

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Town of Hempstead Housing Authority

PHA Number: NY046

PHA Fiscal Year Beginning: 01/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

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.
- The PHA's mission is: **To provide drug-free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and independence for all residents.**

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs 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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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:
- Apply for additional rental vouchers:
- X** Reduce public housing vacancies:
- 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) **Maintain High Performer status annually, improving each year to regain 100% score**
- Improve voucher management: (SEMAP score)

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - a) **Continue expansion of computerized Housing Inspection System**
 - b) **Continue expansion of computerized Work Order/Repair System**
 - c) **Research and develop Tenant Online Communications System**
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Continue partnerships with private, not-for-profit, and governmental Agencies in order to assist seniors and families to participate in home Ownership opportunities**
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
 - Develop increased opportunities for greater variety of housing**

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - a) **Continue improving and upgrading exterior lighting**
 - b) **Continue partnership with Town of Hempstead Department of Public Safety for site patrols**
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

Continue upgrade of exterior and common areas of housing complexes

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

X PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X** Increase the number and percentage of employed persons in assisted families:
- X** Provide or attract supportive services to improve assistance recipients' employability:
- X** Provide or attract supportive 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:
- X** 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)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (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.

An Executive Summary is not required

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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 file name in parentheses in the space to the right of the title.

Required Attachments:

- NY046a01** FY 2002 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- NY046c01** Statement of Progress in Meeting the 5-Year Plan Mission And Goals
- NY046d01** Resident Membership of the Town of Hempstead Housing Authority Governing Board
- NY046e01** Membership of the Resident Advisory Board
- NY046g01** Pet Policy

Optional Attachments:

- PHA Management Organizational Chart
- NY046b01** FY 2002 Capital Fund Program 5 Year Action Plan
- NY046b01a** Performance and Evaluation Report FY2000 Capital Fund
- NY046f01** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans County Consolidated Plan
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> 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
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Revised Physical Needs Assessment for Capital Fund	Annual Plan: Capital Needs
X	Policy for Implementation of Community Service Requirement	Annual Plan
X	Policy for Pet Ownership in Public Housing	Annual Plan
X	Implementation Plan for Improving Communication, Satisfaction, and Sense of Security Among Residents	Resident Survey

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	80%	5	4	4	1	3	3
Income >30% but <=50% of AMI	73%	5	4	4	1	3	3
Income >50% but <80% of AMI	56%	5	4	3	1	3	3
Elderly	55%	5	5	4	2	2	3
Families with Disabilities	N/A						
Hispanic Households	77%	5	5	5	1	4	4
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **2000**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6098		
Extremely low income <=30% AMI	3787	62.1%	
Very low income (>30% but <=50% AMI)	793	13%	
Low income	471	7.7%	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	378	7.7%	
Elderly families	4632	75.9%	
Families with Disabilities	734	12%	
Race/ethnicity W	4275	70.1%	
Race/ethnicity B	696	11.4%	
Race/ethnicity I	14	2/10ths of 1%	
Race/ethnicity A	34	5/10ths of 1%	
Race/ethnicity H	142	2.3%	
Characteristics by Bedroom Size (Public Housing Only) 0BR	3567	58.4%	
1BR	2074	34%	
2 BR	301	4.9%	
3 BR	129	2.1%	
4 BR	27	4/10ths of 1%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

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
- Adopt rent policies to support and encourage work
- Other: (list below)

Seek partnerships with both public and private agencies that provide Support, preparation, and opportunities for job training.

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
- 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

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	1,179,876	Public Housing Operating and Tenant Services
b) Public Housing Capital Fund	1,968,286	Public Housing Modernization, Repairs, Tenant Services, and Program Administration
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program		Modernization
FY 2002	1,968,286	
PHDEP FY2001	144,886	Drug Prevention
3. Public Housing Dwelling Rental Income	4,774,200	Public Housing Operation
4. Other income (list below)		
Interest and Other Utilities	119,500	Public Housing Operation
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	10,155,034	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: **(120 days)**
- 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)

Past credit practices and references of applicants

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

c. If the PHA plans 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

Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Victims of domestic violence

Substandard housing
Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point 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:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

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

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

- At an annual reexamination and lease renewal
 Any time 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 developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs 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. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

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

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families 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 admissions 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 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

The Town of Hempstead Housing Authority established ceiling Rents by investigating local marketability of comparable Apartments, fair market rents, and neighborhood unassisted Apartments

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but 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)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

The Town of Hempstead Housing Authority is exempt from this component because it is a high performing agency.

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

[24 CFR Part 903.7 9 (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.

The Town of Hempstead Housing Authority is exempt from this component because it is a high performing agency.

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **NY046a01**

-or-

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

(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 **NY046b01**

-or-

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

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

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

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

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

The Town of Hempstead Housing Authority continues its investigation of submitting an application for NY46-3 Park Gardens

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

Part of our investigation for Park Gardens contains a mixed-finance component

- 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

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of

1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

1. **X** 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.)

The Town of Hempstead is submitting a streamlined application because it is a high performing agency.

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments 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.

The Town of Hempstead Housing Authority is submitting a streamlined application because it is a high performing agency.

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 HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)	

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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

2. Activity Description

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

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes **X** 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

[24 CFR Part 903.7 9 (1)]

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

The Town of Hempstead Housing Authority is a high performing agency and not required to complete this component.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has 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 homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

The Town of Hempstead Housing Authority is a high performing agency and is, therefore, exempt from this section.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2002 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 FY 2002 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (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.

The Town of Hempstead Housing Authority is exempt from completing this component because it is a high performing agency.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment **NY046g01**
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)
The majority of the comments did not pertain to the Annual Plan and 5-Year Plan, however, of those that did, modifications were made to the Plan, where applicable, if the items discussed were not already incorporated. Questions concerning building entrance doors and security Were met by moving the door replacement work item to the Annual Plan, Rather than wait for a subsequent year. Other requests, where changes Could not be made at the present time, however the possibility of adjusting the time after bids determine funding availability were explained And reviewed. Window replacement was placed in that category.

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

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

Any resident who wishes to run for the Board of Commissioners may request a petition to collect a minimum number of signatures from residents. Any resident may collect signatures on behalf of another resident.

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)

Any resident who is 18 years of age and has been a resident for at least 90 prior to the election.

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

Any resident who is at least 18 years of age and has been a resident for at least 90 days prior to the election.

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: Nassau County

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

Nassau County's Consolidated Plan serves as the county's official application for the U.S. Department of Housing and Urban Development entitlement programs. The Consolidated Plan includes an Action Plan, which includes two elements:

- 1) **The description of the federal, state, city, private and nonprofit funding for housing, homeless assistance and prevention, supportive housing services, and community development activities; and**
- 2) **The supportive housing continuum of care for homeless and other special needs populations.**

The public housing agency plans to embody, in many respects, the concept of HUD's Consolidated Plan. The PHA plans provide a planning mechanism by which a PHA can examine its long-term and short-term strategies for addressing those needs. Like the Consolidated Plan, the PHA plans involve consultations with effected groups in the development of the plan.

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number **11** FFY of Grant Approval: (01/2003)

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	10,000
4	1410 Administration	20,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	114,465
8	1440 Site Acquisition	
9	1450 Site Improvement	465,000
10	1460 Dwelling Structures	1,354,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	85,000
13	1475 Nondwelling Equipment	15,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	2,063,465
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	164,000
24	Amount of line 20 Related to Energy Conservation Measures	615,000

**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
NY 46-1 Newbridge Gardens	Upgrade and Refurbish Apartments and Hallways	1460	30,000
NY46-2 Green Acres	Upgrade Heating System	1460	40,000
	Brickface and Structural Restoration	1460	250,000
	Replace Community Building Roof	1470	85,000
	Replace Apartment Entrance Key	1460	15,000
	Security System Upgrade and Refurbish Apartments and Hallways	1460	50,000
NY46-3 Park Gardens	Upgrade Heating System	1460	25,000
	Replace Building Entrance Doors	1460	24,000
	Upgrade Building Entrances	1460	45,000
	Structural Stabilization	1460	30,000
	Upgrade and Refurbish Apartments	1460	5,000
NY 46-4 Bayview Gardens	Structural Stabilization	1460	45,000
NY 46-5 Inwood Gardens	Upgrade and Refurbish Apartments	1460	40,000
NY 46-6 Brookside Gardens	Structural Stabilization	1460	30,000
	Upgrade and Refurbish Apartments and Hallways	1460	35,000
NY 46-7 Meadowbrook Gardens	Upgrade and Refurbish Apartments and Hallways	1460	5,000
	Replace Roofs	1460	100,000
NY 46-8 Mill River Gardens	Bulkhead Restoration	1450	200,000
	Upgrade Heating System	1460	75,000
	Upgrade and Refurbish Apartments	1460	5,000
NY 46-9	Upgrade and Refurbish Apartments	1460	5,000

NY 46-10	Structural Stabilization	1460	30,000
Westover Gardens	Brickface and Structural Restoration	1460	225,000
	Replace Building Entrances	1460	80,000
	Upgrade and Refurbish Apartments	1460	5,000
NY 46-11	Parking Lot Expansion	1450	65,000
Dogwood	Structural Stabilization	1460	30,000
Terrace	Upgrade and Refurbish Apartments	1460	5,000
NY 46-12	Parking Lot Expansion	1450	200,000
Eastover Gardens	Upgrade and Refurbish Apartments	1460	5,000
NY 46-14	Upgrade and Refurbish Apartments	1460	35,000
Centennial	and Hallways		
Gardens			
NY 46-17	Upgrade and Refurbish Apartments	1460	85,000
Salisbury Gardens	and Hallways		
PHA-Wide	Anti-Drug Security	1408	10,000
Management			
Improvements			
PHA-Wide	Provide Necessary Advertisements	1410	10,000
Administration	Clerical Support	1410	10,000
Fees and Costs	HUD and State Requirements for A/E	1430	114,465
	Services		
PHA-Wide	Replace Grounds Maintenance	1475	15,000
Non-Dwelling	Equipment		
Equipment			

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NY 46-1 Newbridge Gardens	9/2005	9/2006
NY 46-2 Green Acres	9/2005	9/2006
NY 46-3 Park Gardens	9/2004	9/2005
NY 46-4 Bayview Gardens	9/2004	9/2005
NY 46-5 Inwood Gardens	9/2004	9/2005
NY 46-6 Brookside Gardens	9/2004	9/2005
NY 46-7 Meadowbrook Gardens	9/2004	9/2005
NY 46-8 Mill River Gardens	9/2004	9/2005
NY 46-9 Bellmore Gardens	9/2004	9/2005
NY 46-10 Westover Gardens	9/2004	9/2005
NY 46-11 Dogwood Terrace	9/2004	9/2005
NY 46-12 Eastover Gardens	9/2004	9/2005

NY 46-14 Centennial Gardens	9/2004	9/2005
NY 46-17 Salisbury Gardens	9/2004	9/2005
PHA-Wide Management Improvements	9/2004	9/2005
PHA-Wide Administration	9/2004	9/2005
Fees and Costs	9/2004	9/2005

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				

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 **11** FFY of Grant Approval: (01/2003)

X Annual Statement

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	15,000
4	1410 Administration	20,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	53,706
8	1440 Site Acquisition	
9	1450 Site Improvement	205,000
10	1460 Dwelling Structures	1,497,412
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	119,168
13	1475 Nondwelling Equipment	58,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	1,968,286
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	270,000
24	Amount of line 20 Related to Energy Conservation Measures	296,000

**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
NY 46-1 Newbridge Gardens	Upgrade and Refurbish Apartments	1460	43,375
	Upgrade and Refurbish Hallways	1460	45,000
	Upgrade Community Building	1470	35,000
	Upgrade Heating System	1460	10,000
NY46-2 Green Acres	Replace Apartment Entrance Key Security System	1460	15,000
	Upgrade and Refurbish Apartments	1460	55,000
	Upgrade & Refurbish Hallways	1460	65,000
	Upgrade Community Building	1470	9,291
NY46-3 Park Gardens	Replace Roofs	1460	25,000
	Replace Building Entrance Doors	1460	35,000
	Upgrade Building Entrances	1460	30,000
	Upgrade and Refurbish Apartments	1460	3,695
NY 46-4 Bayview Gardens	Replace Flooring	1460	50,000
	Upgrade and Refurbish Apartments	1460	15,750
	Upgrade Exterior Lighting	1450	5,000
NY 46-5 Inwood Gardens	Upgrade and Refurbish Apartments	1460	45,000
	Replace Flooring	1460	55,000
NY 46-6 Brookside Gardens	Structural Stabilization	1460	25,000
	Upgrade and Refurbish Apartments	1460	26,255
	Replace Boilers	1460	45,000
NY 46-7 Meadowbrook Gardens	Upgrade and Refurbish Apartments	1460	28,000
	Brickface Restoration	1460	150,000
	Upgrade Exterior Lighting	1450	5,000
NY 46-8 Mill River Gardens	Bulkhead Restoration	1450	50,000
	Upgrade Heating & Air Conditioning System in Community Building	1470	28,000
	Upgrade and Refurbish Apartments	1460	70,624

	Upgrade Community Building Bathroom	1470	8,877
	Upgrade Exterior Lighting	1450	5,000
NY 46-9	Upgrade and Refurbish Apartments	1460	26,748
	Replace Soffits	1460	15,775
NY 46-10	Upgrade Exterior Lighting	1450	5,000
Westover Gardens	Structural Stabilization	1460	25,000
	Replace Building Entrances	1460	35,000
	Upgrade and Refurbish Apartments	1460	23,210
NY 46-11	Parking Lot Expansion	1450	65,000
Dogwood Terrace	Structural Stabilization	1460	110,000
	Upgrade and Refurbish Apartments	1460	51,450
	Upgrade & Refurbish Hallways	1460	62,530
	Upgrade Heating System	1460	90,000
	Replace Community Building Roof	1470	15,000
NY 46-12	Parking Lot Expansion	1450	50,000
Eastover Gardens	Upgrade and Refurbish Apartments	1460	10,000
	Upgrade Community Building Entrance	1470	17,000
	Upgrade Community Building Drainage	1470	6,000
	Upgrade Exterior Lighting	1450	10,000
	Refurbish Building Exterior	1460	55,000
NY 46-14	Upgrade and Refurbish Apartments	1460	25,000
Centennial Gardens	Upgrade Exterior Lighting	1450	5,000
	Brickface Restoration	1460	130,000
NY 46-17	Upgrade Exterior Lighting	1450	5,000
Salisbury Gardens			
PHA-Wide Management Improvements	Upgrade Computer System	1408	15,000
PHA-Wide Administration	Provide Necessary Advertisements	1410	10,000
	Clerical Support	1410	10,000
Fees and Costs	HUD and State Requirements for A/E Services	1430	53,706

Table Library

PHA-Wide Non-Dwelling Equipment	Replace Grounds Maintenance Equipment	1475	15,000
	Replace Vehicle	1475	28,000
	Replace Office Equipment	1475	15,000

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
NY 46-1 Newbridge Gardens	11/2004	5/2006
NY 46-2 Green Acres	11/2004	5/2006
NY 46-3 Park Gardens	11/2004	5/2006
NY 46-4 Bayview Gardens	11/2004	5/2006
NY 46-5 Inwood Gardens	11/2004	5/2006
NY 46-6 Brookside Gardens	11/2004	5/2006
NY 46-7 Meadowbrook Gardens	11/2004	5/2006
NY 46-8 Mill River Gardens	11/2004	5/2006
NY 46-9 Bellmore Gardens	11/2004	5/2006
NY 46-10 Westover Gardens	11/2004	5/2006
NY 46-11 Dogwood Terrace	11/2004	5/2006
NY 46-12 Eastover Gardens	11/2004	5/2006

NY 46-14 Centennial Gardens	11/2004	5/2006
NY 46-17 Salisbury Gardens	11/2004	5/2006
PHA-Wide Management Improvements	11/2004	5/2006
PHA-Wide Administration	11/2004	5/2006
Fees and Costs	11/2004	5/2006
PHA-Wide Non-Dwelling Equipment	11/2004	5/2006

Table Library

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name TOWN OF HEMPSTEAD HOUSING AUTHORITY						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007	
NY46-1 NEWBRIDGE GARDENS	Annual Statement	285,000	455,750	426,500	387,400	
NY46-2 GREEN ACRES		235,000	498,500	607,000	729,000	
NY46-3 PARK GARDENS		445,000	665,000	317,000	494,000	
NY46-4 BAYVIEW GARDENS		315,000	400,000	230,750	300,000	
INWOOD GARDENS		260,000	375,000	292,500	326,000	
BROOKSIDE GARDENS		180,000	420,000	430,000	650,500	
MEADOW BROOK GARDENS		216,000	130,000	545,000	465,300	
MILL RIVER		220,000	650,000	528,800	285,000	

GARDENS					
BELLMORE GARDENS		275,000	775,000	471,300	325,000
WESTOVER GARDENS		225,000	565,000	796,400	405,000
DOGWOOD TERRACE		145,000	409,000	539,400	880,000
EASTOVER GARDENS		455,000	365,000	1,282,600	782,400
CENTENNIAL GARDENS		147,500	280,000	155,000	270,000
SALISBURY GARDENS		210,000	380,600	245,000	470,000
Total CFP Funds (Est.)		3,613,500	6,368,850	6,867,250	6,769,600
Total Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	DEVELOPMENT NAME/NUMBER	MAJOR WORK CATEGORIES	ESTIMATED COST	DEVELOPMENT NAME/NUMBER	MAJOR WORK CATEGORIES	ESTIMATED COST
SEE	NY46-1 NEWBRIDGE GARDENS	UPGRADE EXTERIOR LIGHTING	50,000	NY46-1 NEWBRIDGE GARDENS	REPLACE ROOFS	250,000
ANNUAL		UPGRADE COMMUNITY BUILDING	50,000		REPLACE GUTTERS, LEADERS &SOFFITS	25,000
STATE- MENT		UPGRADE BUILDING CANOPIES & BREEZEWAYS	150,000		REPLACE KITCHEN & BATHROOM FANS	30,750
		REPLACE HALLWAY FLOORING	35,000		UPGRADE HEATING & HOT WATER SYSTEM	150,000
	SUBTOTAL		285,000	SUBTOTAL		455,750
	NY46-2 GREEN ACRES	REPLACE WINDOWS	80,000	NY46-2 GREEN ACRES	UPGRADE EXTERIOR LIGHTING	40,000
		UPGRADE SEATING AREAS & LANDSCAPING	10,000		REPLACE ROOFS	350,000
		UPGRADE COMMUNITY BUILDING	25,000		REPLACE GUTTERS, LEADERS & SOFFITS	30,000
		REPAVE PARKING	50,000		REPLACE KITCHEN	48,000

		LOTS			& BATHROOM FANS	
		UPGRADE HEATING SYSTEM	25,000		UPGRADE ROOF FANS & HALL VENTILATION	30,500
		UPGRADE PLUMBING SYSTEM	10,000			
		REPLACE APARTMENT FLOORING	35,000			
	SUBTOTAL		235,000	SUBTOTAL		498,500
	NY46-3 PARK GARDENS	REPAVE PARKING LOTS	75,000	NY46-3 PARK GARDENS	UPGRADE HEATING & HOT WATER SYSTEM	80,000
		REPLACE WINDOWS	100,000		UPGRADE AIR CONDITIONING SYSTEM	85,000
		UPGRADE COMMUNITY BUILDING	25,000		REPLACE ROOFS	350,000
		REFURBISH BUILDING EXTERIOR	95,000		UPGRADE EXTERIOR LIGHTING	30,000
		UPGRADE & REFURBISH HALLWAYS	65,000		REPLACE GUTTERS, LEADERS, & SOFFITS	30,000
		REPLACE HALLWAY FLOORING	35,000		REPLACE BATHROOM & KITCHEN FANS	48,000
		STRUCTURAL STABILIZATION	50,000		UPGRADE ROOF FANS & HALL VENTILATION	42,000

SEE	SUBTOTAL		445,000	SUBTOTAL		665,000
ANNUAL	NY46-4 BAYVIEW GARDENS	UPGRADE SEATING AREAS & LANDSCAPING	10,000	NY46-4 BAYVIEW GARDENS	UPGRADE HEATING & HOT WATER SYSTEMS	75,000
STATE- MENT		REPLACE APARTMENT ENTRANCE DOORS	90,000		REPLACE ROOFS	250,000
		UPGRADE BUILDING ENTRANCES	90,000		REPLACE GUTTERS, LEADERS, & SOFFITS	50,000
		REPAVE PARKING LOT	50,000		REPLACE KITCHEN & BATHROOM FANS	25,000
		REPLACE APARTMENT FLOORING	75,000			
	SUBTOTAL		315,000	SUBTOTAL		400,000
	NY46-5 INWOOD GARDENS	UPGRADE SEATING AREAS & LANDSCAPING	10,000	NY46-5 INWOOD GARDENS	UPGRADE HEATING & HOT WATER SYSTEM	50,000
		REPLACE APARTMENT ENTRANCE DOORS	100,000		REPLACE ROOFS	250,000
		UPGRADE BUILDING ENTRANCES	100,000		REPLACE GUTTERS, LEADERS, & SOFFITS	25,000
SEE ANNUAL		REPLACE APARTMENT FLOORING	50,000		REPLACE BATHROOM & KITCHEN FANS	50,000
	SUBTOTAL		260,000	SUBTOTAL		375,000
STATE- MENT	NY46-6 BROOKSIDE GARDENS	REPAVE PARKING LOT	85,000	NY46-6 BROOKSIDE GARDENS	UPGRADE COMMUNITY BUILDING	50,000
		UPGRADE SEATING	10,000		UPGRADE SITE	50,000

		AREAS & LANDSCAPING			DRAINAGE	
		UPGRADE EXTERIOR LIGHTING	10,000		REPLACE ROOFS	250,000
		REPLACE HALLWAY FLOORING	50,000		REPLACE GUTTERS, LEADERS, & SOFFITS	25,000
		UPGRADE COMMUNITY BUILDING	25,000		UPGRADE & REFURBISH HALLWAYS	45,000
	SUBTOTAL		180,000	SUBTOTAL		420,000
	NY46-7 MEADOWBROOK GARDENS	REPLACE BATHROOM FANS	21,000	NY46-7 MEADOWBROOK GARDENS	UPGRADE EXTERIOR LIGHTING	20,000
		REPLACE GUTTERS, LEADERS, & SOFFITS	30,000		UPGRADE SEATING AREAS & LANDSCAPING	10,000
		UPGRADE HALL VENTILATION & ROOF FANS	75,000		REPLACE HALLWAY FLOORING	75,000
		REPAVE PARKING LOT	90,000		UPGRADE HEATING SYSTEM	25,000
	SUBTOTAL		216,000	SUBTOTAL		130,000
SEE	NY46-8 MILL RIVER GARDENS	UPGRADE SEATING AREAS & LANDSCAPING	10,000	NY46-8 MILL RIVER GARDENS	BRICKFACE RESTORATION	250,000
ANNUAL		REPAVE PARKING LOT	65,000		STRUCTURAL STABILIZATION	50,000
STATE-MENT		REPLACE HALLWAY FLOORING	70,000		UPGRADE COMMUNITY BUILDING	35,000
		UPGRADE & REFURBISH	50,000		BULKHEAD RESTORATION	250,000

		HALLWAYS UPGRADE HEATING SYSTEM	25,000		REFURBISH BUILDING EXTERIOR	65,000
	SUBTOTAL		220,000	SUBTOTAL		650,000
	NY46-9 BELLMORE GARDENS	UPGRADE SEATING AREAS & LANDSCAPING	10,000	NY46-9 BELLMORE GARDENS	BRICKFACE RESTORATION	250,000
		REPAVE PARKING LOTS	80,000		STRUCTURAL STABILIZATION	50,000
		REPLACE HALLWAY FLOORING	50,000		REPLACE WINDOWS	150,000
		UPGRADE & REFURBISH HALLWAYS	70,000		REPLACE ROOFS	250,000
		REFURBISH BUILDING EXTERIOR	65,000		UPGRADE HALL VENTILATION & ROOF FANS	50,000
					REPLACE GUTTERS, LEADERS, & SOFFITS	25,000
	SUBTOTAL		275,000	SUBTOTAL		775,000
SEE	NY46-10 WESTOVER GARDENS	UPGRADE SEATING AREAS & LANDSCAPING	10,000	NY46-10 WESTOVER GARDENS	REPLACE WINDOWS	150,000
ANNUAL		UPGRADE EXTERIOR LIGHTING	15,000		REPLACE HALLWAY FLOORING	75,000
STATE- MENT		UPGRADE & REPAVE PARKING LOT	125,000		UPGRADE SITE DRAINAGE	50,000
		UPGRADE & REFURBISH HALLWAYS	75,000		BRICKFACE RESTORATION	250,000
					UPGRADE	40,000

					INTERIOR LIGHTING	
			225,000	SUBTOTAL		565,000
	NY46-11 DOGWOOD TERRACE	UPGRADE SEATING AREAS & LANDSCAPING	15,000	NY46-11 DOGWOOD TERRACE	STRUCTURAL STABILITY	250,000
		UPGRADE EXTERIOR LIGHTING	20,000		REPLACE REAR ENTRANCE DOORS	35,000
		REPAVE PARKING LOT	60,000		UPGRADE BUILDING ENTRANCES	49,000
		UPGRADE SITE DRAINAGE	50,000		UPGRADE ELECTRICAL WIRING	75,000
			145,000	SUBTOTAL		409,000
	NY46-12 EASTOVER GARDENS	REPAVE PARKING LOTS	90,000	NY46-12 EASTOVER GARDENS	UPGRADE & REFURBISH HALLWAYS	85,000
		UPGRADE SEATING AREAS & LANDSCAPING	15,000		REPLACE HALLWAY FLOORING	75,000
SEE ANNUAL		UPGRADE EXTERIOR LIGHTING	25,000		UPGRADE BUILDING ENTRANCES	85,000
STATE- MENT		UPGRADE PARKING LOT	250,000		REPLACE BUILDING ENTRANCE DOORS	75,000
		UPGRADE & REFURBISH HALLWAYS	75,000		REPLACE APARTMENT FLOORING	45,000
	SUBTOTAL		455,000	SUBTOTAL		365,000
	NY46-14 CENTENNIAL GARDENS	REPAVE PARKING LOTS	60,000	NY46-14 CENTENNIAL GARDENS	REPLACE WINDOWS	65,000
		UPGRADE SEATING	10,000		STRUCTURAL	50,000

		AREAS & LANDSCAPING			STABILIZATION	
		UPGRADE EXTERIOR LIGHTING	10,000		UPGRADE COMMUNITY BUILDING	10,000
		UPGRADE KITCHENS	50,000		REPLACE ROOFS	125,000
		REPLACE STOVES	17,500		REPLACE APARTMENT FLOORING	30,000
	SUBTOTAL		147,500	SUBTOTAL		280,000
SEE	NY46-17 SALISBURY GARDENS	REPAVE PARKING LOT	90,000	NY46-17 SALISBURY GARDENS	REPLACE ROOFS	250,000
ANNUAL		UPGRADE SEATING AREAS & LANDSCAPING	10,000		UPGRADE HALL VENTILATION & ROOF FANS	65,000
STATE-MENT		UPGRADE EXTERIOR LIGHTING	15,000		REPLACE BATHROOM & KITCHEN FANS	25,600
		WIDEN DRIVEWAY ENTRANCE	50,000		REPLACE GUTTERS, LEADERS, & SOFFITS	25,000
		STRUCTURAL STABILIZATION	45,000		REPLACE REAR FENCE	15,000
	SUBTOTAL		210,000	SUBTOTAL		380,600
	TOTAL CFP ESTIMATED COST		3,613,500	TOTAL CFP ESTIMATED COST		6,368,850

	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	DEVELOPMENT NAME/NUMBER	MAJOR WORK CATEGORIES	ESTIMATED COST	DEVELOPMENT NAME/NUMBER	MAJOR WORK CATEGORIES	ESTIMATED COST
SEE	NY46-1 NEWBRIDGE GARDENS	STRUCTURAL STABILIZATION	125,000	NY46-1 NEWBRIDGE GARDENS	UPGRADE INTERIOR LIGHTING	62,400
ANNUAL		REPLACE FLAT ROOFS	80,000		UPGRADE AIR CONDITIONING SYSTEM	80,000
STATE- MENT		REPLACE STOVES	24,500		REPLACE BATHROOMS	120,000
		UPGRADE KITCHENS	78,000		INSTALL LAWN SPRINKLERS	75,000
		REPLACE APARTMENT ENTRANCE DOORS	84,000		REPLACE BREEZEWAYS	20,000
		UPGRADE SEATING AREAS	35,000		REFURBISH BUILDING EXTERIOR	30,000
	SUBTOTAL		426,500	SUBTOTAL		387,400
	NY46-2 GREEN ACRES	REPLACE HALLWAY FLOORING	80,000	NY46-2 GREEN ACRES	STRUCTURAL STABILIZATION	80,000
		REPLACE STOVES	42,000		UPGRADE INTERIOR LIGHTING	60,000
		UPGRADE KITCHENS	120,000		UPGRADE AIR CONDITIONING SYSTEM	85,000
		REPLACE APARTMENT	120,000		REPLACE BATHROOMS	234,000

		ENTRANCE DOORS				
		UPGRADE ELECTRIC SERVICE	150,000		INSTALL LAWN SPRINKLERS	120,000
		REFURBISH BUILDING EXTERIOR	95,000		UPGRADE SITE DRAINAGE	150,000
SEE	SUBTOTAL		607,000	SUBTOTAL		729,000
ANNUAL	NY46-3 PARK GARDENS	REPLACE APARTMENT FLOORING	80,000	NY46-3 PARK GARDENS	REPLACE APARTMENT ENTRANCE DOORS	80,000
STATE- MENT		REPLACE STOVES	42,000		UPGRADE INTERIOR LIGHTING	60,000
		UPGRADE KITCHENS	120,000		REPLACE BATHROOMS	234,000
		UPGRADE ELECTRIC SERVICE	75,000		INSTALL LAWN SPRINKLERS	120,000
	SUBTOTAL		317,000	SUBTOTAL		494,000
	NY46-4 BAYVIEW GARDENS	REPLACE STOVES	15,750	NY46-4 BAYVIEW GARDENS	UPGRADE INTERIOR LIGHTING	25,000
		UPGRADE KITCHENS	120,000		REPLACE BATHROOMS	180,000
		REPLACE INTERIOR APARTMENT DOORS	45,000		INSTALL LAWN SPRINKLERS	85,000
		REFURBISH BUILDING EXTERIOR	50,000		REPLACE STORM DOORS	10,000
	SUBTOTAL		230,750	SUBTOTAL		300,000
	NY46-5 INWOOD GARDENS	REPLACE STOVES	17,500	NY46-5 INWOOD GARDENS	UPGRADE INTERIOR LIGHTING	25,000
		UPGRADE KITCHENS	130,000		REPLACE BATHROOMS	200,000

SEE		REPLACE INTERIOR APARTMENT DOORS	70,000		INSTALL LAWN SPRINKLERS	90,000
ANNUAL		UPGRADE EXTERIOR LIGHTING	25,000		REPLACE STORM DOORS	11,000
		REFURBISH BUILDING EXTERIOR	50,000			
	SUBTOTAL		292,500	SUBTOTAL		326,000
	NY46-6 BROOKSIDE GARDENS	REPLACE KITCHEN & BATHROOM FANS	50,000	NY46-6 BROOKSIDE GARDENS	REPLACE STOVES	23,500
		REPLACE HEATING DISTRIBUTION SYSTEM	150,000		UPGRADE KITCHENS	78,000
		WIDEN DRIVEWAY ENTRANCE	100,000		REPLACE APARTMENT ENTRANCE DOORS	78,000
		REFURBISH BUILDING EXTERIOR	75,000		UPGRADE INTERIOR LIGHTING	34,000
		REPLACE APARTMENT FLOORING	55,000		REPLACE BATHROOMS	312,000
					INSTALL LAWN SPRINKLERS	75,000
					REPLACE FENCING	50,000
	SUBTOTAL		430,000	SUBTOTAL		650,500

SEE	NY46-7 MEADOWBROOK GARDENS	REPLACE HEATING DISTRIBUTION SYSTEM	145,000	NY46-7 MEADOWBROOK GARDENS	UPGRADE AIR CONDITIONING SYSTEM	75,000
ANNUAL		UPGRADE & REFURBISH HALLWAYS	50,000		UPGRADE KITCHENS	78,000
STATE- MENT		REPLACE BATHROOMS	175,000		REPLACE STOVES	27,300
		STRUCTURAL STABILIZATION	50,000		UPGRADE SITE DRAINAGE	50,000
		REPLACE FENCING	35,000		UPGRADE COMMUNITY BUILDING	35,000
		REFURBISH BUILDING EXTERIOR	65,000		REPLACE APARTMENT ENTRANCE DOORS	80,000
		REPLACE APARTMENT FLOORING	25,000		UPGRADE INTERIOR LIGHTING	35,000
					INSTALL LAWN SPRINKLERS	85,000
	SUBTOTAL		545,000	SUBTOTAL		465,300
	NY46-8 MILL RIVER GARDENS	UPGRADE KITCHENS	111,000	NY46-8 MILL RIVER GARDENS	INSTALL LAWN SPRINKLERS	90,000
		REPLACE STOVES	37,800		REPLACE FENCING	45,000
		REPLACE BATHROOMS	250,000		REPLACE APARTMENT ENTRANCE DOORS	80,000

SEE		UPGRADE SITE DRAINAGE	50,000		UPGRADE INTERIOR LIGHTING	35,000
		REPLACE WINDOWS	80,000		REPLACE APARTMENT FLOORING	35,000
ANNUAL STATE-MENT	SUBTOTAL		528,800	SUBTOTAL		285,000
	NY46-9 BELLMORE GARDENS	UPGRADE KITCHENS	98,000	NY46-9 BELLMORE GARDENS	UPGRADE SITE DRAINAGE	50,000
		REPLACE STOVES	34,300		REPLACE FENCING	25,000
		REPLACE APARTMENT ENTRANCE DOORS	49,000		UPGRADE COMMUNITY BUILDING	25,000
		REPLACE BATHROOMS	250,000		INSTALL LAWN SPRINKLERS	75,000
		UPGRADE INTERIOR LIGHTING	15,000		UPGRADE HEATING SYSTEM	50,000
		REPLACE APARTMENT FLOORING	25,000		REPAVE SIDEWALKS	100,000
	SUBTOTAL		471,300	SUBTOTAL		325,000
	NY46-10 WESTOVER GARDENS	UPGRADE KITCHENS	120,000	NY46-10 WESTOVER GARDENS	REPLACE FENCING	25,000
		REPLACE STOVES	36,400		REPLACE APARTMENT ENTRANCE DOORS	60,000
		REPLACE BATHROOMS	250,000		REPLACE INTERIOR DOORS	35,000

SEE		REFURBISH BUILDING EXTERIOR	75,000		UPGRADE COMMUNITY BUILDING	25,000
ANNUAL		UPGRADE HEATING SYSTEM	65,000		REFURBISH MANSARD	150,000
STATE- MENT		REPLACE ROOFS	250,000		UPGRADE HALL VENTILATION & ROOF FANS	40,000
					REPLACE GUTTERS, LEADERS, & SOFFITS	35,000
					UPGRADE HEATING SYSTEM	50,000
					INSTALL LAWN SPRINKLERS	120,000
	SUBTOTAL		796,400	SUBTOTAL		405,000
	NY46-11 DOGWOOD TERRACE	UPGRADE KITCHENS	108,000	NY46-11 DOGWOOD TERRACE	REPLACE APARTMENT ENTRANCE DOORS	50,000
		REPLACE STOVES	36,400		REPLACE BUILDING CANOPIES	50,000
		REPLACE BATHROOMS	250,000		REPLACE FENCING	25,000
		REFURBISH BUILDING EXTERIOR	65,000		UPGRADE COMMUNITY BUILDING	25,000
		REPLACE APARTMENT FLOORING	35,000		REPLACE INTERIOR DOORS	35,000

SEE		UPGRADE INTERIOR LIGHTING	45,000		UPGRADE HALL VENTILATION & ROOF FANS	40,000
ANNUAL					REPLACE GUTTERS, LEADERS, & SOFFITS	35,000
STATE- MENT					BRICKFACE RESTORATION	250,000
					INSTALL LAWN SPRINKLERS	120,000
					REPLACE ROOFS	250,000
	SUBTOTAL		539,400	SUBTOTAL		880,000
	NY46-12 EASTOVER GARDENS	REPLACE WINDOWS	250,000	NY46-12 EASTOVER GARDENS	UPGRADE KITCHENS	144,000
		STRUCTURAL STABILIZATION	50,000		REPLACE STOVES	50,400
		BRICKFACE RESTORATION	250,000		REPLACE INTERIOR DOORS	45,000
		REPLACE ROOFS	350,000		REPLACE APARTMENT ENTRANCE DOORS	73,000
		UPGRADE HALL VENTILATION & ROOF FANS	75,000		REPLACE BATHROOMS	250,000
		REPLACE BATHROOM & KITCHEN FANS	57,600		UPGRADE SITE DRAINAGE	50,000
		REPLACE GUTTERS, LEADERS, & SOFFITS	45,000		INSTALL LAWN SPRINKLERS	120,000
		UPGRADE HEATING SYSTEM	150,000		UPGRADE COMMUNITY BUILDING	25,000

		UPGRADE INTERIOR LIGHTING	55,000		REPLACE FENCING	25,000
	SUBTOTAL		1,282,600	SUBTOTAL		782,400
	NY46-14 CENTENNIAL GARDENS	REPLACE INTERIOR DOORS	15,000	NY46-14 CENTENNIAL GARDENS	REPLACE BATHROOMS	100,000
		REPLACE APARTMENT ENTRANCE DOORS	50,000		UPGRADE SITE DRAINAGE	35,000
		REFURBISH BUILDING EXTERIOR	45,000		INSTALL LAWN SPRINKLERS	60,000
		UPGRADE ELECTRIC SERVICE	45,000		UPGRADE COMMUNITY BUILDING	20,000
					REPLACE FENCING	25,000
					UPGRADE INTERIOR LIGHTING	15,000
					UPGRADE INTERIOR LIGHTING	15,000
	SUBTOTAL		155,000	SUBTOTAL		270,000
	NY46-17 SALISBURY GARDENS	UPGRADE KITCHENS	100,000	NY46-17 SALISBURY GARDENS	REPLACE BATHROOMS	200,000
		REPLACE STOVES	35,000		UPGRADE SITE DRAINAGE	35,000
		UPGRADE ELECTRIC SERVICE	45,000		INSTALL LAWN SPRINKLER	120,000
		REFURBISH BUILDING EXTERIOR	65,000		REPLACE FENCING	35,000
					STRUCTURAL STABILIZATION	50,000

					UPGRADE INTERIOR LIGHTING	30,000
	SUBTOTAL		245,000	SUBTOTAL		470,000
	TOTAL CFP ESTIMATED COST		6,867,250	TOTAL CFP ESTIMATED COST		6,769,600

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

PHA Name: Town of Hempstead Housing Authority	Grant Type and Number Capital Fund Program: NY 36PO4650101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (r
Performance and Evaluation Report for Period Ending:06/2002 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	2,063,465	2,063,465	2,063,465	2,063,465
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	74,433	74,433	74,433
74,433	Amount of line 20 Related to Security-Soft Costs	44,820	44,820	44,820	44,820
	Amount of line 20 Related to Security-Hard Costs	462,299	462,299	462,299	462,299
24	Amount of line 20 Related to Energy Conservation Measures	569,722	569,722	569,722	569,722

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-1 Newbridge Gardens	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
	Upgrade Heating Pumps	1460	4	17,911	17,911	17,911	17,911	Complete
	Replace Building Entrance Doors	1460	16	85,191	85,191	85,191	85,191	Complete
	Upgrade Canopy Roofs	1460	12	0	0	0	0	
	Enlarge Parking Lot	1450		28,524	28,524	28,524	28,524	Complete
NY 46-2 Green Acres	Replace Building Entrance Doors	1460	40	124,760	124,760	124,760	124,760	Complete
	Replace Apt. Key Security System	1460	120	0	0	0	0	
	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
	Upgrade Landscaping	1450		10,200	10,200	10,200	10,200	Complete

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-3 Park Gardens	Replace Patio Seating Area	1450	1	63,488	63,488	63,488	63,488	Complete
	Replace Building Entrance Doors	1460	24	0	0	0	0	Complete
	Upgrade Community Center	1470	1	19,400	19,400	19,400	19,400	Complete
	Upgrade Maintenance Building	1470	1	28,744	28,744	28,744	28,744	Complete
	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
	Upgrade Landscaping	1450		900	900	900	900	Complete
	Upgrade Building Entrances	1460	12	0	0	0	0	

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-4 Bayview Gardens	Replace Storm Doors Brickface and Structural Restoration	1460 1460	90	0 389,105	0 389,105	0 389,105	0 389,105	Complete
NY 46-5 Inwood Gardens	Replace Storm Doors Brickface and Structural Restoration	1460 1460	100	0 173,777	0 173,777	0 173,777	0 173,777	Complete
NY 46-6 Brookside Gardens	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
NY 46-7 Meadowbrook Gardens	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
NY 46-8 Mill River Gardens	Bulkhead Restoration Replace Hallway Flooring Upgrade Fire Suppression System	1450 1460 1470	1 1 1	3,636 2,748 2,150	3,636 2,748 2,150	3,636 2,748 2,150	3,636 2,748 2,150	Complete Complete Complete

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-9 Bellmore Gardens	Electrical Upgrade	1460	1	498,811	498,811	498,811	498,811	Complete
	Upgrade Fire Suppression System	1470		2,150	2,150	2,150	2,150	Complete
	Upgrade Landscaping	1450		8,150	8,150	8,150	8,150	Complete
NY 46-10 Westover Gardens	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
	Upgrade Landscaping	1450		800	800	800	800	Complete
NY 46-11 Dogwood Terrace	Parking Lot Expansion	1450	7	0	0	0	0	Complete
	Replace Rear Building Doors	1460		9,675	9,675	9,675	9,675	
	Upgrade Fire Suppression System	1470		2,150	2,150	2,150	2,150	
	Upgrade Landscaping	1450		1,200	1,200	1,200	1,200	
46-12 Eastover Gardens	Parking Lot Expansion	1450	1	0	0	0	0	Complete
	Replace Air Conditioning System	1470		53,000	53,000	53,000	53,000	
	Upgrade Fire Suppression System	1470		2,150	2,150	2,150	2,150	

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
46-14 Centennial Gardens	Upgrade Fire Suppression System	1470	1	2,150	2,150	2,150	2,150	Complete
46-17 Salisbury Gardens	Upgrade Landscaping	1450		20,315	20,315	20,315	20,315	Complete
	Upgrade Community Building	1470	1	132,056	132,056	132,056	132,056	Complete
	Upgrade Fire Suppression System	1470	1	1,250	1,250	1,250	1,250	Complete
	Upgrade Generators	1460	3	179,185	179,185	179,185	179,185	Complete
PHA MGMT Improvements	Anti Drug Security	1408		44,820	44,820	44,820	44,820	Complete
PHA Administration	Provide Necessary Advertisements	1410		281	281	281	281	Complete
	Clerical Support	1410		10,000	10,000	10,000	10,000	Complete
Fees And Costs	HUD and State Requirement for Architectural and Engineering Services	1430		56,735	56,735	56,735	56,735	Complete
TOTAL				2,063,465	2,063,465	2,063,465	2,063,465	

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-6 Brookside Gardens	Brickface Restoration	1460		100,000	216,321	216,321	216,321	Complete
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
NY 46-7 Meadowbrook Gardens	Replace Crawl Space Insulation	1460		10,000	0	0	0	
	Upgrade Crawl Space Access Panels	1460	10	10,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
NY 46-8 Mill River Gardens	Replace Windows	1460	250	79,500	0	0	0	
	Replace Interior and Exterior Building Doors	1460	35	20,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	

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

PHA Name: Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-9 Bellmore Gardens	Replace Windows	1460	200	87,250	0	0	0	
	Upgrade Exterior Lighting	1450	18	30,000				
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
	Replace Electrical Distribution System	1460		0	860,988	860,988	860,988	Complete
	Upgrade Heating System	1460		0	29,877	29,877	29,877	Complete
NY 46-10 Westover Gardens	Replace Windows	1460	340	152,750	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
NY 46-11 Dogwood Terrace	Upgrade Exterior Lighting	1450	15	25,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 46-12 Eastover Gardens	Replace Windows	1460	360	155,000	0	0	0	
	Replace Canopies	1460	15	136,000	0	0	0	
	Install Lawn Sprinkler System	1450	1	50,000	0	0	0	
	Upgrade Site Access Road	1450	1	140,000	0	0	0	
	Repave Walkways	1450		100,000	0	0	0	
	Upgrade Landscaping	1450		25,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
NY 46-14 Cesntennial Gardens	Replace Exterior Doors	1460	6	6,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
NY 46-17 Salisbury Gardens	Upgrade Air Conditioning	1470	1	50,000	0	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Brickface Restoration	1460		150,000	346,263	346,263	346,263	Complete
	Upgrade Exterior Lighting	1450	12	25,000	0	0	0	
	Install GFI's	1460	100	10,000	0	0	0	
	Upgrade Fire Suppression System	1470	1	5,000	0	0	0	
	Handicapped Accessibility	1460		0	2,410	2,410	2,410	Complete
PHA-Wide Management Improvements	Anti-Drug Security	1408		95,000	56,760	56,760	56,760	Complete
PHA-Wide Administration	Provide Necessary Advertisements	1410		10,000	258	258	258	Complete
	Clerical Support	1410		10,000	0	0	0	
Fees and Costs	HUD and State Requirements for A/E Services	1430		121,895	34,316	34,316	34,316	Complete
PHA-Wide Non-Dwelling Equipment	Replace Floor Machines	1475	3	15,000	3,550	3,550	3,550	Complete

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	TOTAL			2,018,182	2,018,182	2,018,182	2,018,182	

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

PHA Name:Town of Hempstead Housing Authority		Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 46-1 Newbridge Gardens	9/2003		3/2001	9/2003		6/2002	
NY 46-2 Green Acres	9/2002		3/2001	9/2003		6/2002	
NY 46-3 Park Gardens	9/2002		3/2001	9/2003		6/2002	
NY 46-4 Bayview Gardens	9/2002		3/2001	9/2003		6/2002	
NY 46-5 Inwood Gardens	9/2002		3/2001	9/2003		6/2002	
NY 46-6 Brookside Gardens	9/2002		3/2001	9/2003		6/2002	

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 46-7 Meadowbrook Gardens	9/2002		3/2001	9/2003		6/2002	
NY 46-8 Mill River Gardens	9/2002		3/2001	9/2003		6/2002	

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Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY 46-9 Bellmore Gardens	9/2002		12/2001	9/2003		6/2002		
NY 46-10 Westover Gardens	9/2002		12/2001	9/2003		6/2002		
NY 46-11 Dogwood Terrace	9/2002		12/2001	9/2003		6/2002		
NY 46-12 Eastover Gardens	9/2002		12/2001	9/2003		6/2002		
NY 46-14 Centennial Gardens	9/2002		12/2001	9/2003		6/2002		
NY 46-17 Salisbury Gardens	9/2002		12/2001	9/2003		6/2002		
PHA-Wide Management Improvements	9/2002		12/2001	9/2003		3/2002		

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PHA Name:Town of Hempstead Housing Authority	Grant Type and Number Capital Fund Program #: NY36PO4650101 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide Administration	9/2002		12/2001	9/2003		3/2002	
Fees and Costs	9/2002		12/2001	9/2003		3/2002	
PHA-Wide Non-Dwelling Equipment	9/2002		12/2001	9/2003		3/2002	

Statement of Progress in Meeting 5-Year Plan Mission and Goals

In its efforts to continue addressing its established mission, the Town of Hempstead Housing Authority has taken demonstrative steps to improve residents' sense of security, as well as their sense of pride and enjoyment of their surroundings and their desire for independence and self-sufficiency.

After beginning our partnership with Town of Hempstead Workforce Investment Board, a consortium of agencies, both public and private, we had a computer installed in our office with a direct link to the Department of Labor's job bank. As part of the Workforce Investment Board, a Youth Board was formed, designed to provide career training and employment opportunities for young adults. The Town of Hempstead Housing Authority Executive Director was asked to serve as Chairperson of the Youth Board.

Previously, we indicated that we had applied for a ROSS Grant, in order to provide more diverse services to our senior residents in need. Unfortunately, that application was not successful. We have renewed our discussions with Nassau University Medical Center, in the hope of designing a program that would bring caregivers and evaluators on site. We hope to pilot this program in the very near future and, if it is successful, expand it to other sites.

Having implemented our computerized Housing Inspection System and Work Order/ Repair System, we are starting to expand its uses. Work orders are now automatically generated following inspections; we have begun utilizing our work order system as part of our unit turnover process in order to more effectively monitor the repairs necessary to prepare an apartment for leasing. The primary result of these endeavors is heightened accountability on the part of our staff. Our primary goal in establishing this system is a more expeditious response to our residents.

We continue to seek ways to increase our residents' feelings of security. Although we have increased site lighting, replaced exterior doors at almost all our sites, increased Town of Hempstead Public Safety and Nassau County Police patrols, the most frequently asked questions continue to be about safety. Having consulted counselors specializing in geriatric care, we find that feelings of insecurity and fear are not uncommon in elderly people, regardless of their

environment. Senior Citizens are also frequently a target for scams and con artists. Should we successfully move forward with our partnership with Nassau University Medical Center, we will work to incorporate this topic in the counseling provided to our residents. Neighborhood changes in various locations have contributed to residents' uneasiness, as well. This area will continue to be a high priority with us.

Another of our priorities for the past several years has been beautification of the properties. We have been unable to move as rapidly in this direction as we would have liked because of a lack of funds. Although we place improving "curb appeal" high on our list of things we would like to do, the necessities of heating, roofing, etc. continue to occupy our efforts. Without sufficient funds to do both, we must continue to place health and safety issues before cosmetic items.

Required Attachment ____: Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: **Ann Frisenda**
Marilyn Esposito

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **2 years**

Current terms expire 8/20/2004

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

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

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

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment _____: Membership of the Resident Advisory Board or Boards

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

Frank Santora

Marilyn Esposito

Rose Butler

Charles Tietjen

Helen De Leo

Peter De Leo

Theresa Guardino

Raffaela Marra

Ann Scire

Shirley Hankewich

Charlotte Bornstein

Robert Herlihy

Margaret Marshall

Joy Layman

Patricia Burnette

COMMENTS OF THE RESIDENT ADVISORY BOARD

Question: Can speed bumps be placed the length of the driveway in Salisbury Gardens? The residents and visitors really speed through the complex. Can it be added to the budget when the repaving is done?

Answer: We will look at this problem carefully to see how we can correct it. Originally, there were speed bumps there. When the driveway was repaved, they were removed because they created a hazard when it snowed and the trucks came through to plow. Hitting the speed bump with the plow breaks the blade. Additional stop signs have been placed all along the driveway to slow traffic down. We will look into ways of enforcing the traffic rules more effectively, as well.

Question: Our complex was scheduled for numerous items in the last 5-year Plan, however, none of the items have been started. Will anything be done this year. Westover Gardens is one of the oldest places and we need windows, doors, bathrooms, kitchens. Other complexes have had work done and we have not.

Answer: Actually, Elmont has had as much work done, if not more. All the facilities had their kitchens replaced. Elmont also has had its community building upgraded, walkways paved, air conditioning and heating systems completely upgraded, roof replaced and mansard refurbished. While some complexes have had their windows replaced, most have not, as yet. Although most of the complexes have had new glass building entrance doors installed, Elmont is one of several that have not. We still hope to do it this year, in fact, before the end of the year. We try each year to divide the work among all the complexes. There isn't enough money to do work at all fourteen locations every year. That's why we prioritize. It is not a contest to see which place gets the most work done. When we talk about redoing the bathrooms, most tenants do not want it because of the amount of work and inconvenience involved. Many of our residents do not even want to have their apartments painted, because of the inconvenience.

One report that came to us was that the entrance doors had to be replaced because the buildings were not secure. The doors did not lock or stay shut. I was deeply concerned about this and had them checked out immediately. The report was not accurate. One or two of the doors required an adjustment on the door closer. Other than that, the doors are in good working order. No purpose is served by spreading rumors that make the tenants feel insecure and uneasy. In the majority of the places where the doors were replaced, they had to be changed because of the handicapped accessibility requirements. In Elmont, that was not the case. We are not going to replace doors if they are functioning well. We will replace them because they need replacing. That is how we spend our money.

Question: When is Newbridge Gardens Community Center scheduled to be painted?

Answer: We are right on schedule. Last year, when this question was asked, we told everyone that it would be painted this year. We just completed the painting of the apartments. We will be starting in the hallways shortly. When those are completed, we will begin the Community Center. We think you will be very pleased with the outcome.

Question: How long do we have to wait to have kitchen floors replaced after we become tenants? My floor has loose tiles.

Answer: I don't see door locks anywhere in the budget? Are you planning any upgrading of door locks?

Answer: We do have them scheduled for some complexes, where the locks have started becoming worn. We will look closely at the locks at your facility and include a line item for door locks, as well.

Question: Is it possible to install exhaust fans in the laundry rooms? They become extremely hot.

Answer: We have looked into that already. A request came from the Tenant Representative. We expect them to be installed shortly.

Several additional questions were asked that did not pertain to the Capital Fund Program.

PET POLICY

The Town of Hempstead Housing Authority Pet Policy allows residents to keep one (1) pet in an apartment. The resident shall be completely responsible for the pet and no guests may bring pets onto the premises.

While outside the apartment, every dog and cat must be kept on a leash and accompanied by a person who is able to control it.

Female dogs and cats over six (6) must be spayed, and males over eight (8) months must be neutered, unless a letter has been received by the housing authority from a licensed veterinarian giving some medical reason why it would be detrimental to the health of the pet.

All pets are to be registered with the Town of Hempstead Housing Authority showing up-to-date inoculations, identification tags and verification that pet has been spayed and/or neutered. Any license required by the local municipality shall also be submitted.

Every pet owner will be responsible for picking up the waste (feces) left by the pet and disposing of it in a proper receptacle.

No pet may make excessive noise which disturbs or disrupts the other tenants.

Pet owners shall be responsible for any and all damage caused by their pet. Each owner shall be required to make a security deposit of \$100.00 with the Town of Hempstead Housing Authority as security for the full and faithful performance by the tenant of all terms, covenants and conditions of this policy, which is an addendum to the tenant's lease. The unused portion of the pet deposit will be refunded to the tenant after the tenant moves from the premises or no longer owns or keeps a pet within the building.

Any pet that bites or attacks may not be kept on the Town of Hempstead Housing Authority premises. No dangerous pets are permitted. No pet larger than twenty-one (21) inches in height or more than thirty-five (35) pounds in weight will be permitted.

Every pet owner must provide the Town of Hempstead Housing Authority with the name, address, and phone number of a person who will take care of the pet in the event the pet owner dies or becomes incapacitated or unable to care for the pet.

A violation of any provision of this policy after ten (10) days written notice to cure such violation shall be considered a default under the terms and conditions of the lease. The Town of Hempstead Authority may take any and all steps provided for in the event of a default including the eviction of the tenant.