

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: **2003**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETED IN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Woodridge Housing Authority

PHANumber: NY64

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

PHA Plan Contact Information:

Name: **Sue Kasofsky**

Phone: **(845)434 -4451**

TDD:

Email(if available): **kasofsky@catskill.net**

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 20 03

[24CFR Part 903.7]

i. Table of Contents

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

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<input checked="" type="checkbox"/> Attachment D : Resident Membership on PHA Board or Governing Body	
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<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment G : Resident Assessment Follow Up Plan	
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Attachment **K**: Voluntary Conversion Initial Assessments

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Not Applicable

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

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

N/A

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$82,677 (Estimated)

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24C FR Part 903.79(h)]

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

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

2. Activity Description

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

4. Voucher Homeownership Program

[24CFR Part 903.79(k)]

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

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

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

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

5.SafetyandCrimePrevention:PHDEPPlan

[24CFRPart903.7(m)]

ExemptionsSection8OnlyPHAsmayskiptothenextcomponentPHAseligibleforPHDEPfundsmustprovidea PHDEPPlanmeeting specified requirements priortoreceiptofPHDEP funds.

A. Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredby thisPHAPlan?

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

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

D. Yes No: ThePHDEPPlanisattachedatAttachment _____

6. Other Information

[24CFR Part 903.79(r)]

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

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

2. If yes, the comments are attached at Attachment (Filename) **F**

3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included.
 - Yes No: below
 - Yes No: at the end of the RAB Comment sin Attachment **F**.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
Sullivan County (N Y State)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
To provide low income housing
 - Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

New York State is committed to assisting the Authority in its efforts to maintain and make available affordable housing opportunities to low income families.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5 -year Plan:

Our definition of "Substantial deviation" is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

B. Significant Amendment or Modification to the Annual Plan:

"Significant amendment or modification" are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99-52(HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review

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

AttachmentB:

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHo usingFactor(CFP/CFPRHF)Part1:Summary

PHAName: WoodridgeHousingAuthority		GrantTypeandNumber CapitalFundProgram: NY36P064-501-03 CapitalFundProgram ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2003	
<input checked="" type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emergencies			<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:		<input type="checkbox"/> FinalPerformanceandEvaluationReport				
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost		
		Original	Revised	Obligated	Expended	
1	Totalnon -CFPFunds	0				
2	1406Operations	0				
3	1408ManagementImprovements	5,000				
4	1410Administration	2,500				
5	1411Audit	0				
6	1415liquidatedDamages	0				
7	1430FeesandCosts	20,000				
8	1440SiteAcquisition	0				
9	1450SiteImprovement	0				
10	1460DwellingStructures	53,677				
11	1465.1DwellingEquipment —Nonexpendable	1,500				
12	1470NondwellingStructures	0				
13	1475NondwellingEquipment	0				
14	1485Demolition	0				
15	1490ReplacementReserve	0				
16	1492MovingtoWorkDemonstration	0				
17	1495.1RelocationCosts	0				
18	1498ModUsedforDevelopment	0				
19	1502Contingency	0				
20	AmountofAnnualGrant:(sumoflines2 -19)	82,677				
21	Amountoffline20RelatedtoLBPActivities					
22	Amountoffline20RelatedtoSection504Compliance	0				

AttachmentB:

AnnualStatement/PerformanceandEvaluationReport

CapitalFundProgramandCapitalFundProgramReplacementHo usingFactor(CFP/CFPRHF)Part1:Summary

PHAName: WoodridgeHousingAuthority		GrantTypeandNumber CapitalFundProgram: NY36P064-501-03 CapitalFundProgram ReplacementHousingFactorGrantNo:		FederalFYofGrant: 2003
<input checked="" type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)
<input type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:		<input type="checkbox"/> FinalPerformanceandEvaluationReport		
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost
23	Amountoffline20RelatedtoSecurity	0		
24	Amountoffline20RelatedtoEnergyConservation Measures	0		

Attachment C :
Capital Fund Program 5 - Year Action Plan

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 years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP5 -Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NY64-1	Woodridge Housing Authority	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
FFY2004 Site B: Floor Improvement	\$60,677	10/01/2004
FFY2005 Site B: Kitchen Countertops (10 units)	\$6,000	10/01/2005
Site B: Cabinets (10 units)	\$33,677	
Site B: Kitchen Range Hoods	\$1,000	
Site B: Bathroom Plumbing	\$20,000	
FFY2006 Site B: Closet Doors	\$50,000	10/01/2006
Site B: Plexiglas Bus Shelter for 15 -20 Children	\$8,000	
Site B: Security Camera in Playground	\$2,677	
FFY2007 Site B: Closet Doors	\$60,677	10/01/2007
Totalestimatedcostovertnext5years	\$242,708	

Required Attachment D :
Resident Member on the PHA Governing Board

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

A. Name of resident member(s) on the governing board: *Dena Dernbach Cruz*

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

- Elected
 Appointed

C. The term of appointment is (include the date term expires): *Expires On: 09/30/2007*

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 E :
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.)

Celestine Gilliard
Louis Rivera

Attachment F :
Comments of Resident Advisory Board & Explanation of PHA Response

The following comment was received concerning added policy in ACOP 21.0 Support for Armed Forces:

One section of the policy states “Although typically a criminal background check is required before anyone can move into a public housing unit, this requirement will be waived for a temporary guardian. Instead, the background check will occur after the person moves in.”

Two residents were concerned for all the residents’ security by having the Housing Authority take in someone without doing a background check in advance before the resident goes into the armed forces.

The Woodridge Housing Authority will act on the background check as quickly as possible after the temporary guardian moves in .

The following comment was received concerning gutters on the back of some buildings at Site B:

Two residents want to make sure we have gutters in back of the buildings where there is erosion rather than use gravel which was previously proposed. They feel children would throw the gravel that might hurt others.

The Board will look into the cost effectiveness of gutters instead of gravel.

The following comment was received related to safety in the Resident Assessment Follow-up Plan:

One resident recommended wire mesh inside the window frame for security for the living room.

The board will consider this suggestion in the future.

Two residents highly recommended two security cameras to take pictures at the upper and lower levels of the Mountindale Road site. They feel this will curb vandalism as well as identify anyone causing the vandalism.

The Woodridge Housing Authority board will include this in 2002 CFP revision to help improve security and safety at the Housing Authority.

Attachment G :
Resident Assessment Follow Up Plan

This is required Attachment to our Agency Plan. The following factor needs to be addressed.

Safety

The Housing Authority's plan is to further our partnership with the local police. We will meet with police officials every two months to discuss criminal activity. We have employed an A/E firm that has reviewed the grounds and apartments, and they looked at areas that affect physical security such as door and window security. Needed door and window security measures have been installed, increasing security. The Housing Authority has put into the Lease and ACOP the options of renting to police officers so that their presence can help deter crime. The Housing Authority will schedule a meeting with residents to ask for their suggestions in improving safety at the Housing Authority.

The Housing Authority will closely monitor its application pool for those applicants with criminal pasts and will exclude those found to be ineligible from admission.

Three speed bumps have been installed in the parking lot on Mountindale Road site to make sure people drive more slowly through the parking lot.

Cars that are parked or driving on Housing Authority sidewalks will continue to get a warning ticket the first time and get their car towed the second time. The Executive Director will talk to each Mountindale Road site head of household individually to reinforce this rule and remind them that parking or driving on the sidewalk is illegal, unsafe and will be considered a lease violation.

AttachmentH :
ImplementationofPublicHousingResidentCommunityService requirements

The Housing Authority will comply with HUD PIH Notice 2003 -17(HA). By July 31, a letter will be issued to all residents to explain the Community Service requirements. Full implementation of the Community Service and Self -Sufficiency requirement will begin no later than October 1, 2003.

Attachment I.

Final P/EREPORT(2001 CFP) -06/30/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P064-501-01 Replacement Housing Factor Grant No: N/A			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: #2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2003 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	5,000	3,440	3,440	3,440
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	3,500	2,810	2,810	2,810
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	13,500	12,035	12,035	12,035
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	18,700	18,700	18,700	18,700
10	1460 Dwelling Structures	42,005	42,005	42,005	42,005
11	1465.1 Dwelling Equipment — Non-expendable	0	0	0	0

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

PHAName: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY36P064-501-01 Replacement Housing Factor Grant No: N/A	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: #2)
 Performance and Evaluation Report for Period Ending: **06/30/2003** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
12	1470 Nondwelling Structures	1,785	5,500	5,500	5,500
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	84,490	84,490	84,490	84,490
	Amount of line XX Related to LBP Activities	0	0	0	0
	Amount of line XX Related to Section 504 compliance	0	0	0	0
	Amount of line XX Related to Security --Soft Costs	0	0	0	0
	Amount of Line XX related to Security --Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	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

PHAName: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P064-501-01 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
NY64-1	Management Improvement	1408	N/A	5,000	3,440	3,440	3,440	Completed	
NY64-1	Administrative Fees	1410	N/A	3,500	2,810	2,810	2,810	Completed	
NY64-1	A/E Fees	1430.1	N/A	5,950	6,035	6,035	6,035	Completed	
NY64-1	Consultant Fees	1430.2	N/A	6,000	6,000	6,000	6,000	Completed	
NY64-1	01:Rear Apt. Doors w. Screen	1460	100%	42,005	42,005	42,005	42,005	Completed	
NY64-1	01:Erosion Control & Bumps	1450	100%	8,700	8,700	8,700	8,700	Completed	
NY64-1	01:Sidewalks	1450	100%	10,000	10,000	10,000	10,000	Completed	
NY64-1	Boiler Room Alarm System	1470	100%	1,785	5,500	5,500	5,500	Completed	
NY64-1	Construction Coordination	1430.7	N/A	1,550	0	0	0	Eliminated	
			Total	84,490	84,490	84,490	84,490		

AttachmentJ.

P/E REPORT(2002CFP) -03/31/2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P064-501-02 Replacement Housing Factor Grant No: N/A			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: #1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	5,000	2,500	0	0
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	3,500	2,500	0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	11,000	13,500	13,500	1,000
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	53,477	26,127	11,590	11,590
10	1460 Dwelling Structures	7,200	36,550	0	0
11	1465.1 Dwelling Equipment — Non-expendable	1,500	1,500	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	1,000	0	0	0

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

PHAName: Woodridge Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY36P064-501-02 Replacement Housing Factor Grant No: N/A	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: #1)
 Performance and Evaluation Report for Period Ending: **03/31/2003** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	82,677	82,677	25,090	12,590
	Amount of line XX Related to LBP Activities	0	0	0	0
	Amount of line XX Related to Section 504 compliance	0	0	0	0
	Amount of line XX Related to Security --Soft Costs	0	0	0	0
	Amount of Line XX related to Security --Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	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

PHAN ame: Woodridge Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P064-501-02 Replacement Housing Factor Grant No: N/A				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
NY64-1	Management Improvement	1408	N/A	5,000	2,500	0	0	Planning Phase	
NY64-1	Administrative Fees	1410	N/A	3,500	2,500	0	0	Planning Phase	
NY64-1	A/E Fees	1430.1	N/A	5,000	7,500	7,500	0	Work in Process	
NY64-1	Consultant Fees	1430.2	N/A	6,000	6,000	6,000	1,000	Work in Process	
NY64-1	Appliances	1465.1	N/A	1,500	1,500	0	0	Planning Phase	
NY64-1	Maintenance Equipment	1475.2	N/A	1,000	0	0	0	Planning Phase	
NY64-1	01: Ramps & Railing (CO#1 & #2)	1450	N/A	10,600	11,590	11,590	11,590	Completed	
NY64-1	C-#1A: Gutter to Rear of Building	1450	100%	2,000	1,500	0	0	Design Phase	
NY64-1	C-#1B: Roof Upgrade	1450	N/A	35,677	6,379	0	0	Design Phase	
NY64-1	C-#1A: Boiler Room Upgrade	1460	N/A	4,000	2,500	0	0	Design Phase	
NY64-1	C-#1B: Boiler Room Upgrade (B4)	1460	N/A	3,200	3,200	0	0	Design Phase	
NY64-1	C-#1B: Gutter to Rear of Building	1450	100%	5,200	2,500	0	0	Design Phase	
NY64-1	Site A: Site (Table & Bench)	1450	N/A	0	1,008	0	0	Planning Phase	
NY64-1	Site B: Fencing	1450	N/A	0	3,150	0	0	Planning Phase	
NY64-1	Site A: Air Conditioners	1460	100%	0	17,000	0	0	Planning Phase	
NY64-1	Site B: Floor Improvement	1460	N/A	0	4,450	0	0	Planning Phase	
NY64-1	Site A: Attic Insulation	1460	100%	0	5,000	0	0	Planning Phase	
NY64-1	Site B: CCTV System	1460	N/A	0	4,400	0	0	Planning Phase	
			Total	82,677	82,677	25,090	12,590		

AttachmentK :
VoluntaryConversionInitialAssessments

Based upon the shortage of available apartments in the Sullivan County area, it would not be possible to complete conversion of the developments from the public housing stock because vouchers are not workable. This conversion is not possible because conversion would adversely affect the availability of affordable housing in the community.

VoluntaryConversionInitialAssessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments?
One.
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
None.
- c) How many Assessments were conducted for the PHA's covered developments?
One.
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None.

DevelopmentName	NumberofUnits

- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: