotalDUs:	\$35,000		TotalDUs:	\$0
	DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0
InteriorCommonAreas: None		\$0	InteriorCommonAreas: None		\$0	
	TotalICAs:	\$0		TotalICAs:	\$0	
Site-WideFacilities:			Site-WideFacilities:			

	None		\$0	None		\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
	NondwellingEquipment: TrashCompactor		\$5,965	NondwellingEquipment: None		\$0
		TotalNDE:	\$5,965		TotalNDE:	\$0
	SubtotalofEstimatedCost		\$40,965	SubtotalofEstimatedCost		\$0

Five-YearActionPlan
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CAPITALFUNDPROGRAM(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year1 FFY2003	WorkStatementforYear2 FFY2004			WorkStatementforYear3 FFY2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
See Annual Statement	NY44-003SCATTEREDSITES Site: None		\$0	NY44-003SCATTEREDSITES Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: None		\$0
		TotalM&E:	\$0		TotalM&E:	\$0
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
	DwellingUnits: None		\$0	DwellingUnits: None		\$0
		TotalDUs:	\$0		TotalDUs:	\$0
	DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0
InteriorCommonAreas: None		\$0	InteriorCommonAreas: None		\$0	

		TotalICAs:	\$0	TotalICAs:	\$0
	Site-WideFacilities: None		\$0	Site-WideFacilities: None	\$0
		TotalSWFs:	\$0	TotalSWFs:	\$0
	NondwellingEquipment: None		\$0	NondwellingEquipment: None	\$0
		TotalNDE:	\$0	TotalNDE:	\$0
	SubtotalofEstimatedCost		\$0	SubtotalofEstimatedCost	\$0

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U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year 1	Work Statement for Year 4 FFY2006			Work Statement for Year 5 FFY:'01		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003 See Annual Statement	NY44-003SCATTEREDSITES Site: None		\$0	NY44-003SCATTEREDSITES Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: None		\$0
		TotalM&E:	\$0		TotalM&E:	\$0
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
	DwellingUnits: None		\$0	DwellingUnits: None		\$0
		TotalDUs:	\$0		TotalDUs:	\$0
	DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0

	InteriorCommonAreas: None			InteriorCommonAreas: None			
			\$0			\$0	
		TotalICAs:	\$0		TotalICAs:	\$0	
	Site-WideFacilities: None		\$0	Site-WideFacilities: None		\$0	
		TotalSWFs:	\$0		TotalSWFs:	\$0	
	NondwellingEquipment: None		\$0	NondwellingEquipment: None		\$0	
		TotalNDE:	\$0		TotalNDE:	\$0	
	SubtotalofEstimatedCost		\$0	SubtotalofEstimatedCost		\$0	

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

OMB Approval No. 2577-0157(7/31/98)

Work Statement for Year 1	Work Statement for Year 2 FFY2004			Work Statement for Year 3 FFY2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003						
See Annual Statement	NY44-009 SCATTERED SITES			NY44-009 SCATTERED SITES		
	Site: None		\$0	Site: None		\$0
		Total Site:	\$0		Total Site:	\$0
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None		\$0
		Total M&E:	\$0		Total M&E:	\$0
	Building Exterior: None		\$0	Building Exterior: None		\$0
		Total B.E.:	\$0		Total B.E.:	\$0
	Dwelling Units: None		\$0	Dwelling Units: None		\$0
		Total DUs:	\$0		Total DUs:	\$0
	Dwelling Equipment: None		\$0	Dwelling Equipment: None		\$0

		TotalD.E.:	\$0		TotalD.E.:	\$0
	InteriorCommonAreas: None		\$0		InteriorCommonAreas: None	\$0
		TotalCAs:	\$0		TotalCAs:	\$0
	Site-WideFacilities: None		\$0		Site-WideFacilities: None	\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
	NondwellingEquipment: None		\$0		NondwellingEquipment: None	\$0
		TotalNDE:	\$0		TotalNDE:	\$0
	SubtotalofEstimatedCost		\$0		SubtotalofEstimatedCost	\$0

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Five-YearActionPlan
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**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year1	WorkStatementforYear4 FFY2006			WorkStatementforYear5 FFY:'01		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost
FFY2003						
See Annual Statement	NY44-009SCATTEREDSITES Site: None		\$0	NY44-009SCATTEREDSITES Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: None		\$0
		TotalM&E:	\$0		TotalM&E:	\$0
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
	DwellingUnits: None		\$0	DwellingUnits: None		\$0
		TotalDUs:	\$0		TotalDUs:	\$0

DwellingEquipment: None		\$0	DwellingEquipment: None		\$0
	TotalD.E.:	\$0		TotalD.E.:	\$0
InteriorCommonAreas: None		\$0	InteriorCommonAreas: None		\$0
	TotalCAs:	\$0		TotalCAs:	\$0
Site-WideFacilities: None		\$0	Site-WideFacilities: None		\$0
	TotalSWFs:	\$0		TotalSWFs:	\$0
NondwellingEquipment: None		\$0	NondwellingEquipment: None		\$0
	TotalNDE:	\$0		TotalNDE:	\$0
	SubtotalofEstimatedCost	\$0		SubtotalofEstimatedCost	\$0

Five-YearActionPlan
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U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year 1	Work Statement for Year 2 FFY2004			Work Statement for Year 3 FFY2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003						
See Annual Statement	NY44-010GENEVACOURTYARDAPARTMENTS Site: Playground Upgrade		\$4,166	NY44-010GENEVACOURTYARDAPARTMENTS Site:		
		Total Site:	\$4,166	Total Site:		\$0
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None		\$0
		Total M&E:	\$0	Total M&E:		\$0
	Building Exterior: Masonry Repair		\$4,000	Building Exterior:		
	Total B.E.:	\$4,000	Total B.E.:		\$0	
	Dwelling Units: None		\$0	Dwelling Units: Bathroom Upgrade		\$5,000

		TotalDUs:	\$0		TotalDUs:	\$5,000
	DwellingEquipment: None		\$0		DwellingEquipment: None	\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0
	InteriorCommonAreas: None		\$0		InteriorCommonAreas: None	\$0
		TotalCAs:	\$0		TotalCAs:	\$0
	Site-WideFacilities: None		\$0		Site-WideFacilities: TrashBuildingRepairs	\$8,000
		TotalSWFs:	\$0		TotalSWFs:	\$8,000
	NondwellingEquipment: None		\$0		NondwellingEquipment: None	\$0
		TotalNDE:	\$0		TotalNDE:	\$0
	SubtotalofEstimatedCost		\$8,166		SubtotalofEstimatedCost	\$13,000

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PartII:SupportingPages
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U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Work Statement for Year 1	Work Statement for Year 4 FFY2006			Work Statement for Year 5 FFY2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
FFY2003						
See Annual Statement	NY44-010GENEVACOURTYARDAPARTMENTS Site: None		\$0	NY44-010GENEVACOURTYARDAPARTMENTS Site: None		\$0
		TotalSite:	\$0		TotalSite:	\$0
	MechanicalandElectrical: None		\$0	MechanicalandElectrical: None		\$0
		TotalM&E:	\$0		TotalM&E:	\$0
	BuildingExterior: None		\$0	BuildingExterior: None		\$0
	TotalB.E.:	\$0		TotalB.E.:	\$0	

	DwellingUnits:		DwellingUnits:		
	None		None		\$0
	TotalDUs:	\$0	TotalDUs:		\$0
	DwellingEquipment:		DwellingEquipment:		
	None	\$0	None		\$0
	TotalD.E.:	\$0	TotalD.E.:		\$0
	InteriorCommonAreas:		InteriorCommonAreas:		
None	\$0	None		\$0	
TotalICAs:	\$0	TotalICAs:		\$0	
Site-WideFacilities:		Site-WideFacilities:			
			None		\$0
TotalSWFs:	\$0	TotalSWFs:		\$0	
NondwellingEquipment:		NondwellingEquipment:			
None	\$0	None		\$0	
TotalNDE:	\$0	TotalNDE:		\$0	
SubtotalofEstimatedCost	\$0	SubtotalofEstimatedCost		\$0	

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0157(7/98)

CAPITAL FUND PROGRAM (CFP)

Part I: Summary

Office of Public and Indian Housing

HAName: **GENEVA HOUSING AUTHORITY**

CAPITAL FUND PROGRAM NUMBER: **NY06P04450102**

FFY of Grant Approval: **2002**

Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement / ft/Revision (2-11-03)
 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	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CFP Funds	\$0.00			July 703 update
2	1406 Operations (May not exceed 20% of 19)	\$58,000.00	\$68,333.00	\$68,333.00	\$68,333.00
3	1408 Management Improvements	\$38,049.00	\$59,480.20	\$59,480.20	\$46,219.92
4	1410 Administration	\$34,166.00	\$34,166.00	\$34,166.00	\$31,153.23
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$12,000.00	\$10,500.00	\$10,500.00	\$10,500.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$10,750.00	\$8,873.00	\$8,873.00	\$8,873.00
10	1460 Dwelling Structures	\$163,700.00	\$139,518.80	\$139,518.80	\$127,120.39
11	1465.1 Dwelling Equipment-Nonexpendable	\$14,000.00	\$11,794.00	\$11,794.00	\$11,428.67
12	1470 Nondwelling Structures	\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00
13	1475 Nondwelling Equipment	\$9,000.00	\$5,000.00	\$5,000.00	\$3,698.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)	\$341,665.00	\$341,665.00	\$341,665.00	\$311,326.21 Req#9
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$18,000.00	\$42,830.31	\$42,830.31	\$34,709.26
23	Amount of line 19 Related to Energy Conservation	\$94,000.00	\$83,301.30	\$83,301.30	\$83,301.30

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

X

X

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement
 2 To be completed for the Performance & Evaluation Report

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

2002 Part II: Supporting Pages

Office of Public and Indian Housing

NY06P04450102

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 Rev 1	Funds Expended Rev 1	
OPERATIONS	Low Rent Operations	1406		\$58,000.00	\$68,333.00	\$68,333.00	\$68,333.00	complete
	Computer HW; Office Equip/Furniture			\$ (8,000.00)				
HA-Wide Mgmt. Improvmts	Computer Software Programming	1408		\$3,549.00	\$4,149.89	\$4,149.89	\$2,149.89	
	Staff Training	"		\$16,500.00	\$12,500.00	\$12,500.00	\$9,360.77	
	Security Program Supplement ph 1	"		\$18,000.00	\$42,830.31	\$42,830.31	\$34,709.26	
		"						
		"						
			Total 1408	\$38,049.00	\$59,480.20	\$59,480.20	\$46,219.92	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410		\$34,166.00	\$34,166.00	\$34,166.00	\$31,153.23	
HA-Wide Fees and Costs	A & E services @ 7% of the annual grant amount	1430		\$12,000.00	\$10,500.00	\$10,500.00	\$10,500.00	complete
HA-Wide	Nonroutine vacancy prep.	1460	Not Eligible	\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460	Not Eligible	\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$10,000.00	\$7,794.00	\$7,794.00	\$7,794.00	complete
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(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

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

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 Rev 1	Funds Expended Rev 1	
HAWide	Site:	1450		\$10,750.00	\$8,873.00	\$8,873.00	\$8,873.00	complete
	Total Site:			\$10,750.00	\$8,873.00	\$8,873.00	\$8,873.00	
	Mechanical and Electrical:	1460		\$1,000.00	\$0.00	\$0.00	\$0.00	
	Furnaces			\$4,000.00	\$2,850.00	\$2,850.00	\$2,850.00	
	Hot Water Tanks			\$8,700.00	\$4,000.00	\$4,000.00	\$3,054.88	
	Mechanical/Electrical Repairs/Replace.			\$13,700.00	\$6,850.00	\$6,850.00	\$5,904.88	
	Total M&E:			\$13,700.00	\$6,850.00	\$6,850.00	\$5,904.88	
	Building Exterior:	1460		\$8,000.00	\$5,867.50	\$5,867.50	\$5,867.50	complete
	Exterior Rep; +Roofs; Doors; Windows			\$8,000.00	\$5,867.50	\$5,867.50	\$5,867.50	
	Total B.E.:			\$8,000.00	\$5,867.50	\$5,867.50	\$5,867.50	
	Dwelling Units:	1460		\$34,000.00	\$34,000.00	\$34,000.00	\$22,583.17	
	Cycle Painting-FAL			\$7,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	Interior Fin. Renewal/Repair			\$41,000.00	\$39,000.00	\$39,000.00	\$27,583.17	
	Total DUs:			\$41,000.00	\$39,000.00	\$39,000.00	\$27,583.17	
	Dwelling Equipment:	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
None			\$0.00	\$0.00	\$0.00	\$0.00		
Total D.E.:			\$0.00	\$0.00	\$0.00	\$0.00		
Interior Common Areas:	1470		\$0.00	\$0.00	\$0.00	\$0.00		
None			\$0.00	\$0.00	\$0.00	\$0.00		
Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:	1470		\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00	complete	
Main Office Repairs/Renovations			\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00		
Total SWFs:			\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00		
Nondwelling Equipment:	1475		\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
CCTV Equipment			\$9,000.00	\$5,000.00	\$5,000.00	\$3,698.00		
Total NDE:			\$9,000.00	\$5,000.00	\$5,000.00	\$3,698.00		
Total, HAWide			Project Total:	\$84,450.00	\$69,590.50	\$69,590.50	\$55,926.55	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

Annual Statement/Performance and Evaluation Report

**U.S. Department of Housing
 and Urban Development**

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

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 Rev 1	Funds Expended Rev 1	
NY44-001 Elmcrest Apartments	Site: Landscaping	1450		\$0.00	\$0.00	\$0.00	\$0.00	complete
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Parking Lot Lighting Boiler Replacement	1460		\$2,500.00 \$94,000.00	\$0.00 \$83,301.30	\$0.00 \$83,301.30	\$0.00 \$83,301.30	
			Total M&E:	\$96,500.00	\$83,301.30	\$83,301.30	\$83,301.30	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Efficiency Apt. Upgrade Cycle Painting/Materials FAL	1460		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Non-dwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		

Total, ElmcrestApartmentsNY44-001	ProjectTotal:	\$96,500.00	\$83,301.30	\$83,301.30	\$83,301.30
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate		
X			X		

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement
(2)TobecompletedforthePerformanceandEvaluationReport

AnnualStatement/PerformanceandEvaluationReport

**U.S.DepartmentofHousing
andUrbanDevelopment**
OfficeofPublicandIndianHousing

OMBAapprovalNo.2577-0151

CAPITALFUNDPROGRAM(CFP)

PartII:SupportingPages

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds ObligatedOriginal	Funds ExpendedOriginal	
NY44-003 Scattered Sites	Site: Landscaping/Fencing/Walks	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalSite:	\$0.00	\$0.00	\$0.00	\$0.00	
	MechanicalandElectrical: MiscMech/Elect/Plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalM&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	BuildingExterior: ExteriorRepair Roofs/Doors/Windows	1460		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			TotalB.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	DwellingUnits: CyclePainting/MaterialsFAL InteriorFinish/Renewal	1460		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			TotalDUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	DwellingEquipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalD.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	InteriorCommonAreas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			TotalICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-WideFacilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		TotalSWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
NondwellingEquipment:								

None	1475		\$0.00	\$0.00	\$0.00	\$0.00
		TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, ScatteredSitesNY44-003		ProjectTotal:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(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

pages ___ of ___

form HUD-52837 (10/96)

ref Handbook 748

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing
and Urban Development

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

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 Original	Funds Expended Original	
NY44-009 Scattered Sites	Site: Landscaping/Fencing/Walks	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Misc. Mech/Elect/Plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Exterior Repair Roofs/Doors/Windows	1460		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Interior Finish Renewal/Repair Cycle Painting/Materials FAL	1460		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		

Total, Scattered Sites NY44-009	None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00
			Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date
X				X			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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pages ___ of ___

form HUD-52837(10/96)
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Annual Statement/Performance and Evaluation Report

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

OMB Approval No. 2577-0157

CAPITAL FUND PROGRAM (CFP)

Part II: Supporting Pages

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 Rev 1	Funds Expended Rev 1	
NY44-010 Courtyard Apartments	Site:	1450		\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total Site:			\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Misc. Mech/Elect/Plumbing			\$0.00	\$0.00	\$0.00	\$0.00	
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:	1460		\$4,500.00	\$4,500.00	\$4,500.00	\$4,463.54	
	Storm Door Replacement			\$4,500.00	\$4,500.00	\$4,500.00	\$4,463.54	
	Total B.E.:			\$4,500.00	\$4,500.00	\$4,500.00	\$4,463.54	
	Dwelling Units:	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Cycle Painting/Materials FAL	\$0.00			\$0.00	\$0.00	\$0.00		
Total DUs:			\$0.00	\$0.00	\$0.00	\$0.00		
Dwelling Equipment:	1465.1		\$4,000.00	\$4,000.00	\$4,000.00	\$3,634.67		
SS Range Hoods/Backsplashes			\$4,000.00	\$4,000.00	\$4,000.00	\$3,634.67		
Total D.E.:			\$4,000.00	\$4,000.00	\$4,000.00	\$3,634.67		
Interior Common Areas:	1470		\$0.00	\$0.00	\$0.00	\$0.00		
None			\$0.00	\$0.00	\$0.00	\$0.00		

		TotalICAs:	\$0.00	\$0.00	\$0.00	\$0.00
Site-WideFacilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00
		TotalSWFs:	\$0.00	\$0.00	\$0.00	\$0.00
NondwellingEquipment: CCTVSecurity	1475		\$0.00	\$0.00	\$0.00	\$0.00
		TotalNDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total, CourtyardApts.NY44-010		ProjectTotal:	\$8,500.00	\$8,500.00	\$8,500.00	\$8,098.21

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement
(2)TobecompletedforthePerformanceandEvaluationReport

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Annual Statement/Performance and Evaluation Report

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

OMB Approval No. 2577-0157(7/31/98)

Capital Fund Program (CFP)

2002 Part III: Implementation Schedule

NY06P04450102

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)	
Low Rent Operations	03/31/04		7/7/2003	09/30/05		7/7/2003	
Computer Software Programming	03/31/04		07/07/03	09/30/05			
Staff Training	03/31/04		07/07/03	09/30/05			
Security Program Supplement ph1	03/31/04		07/07/03	09/30/05			
A&E Services	03/31/04		07/07/03	09/30/05		03/30/03	
Non-Dwelling Equipment	03/31/04		none	09/30/05		none	
HA-Wide Site	03/31/04		07/07/03	09/30/05		03/30/03	
" Mechanical/Electrical	03/31/04		07/07/03	09/30/05			
" Appliances	03/31/04		07/07/03	09/30/05		07/07/03	
" Exterior Repairs	03/31/04		07/07/03	09/30/05		03/30/03	
" Interior Finish Renewal	03/31/04		07/07/03	09/30/05		07/07/03	
NY44-001 Elmcrest	03/31/04		07/07/03	09/30/05		03/30/03	
NY44-003 Scattered	NA			NA			
NY44-009 Scattered	NA			NA			
NY44-010 Courtyard	03/31/04		07/07/03	09/30/05			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X			

(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

Section 8 Homeownership Program Capacity Statement

Geneva Housing Authority has the capacity to operate a Section 8 Homeownership Program. GHA has successfully operated a Section 5h Program in the past in which 16 homes were sold. GHA has a successful FSS program with proper resident supports in place, and has successfully implemented numerous grant funded programs including FIC, EDSS, PHDEP and ROSS. There is adequate staffing in place to coordinate homeownership efforts. Currently four staff members, including occupancy personnel, have participated in the Section 8 Homeownership training provided through the Housing Television Network (HTVN). Additionally, GHA's Board of Commissioners has passed a resolution in favor of participation in the Section 8 Homeownership Program.

Geneva Housing Authority
Resident Advisory Board
2003-2004

ny044e01

Name	Address	City	Program Affiliation
Clara Frahs	99 Lewis Street, Apt. 323	Geneva, NY 14456	Public Housing/Senior - Resident Commissioner
Mary Cardinal	99 Lewis Street, Apt. 422	Geneva, NY 14456	Public Housing/Senior/Disabled
Tony Guidice	99 Lewis Street, Apt. 402	Geneva, NY 14456	Public Housing/Senior
Janice Griffin	10 Goodman Street, J -99	Geneva, NY 14456	Public Housing/Family - Resident Commissioner
Eva Wells	10 Goodman Street, G -83	Geneva, NY 14456	Public Housing/Family
Annie Lewis	10 Goodman Street, J -100	Geneva, NY 14456	Public Housing/Family
Judy Santiago	10 Goodman Street, D -37	Geneva, NY 14456	Public Housing/Family
Rebecca Bradley	500 Putney Street #36	Geneva, NY 14456	Section 8
Linda Brink	9 Geneva Street, Apt. 1	Geneva, NY 14456	Section 8
Nancy Randolph	295 Hamilton St., #67	Geneva, NY 14456	Section 8/Disabled

ResidentMembershipofthePHA GoverningBoard

JaniceGriffin,ResidentCommissioner

DistrictRepresented:CourtyardApartments -FamilyPublicHousing

MethodofSelection:Election

Term: October1,2002 -September30,2004

ClaraFrahs , ResidentCommissioner

DistrictRepresented:ElmcrestApartments -SeniorPublicHousingand

ScatteredSiteHomes -FamilyPublicHousing

MethodofSelection:Election

Term: October1,200 2-September30,200 4

Section 8 Project -based Voucher Program Statement

The Geneva Housing Authority plans to continue the implementation of a Section 8 Project-based Rental Assistance Program for up to 56 units. GHA will enter into housing assistance payment (HAP) contracts, for up to 10 years, for existing and/or new construction of housing units that fully meet the housing choice voucher program (HQS) requirements, subject to the appropriation of funding from HUD.

PROJECT A

Project Name: South Main Manor Associates

Project number of units: 24 Units

Project location: Street Address -380 & 388 South Main Street
Geneva, NY 14456
Census Tract No. -0516

Consistency with PHA Plan: Assisting local agencies with expanding housing opportunities for the low-income seniors.

Reason(s) for project basing of the assistance: Decent, affordable & handicapped accessible housing under a tenant-based program is very limited and project basing in this strategic location is needed to assure the availability of units. This project has the full support of the local community.

PROJECT B

Project Name: Lyceum Street Senior Housing

Project number of units : 32 units

Project location: Street Address -Lyceum Street
Geneva, NY 14456
Census Tract No. -0519

Consistency with PHA Plan : Assisting local agencies with expanding housing opportunities for the low-income seniors and families.

Reason(s) for project basing of the assistance: Decent, affordable & handicapped accessible housing under a tenant-based program is very limited and project basing in this strategic location is needed to assure the availability of units. This project has the full support of the local community.

Voluntary Conversion -Initial Assessments
(Component 10B)

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

three

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

One. Elderly/Disabled development. (Four units at project number NY -044-003 and eleven units at project number NY -044-009 will be sold under the Authority's homeownership program.)

- c. How many assessments were conducted for the PHA's covered developments?

three

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

Development Name: NONE

Number of Units: NONE