

P: 2006 Capital Fund Program Performance and Evaluation Report

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

Yonkers Municipal Housing Authority

NY 003

ny003v05.doc

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

PHA Plan Draft Agency Identification

PHA Name: Yonkers Municipal Housing Authority

PHA Number: NY 003

PHA Fiscal Year Beginning: (07/2008)

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 2008 - 2012
[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: (state mission here)

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.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
Provide Mortgages for residents
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS 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)
 - 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:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan Draft
PHA Fiscal Year 2008
[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.

The Yonkers Municipal Housing Authority is a large PHA located in Westchester County, New York. The YMHA manages 2579 units of public housing at eleven developments.

The mission of the YMHA:

The Yonkers Municipal Housing Authority is committed to promoting adequate and affordable housing without discrimination for low-income, very low-income families, persons with disabilities or the elderly.

The YMHA will accomplish its mission ideals through its goals and objectives:

- A. Providing decent, safe and affordable housing in your community.
- B. Ensuring equal opportunity in housing for everyone
- C. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.
- D. Increase resident participation through resident council and/or advisory committee.
- E. To provide timely response to residents' request for maintenance problems.
- F. To continue to enforce our "One Strike" policies for resident and applicants.
- G. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position

The YMHA's financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The YMHA has assessed the housing needs of Yonkers and surrounding Westchester County area and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical for a large agency. The YMHA has approved a Deconcentration Policy and will utilize Local Preferences to attract and encourage applicants that can qualify for public housing. The YMHA has determined that its housing strategy complies with the city of Yonker's Consolidated Plan.

The YMHA has updated and rewritten its Admissions and Continued Occupancy Plan,

Dwelling Lease and Grievance procedures to comply with all QHwRA requirements. The YMHA has established a minimum rent of \$50.00 and elected to determine ceiling rents at operating cost plus debt service and flat rents through a rent reasonableness study to determine its dollar value.

The YMHA has conducted a physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The YMHA has identified compliance with the Community Service requirements by rewriting its Admission and Continued Occupancy Plan and Dwelling lease to address those adult members of any family whom must perform community service activities annually. In response to HUD notification YMHA has re-initiated those requirements as part of the annual recertification process beginning Feb. 21, 2003. In addition, the YMHA has developed a self-certification form that is enclosed.

The YMHA has plans to demolish NY 3-1; Mulford Gardens as part of a HOPE VI grant received approval of in 2004. YMHA has commenced the demolition of the Mulford Gardens property and commenced construction of 61 units of housing in a mixed income development. Re-development of Mulford Gardens and additional properties will continue through 2008 and 2009.

The YMHA is jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents in response to its latest RASS survey.

The YMHA has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The YMHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing in addition, the YMHA has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of YMHA's Agency Plan to HUD on April 17, 2008.

The YMHA has developed a very effective Asset Management plan to maintain its properties and manage its. Operation through the proper utilization of the following Annual Plan components:

- Financial Resources
- Operations and Management
- Capital Improvements

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:

- (A) Admissions Policy for Deconcentration 42
- (B) FY 2008 Capital Fund Program Annual Statement 43
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- (D) PHA Management Organizational Chart 53
- (C) Capital Fund Program 5 Year Action Plan 48
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
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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
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	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
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
YES	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
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
YES	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
YES	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
YES	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
YES	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
YES	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
YES	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved 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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
YES	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
YES	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
YES	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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 (including elderly)	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	17,693	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	10,944	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	6,196	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	6,898	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity W	17,460	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity B	6,874	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity H	9,610	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity A	889	N/A	N/A	N/A	N/A	N/A	N/A

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: 2000-2004

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2000
- 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	1,909		167
Extremely low income <=30% AMI	1,556	81.5	
Very low income (>30% but <=50% AMI)	239	12.5	
Low income (>50% but <80% AMI)	50	2.6	
Families with children	886	46.4	
Elderly families	571	29.9	
Families with Disabilities	200	10.5	
Race/ethnicity White	315	16.5	
Race/ethnicity Black	708	37.1	
Race/ethnicity Asian	0	0	
Race/ethnicity American Indian	1	0.1	
Race/ethnicity Hawaiian	9	0.5	
Race/ethnicity Hispanic	876	45.9	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	18	0.9	3
1 BR	1103	57.8	92

Housing Needs of Families on the Waiting List			
2 BR	420	22.0	37
3 BR	326	17.1	22
4 BR	38	2.0	1
5 BR	4	0.2	0
5+ BR	0	0	0
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Family only closed			
If yes:			
How long has it been closed (# of months)? 26 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3,726		105
Extremely low income <=30% AMI	3,257	87.4	
Very low income (>30% but <=50% AMI)	375	10.1	
Low income (>50% but <80% AMI)	83	2.2	
Families with children	3,194	85.7	
Elderly families	49	1.3	
Families with Disabilities	32	0.9	
Race/ethnicity White	1977	53.1	
Race/ethnicity Black	1373	36.8	
Race/ethnicity Asian	42	1.1	
Race/ethnicity American Indian	37	1.0	
Race/ethnicity Hawaiian	42	1.1	
Race/ethnicity Hispanic	244	6.5	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1 BR		N/A	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 15 months Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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 checked="" 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)

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)

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)

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 2007 grants)		
a) Public Housing Operating Fund	9,721,572	
b) Public Housing Capital Fund	5,176,607	
c) HOPE VI Revitalization	8,303,995	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	18,311,834	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 CFP	4,644,665	
3. Public Housing Dwelling Rental Income	7,451,291	Operations
4. Other income (list below)		
Excess Utilities	70,055	Operations
Interest on T-Bills & other investments	80,000	Operations
5. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	54,916,905	

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: (6 months)
- 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)

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) Admissions Office
10 Cottage Place Gardens

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 and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 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
- 1 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) Screening Committee

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:

(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

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in your jurisdiction
- 1 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
- 1 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)

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)

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. Attachment C
- 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 1/1/08	Expected Turnover
Public Housing	1824	87
Section 8 Vouchers	2082	114
Section 8 Certificates		
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	

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)

- Maintenance plan, personnel policy, procurement policy, asset disposition policy
(2) Section 8 Management: (list below)
Administrative plan

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.

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 (B)

-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 (D)

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

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

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

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

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

8. Demolition and Disposition

[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: Mulford Gardens
1b. Development (project) number: NY 3-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>

3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (17/09/2004)
5. Number of units affected: 550
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 7, 2008 b. Projected end date of activity: June 30, 2008

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Loehr Court
1b. Development (project) number: NY 3-2B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(30/04/2008)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total developments

Designation of Public Housing Activity Description
1a. Development name: Walsh Houses 1b. Development (project) number: NY 3-4
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(30/04/2008)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 299 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total developments

Designation of Public Housing Activity Description
1a. Development name: Curran Court/Kristensen House 1b. Development (project) number: NY 3-6
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
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 checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(30/04/2008)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 218 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total developments

Designation of Public Housing Activity Description
1a. Development name: Flynn Manor 1b. Development (project) number: NY 3-7
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(30/04/2008)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 139 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total developments

Designation of Public Housing Activity Description
1a. Development name: Martinello Manor/C.J. Troy 1b. Development (project) number: NY 3-10
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(30/04/2008)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected: 100
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total developments

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.)

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)

- Units addressed in a pending or approved demolition application (date submitted or approved:
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- 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: N/A

1b. Development (project) number: N/A

2. Federal Program authority: N/A <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) <input checked="" type="checkbox"/> Other in conjunction with the Federal Home Loan Bank
3. Application status: (select one) <input checked="" 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: <u>(DD/MM/YYYY) 20/06/00</u>
5. Number of units affected: 25 to 30 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development Provides home loans for qualified YMHA public housing and Section participants as well as YMHA employees

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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.

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 2002 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.

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)

NY 3-3, Schlobohm; NY 3-5, Calcagno Homes & NY 3-9 Cottage Place

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)
Drug treatment clinics

2. Which developments are most affected? (list below)
NY 3-3, NY 3-5 & NY 3-9

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)

1. Which developments are most affected? (list below)
NY 3-3, NY 3-5 & NY 3-9

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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. (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.

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 (File name)
 - Provided below:
Board was in general agreement with policies and Agency Plan documents.

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)

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) Petition signed by 50 residents

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Yonkers

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)

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

The City of Yonkers plan has established the following housing priorities to address housing needs, which are also the priorities of the Yonkers Municipal Housing Authority:

- A. Maintain the supply of decent, safe and sanitary rental housing that is affordable for low, very low and moderate income families
- B. The modernization of YMHA housing for occupancy by low and very low income families

Attachments

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

Adopted June 15, 1999

Effective: July 1, 1999

Deconcentration Policy

It is the policy of the Yonkers Municipal Housing Authority of (YMHA) to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the YMHA is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the YMHA will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the YMHA does not concentrate families with higher income levels, it is the goal of the YMHA not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The YMHA will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the YMHA.

To accomplish the deconcentration goals the YMHA will take the following actions:

- A. At the beginning of each fiscal year, the YMHA will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.
- B. To accomplish the goals of:
 - 1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - 2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living the development with incomes that exceed 30% of the area median income, the YMHA's Tenant Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regards to applicant selection from its waiting list.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	920,000			
3	1408 Management Improvements	2,221,600			
4	1410 Administration	535,506			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	260,322			
10	1460 Dwelling Structures	900,000			
11	1465.1 Dwelling Equipment—Nonexpendable	100,000			
12	1470 Nondwelling Structures	100,000			
13	1475 Nondwelling Equipment	150,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	5,287,428			
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 –Soft Costs	2,221,600			
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	
HA Wide	A. Operations	1406	13%	920,000				
	Subtotal			920,000				
HA Wide Management Improvements	A. Community Policing/Security	1408	100%	2,221,600				
	Subtotal			2,221,600				
HA Wide Administrative Cost	A. Salary & benefits for MOD Coordinator	1410	100%	145,600				
	B. Salary & benefits for staff involved in CFP Activities	1410	4	389,906				
	Subtotal			535,506				
HA-Wide Fees & Cost	A. A/E design	1430	100%	100,000				
	Subtotal			100,000				
NY 3-2A Hall Homes	A. Roofing	1460	100%	40,000				
	B. Replace appliances	1465.1	10 Pair	6,360				
	Subtotal			46,360				
NY 3-3 Schlobohm	A. Fuel Tank Removal	1450	1	100,000				
	B. Replace Appliances	1465.1	35 pair	22,260				
	Subtotal			122,260				

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

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	
NY 3-4 Walsh Road	A. Water Shut Off Valves	1460	100%	80,000			
	Subtotal			80,000			
NY 3-5 Calcagno	A. Replace Appliances	1465.1	35 pair	22,260			
	Subtotal			22,260			
NY 3-7 Flynn Manor	A. Roofing	1460	100%	10,000			
	B. Replace appliances	1465.1	10 pair	6,360			
	Subtotal			16,360			
NY 3-9 Cottage Gardens	A. Doors/Vestibules/Intercoms	1460	100%	350,000			
	B. Roofing	1460	35%	150,000			
	C. Site Improvements	1450	LS	160,322			
	D. Replace appliances	1465.1	35 pair	22,260			
	Subtotal			682,582			
NY 3-10A Martenelli Manor	A. Water Shut Off Valves	1460	100%	10,000			
	Subtotal			10,000			
NY 3-10B Cajetan J. Troy	A. Water Shut Off Valves	1460	100%	10,000			
	Subtotal			10,000			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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
NY 3-11 Scattered sites	A. Roofing	1460	50%	175,000				
	B. Replace Appliances	1465.1	22 pair	14,350				
	Subtotal			189,350				
NY 3-13 Scattered sites	A. Roofing	1460	50%	75,000				
	B. Replace appliances	1465.1	10 pair	6,150				
	Subtotal			81,150				
HA Wide Nondwelling Equipment & Structures	A. Vehicles	1475	2	75,000				
	B. Office Upgrade	1470	LS	100,000				
	C. Computer Equipment	1475	LS	75,000				
	Subtotal			250,000				
	Grand Total			5,287,428				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-08 Replacement Housing Factor No:			Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-2A Hall Homes	6/30/10			6/30/12			
NY 3-3 Scholbohm	6/30/10			6/30/12			
NY 3-4 Walsh Road	6/30/10			6/30/12			
NY 3-5 Calcagno	6/30/10			6/30/12			
NY 3-7 Flynn Manor	6/30/10			6/30/12			
NY 3-9 Cottage Gardens	6/30/10			6/30/12			
NY 3-10 A Martinelli Manor	6/30/10			6/30/12			
NY 3-10B Troy Manor	6/30/10			6/30/12			
NY 3-11 Scattered Sites	6/30/10			6/30/12			
NY 3-13 Scattered Sites	6/30/10			6/30/12			
HA Wide	6/30/10			6/30/12			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Yonkers Municipal Housing Authority		Yonkers/Westchester/New York		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
NY 3-2A		0	0	0	0
NY 3-2B		0	0	0	0
NY 3-3		150,000	20,000	36,500	0
NY 3-4		60,000	0	0	0
NY 3-5,		100,000	0	13,500	0
NY 3-6A		0	0	100,000	0
NY 3-7		0	0	275,000	0
NY 3-9		578,000	400,000	0	0
NY 3-10A		64,998	30,000	0	0
NY 3-10B		0	125,000	0	0
NY 3-11		87,500	100,000	0	0
NY 3-13 A/B		37,500	100,000	0	0
HA Wide Dwelling Structures & Equipment		75,620	85,620	385,620	785,620
HA Wide Nondwelling Structures & Equipment		150,000	442,998	292,998	317,998
HA-Wide Operations		920,000	920,000	920,000	920,000
HA-Wide Administration		580,000	580,000	580,000	580,000
HA-Wide Management Improvements		2,221,600	2,221,600	2,221,600	2,221,600
HA-Wide other – BLI 1502		262,210	262,210	262,210	262,210
HA-Wide Site Improvement		0	0	200,000	200,000
Total CFP Funds (Est.)		5,287,428	5,287,428	5,287,428	5,287,428
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 :2 FFY Grant: PHA FY: 2009			Activities for Year: 3 FFY Grant: PHA FY: 2010		
	NY 3-3 Schlobohm	A. Replace heating oil tanks	150,000	NY 3-3 Schlobohm	A. Replace boiler	20,000
		Subtotal	150,000		Subtotal	20,000
	NY 3-4 Walsh Road	A. Replace water lines	50,000	NY 3-9 Cottage Place	A. Replace boiler controls	20,000
		B. Replace boiler controls	10,000		B. Replace baseboard heaters	380,000
		Subtotal	60,000		Subtotal	400,000
	NY 3-5 Calcagno Homes	A. Replace heating oil tanks	100,000	NY 3-10A MartinelliManor	A. Renovate kitchens	30,000
		Subtotal	100,000		Subtotal	30,000
	NY 3-9 Cottage Place	A. Roofing	178,000	NY 3-10B Troy Manor	A. Renovate kitchens	125,000
		B. Landscaping	100,000		Subtotal	125,000
		C. Replace Sidewalks & Curbs	100,000			
		D. Replace sanitary lines	100,000	NY 3-11 Scattered Sites	A. Renovate kitchens	100,000
		E. Replace heating oil tanks	100,000		Subtotal	100,000
		Subtotal	578,000			
	NY 3-10A Martinelli Manor	A. Renovate kitchens	64,998	NY 3-13 Scattered Sites	A. Renovate kitchens	100,000
		Subtotal	64,998		Subtotal	100,000
				HA Wide-Dwell. Equip	A. Replace Appliances	85,620
					Subtotal	85,620
	NY 3-11 Scattered Sites	A. Replace roofs	87,500			
		Subtotal	87,500	HA Wide ND Structures & Equipment	A. Maintenance vehicles	50,000
					B. Replace Fuel Tanks	392,998
					Subtotal	442,998
	NY 3-13 Scattered Sites	A. Replace roofs	37,500			
		Subtotal	37,500	HA Wide Operations	A. Operations	920,000
					Subtotal	920,000
	HA Wide-Dwell. Equip.	A. Replace appliances	75,620			
		Subtotal	75,620			

	HA Wide Nondwelling Structures & Equipt	A. Maintenance vehicles	50,000	HA Wide – Admin	A. Administration	580,000
		B. Upgrade computer hardware	100,000		Subtotal	580,000
		Subtotal	150,000			
				HA Wide Management Improvements	A. Community Policing/Security	2,221,600
					Subtotal	2,221,600
	HA Wide – Operations	Operations	920,000			
		Subtotal	920,000	HA Wide – BLI 1502	Other	262,210
					Subtotal	262,210
	HA Wide – Admin	Administration	580,000			
		Subtotal	580,000			
	HA Wide Management Improvements	A. Community Policing/Security	2,221,600			
		Subtotal	2,221,600			
	HA Wide – BLI 1502	Other	262,210			
		Subtotal	262,210			
	Grand Total		5,287,428	Grand Total		5,287,428

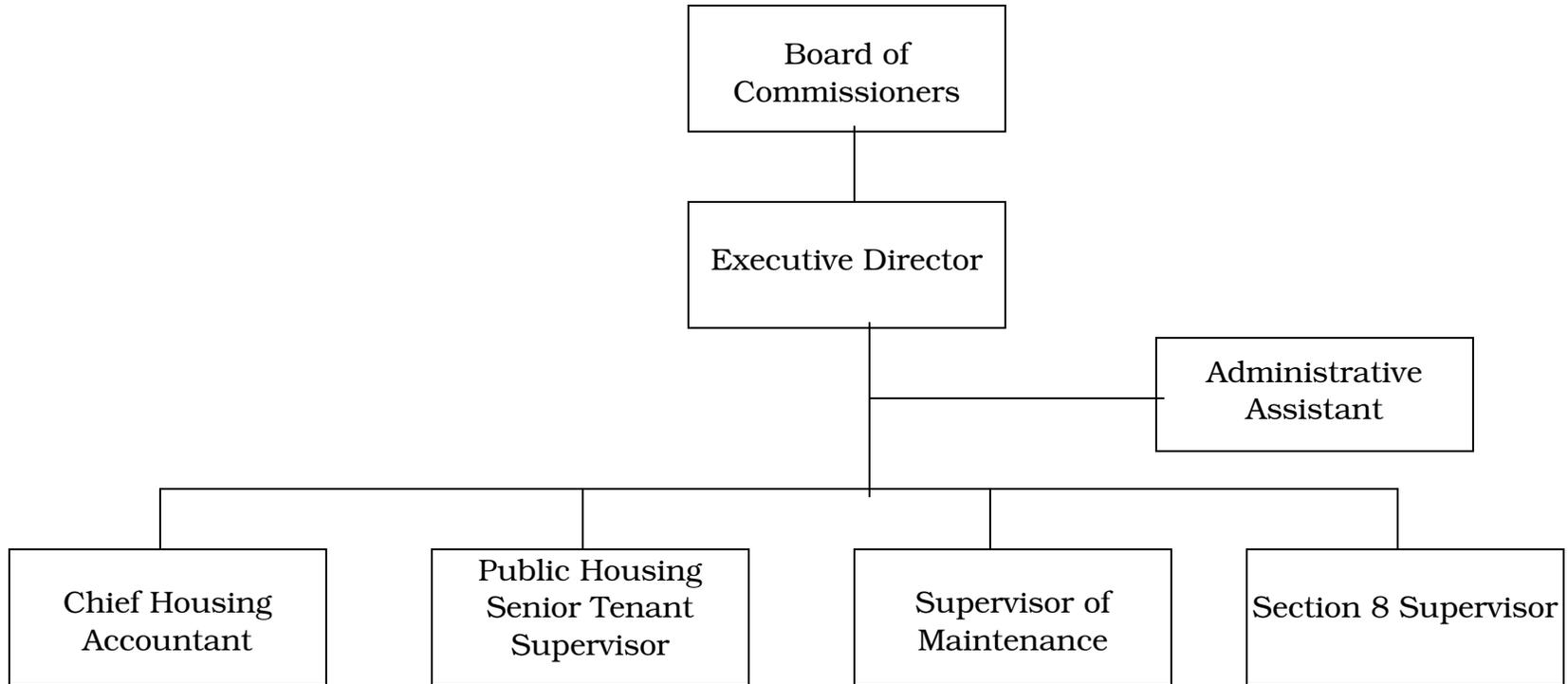
Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year :4 FFY Grant: PHA FY: 2011			Activities for Year: 5 FFY Grant: PHA FY: 2012		
	NY 3-3 Schlobohm	A. Roof dampers for elevators	36,500	HA Wide-Site Improve	A. Landscaping	100,000
		Subtotal	36,500		B. Replace sidewalk	100,000
					Subtotal	200,000
				HA Wide Dwelling	A. Upgrade heating system	300,000
	NY 3-5 Calcagno Homes	A. Smoke dampers for elevators	13,500	Structures & Equip	B. Replace appliances	35,620
		Subtotal	13,500		C. Waterproofing	450,000
					Subtotal	785,620
	NY 3-6A Curran Court	A. Replace heating oil tank	100,000	HA Wide ND Equip	A. Security Cameras	142,998
		Subtotal	100,000		B. Maintenance vehicles	75,000
					C. Upgrade computer hardware	100,000
	NY 3-7 Flynn Manor	A. Upgrade elevator	175,000		Subtotal	317,998
		B. Boiler upgrade	100,000			
		Subtotal	275,000			
				HA Wide-Operations	Operations	920,000
	HA Wide-Site Improve	A. Landscaping	100,000		Subtotal	920,000
		B. Replace sidewalk	100,000			
		Subtotal	200,000	HA Wide-Admin	Administration	580,000
	HA Wide Dwelling	A. Upgrade heating system	300,000		Subtotal	580,000
	Structures & Equip	B. Replace appliances	85,620			
		Subtotal	385,620	HA Wide Management Improvements	A. Community Policing/Security	2,221,600
	HA Wide ND Structures	A. Rent Office Improvements	142,998		Subtotal	2,221,600
		Subtotal	142,998			
				HA Wide – BLI 1502	Other	262,210
	HA Wide ND Equipment	A. Maintenance vehicles	50,000		Subtotal	262,210
		B. Upgrade computer hardware	100,000			
		Subtotal	150,000			
	HA Wide - Operations	A. Operations	920,000			
		Subtotal	920,000	Grand Total		5,287,428

	HA Wide - Admin	A. Administration	580,000		
		Subtotal	580,000		
	HA Wide Management Improvements	A. Community Policing/Security	2,221,600		
		Subtotal	2,221,600		
	HA Wide – BLI 1502	Other	262,210		
		Subtotal	262,210		
	Grand Total		5,287,428		

Yonkers Municipal Housing Authority

Organization Chart



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:

The Yonkers Municipal Housing Authority's (YMHA) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Yonkers Municipal Housing Authority's (YMHA) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Summary of Policy and Program Changes

There will be no changes to the ACOP. Amendments to the Administrative Plan are as follows:

- 1) Allow up to 20% of MHACY tenant-based vouchers to be converted to Project-based vouchers
- 2) Set-aside no more than 5% of Housing Choice Vouchers for use by Disabled members of the Yonkers Community who are compelled to Remain in a long term care program due to lack of affordable and Accessible housing, or who are facing admission into a long term Program due to the lack of affordable and accessible housing.

A Public Hearing will be held on May 9, 2008 regarding amendments to the Public Housing Lease.

The family development pet policy is continuing to be utilized by resident families.

The YMHA will strive this year to continue to improve real and perceived attitudes and opinions of our residents regarding our RASS survey.

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:

Ms. Roberta Allen and Ms. Agnes Scott

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

- Elected
 Appointed

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

10/18/07 to 9/30/09 and 10/19/06 to 9/30/08

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: 6/23/08

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

Mayor for the City of Yonkers

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.)

RESIDENT ADVISORY BOARD

Margaret Jessup	Walter Astapczyk
Elizabeth Owens	Jitinder Anand
Deborah Smith	Michael Lim
Valerie Marshall	Mary Wilson
George Turner	Cena Scott
Beverly Blagmon	Patricia Potenza
Valerie Barnett	Joan Corbalis
Vanessa Hampton	Leona Nelson
Mary Kochetta	Agnes Scott
Amelia Pupchuk	Roberta Allen
Charles Reese	

SCREENING COMMITTEE

Roberta Allen
Jitinder Anand
Jacqueline Anderson
Lorraine Butler
Donna Clark
Ruth Guthrie
Sandra Ivey
Barbara McDonald
Elizabeth Owens
Agnes Scott
Joseph Vick

Progress in meeting the 5-Year Plan Mission and Goals

The YMHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of its past Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS/SEMAP scores indicate that other operational issues are being positively addressed. We also have developed an implementation plan to resolve 3 substandard scores on our most recent RASS survey.

Capital funds have been utilized to provide modernization of our property and our FY 2008 application will continue that effort.

YMHA has implemented local preferences to improve the living environment in addition to our modernization efforts as well as new market value flat rents.

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PHA has re-implemented a Community Service program beginning Feb. 21, 2003 that is being discussed with residents and each adult member of every household has/will be notified of their responsibilities and the policy has been Board approved.

YMHA has been awarded a HOPE VI application for Mulford Gardens. YMHA has commenced the demolition of the Mulford Gardens property and commenced construction of 61 units of housing in a mixed income development. Re-development of Mulford Gardens and additional properties will continue through 2008 and 2009.

The YMHA will take actions to reduce building concentrations of identifiable minority groups.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2008.

Attachment J: PHA's Policy on Pet Ownership in Public Housing Family Developments

PET POLICY FOR FAMILY DEVELOPMENTS

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to the following rules and limitations:

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle". Common household pets are defined as follows:

Bird Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted.

Fish In tanks or aquariums, not to exceed twenty (20) gallons in capacity; poisonous or dangerous fish are not permitted.

Dogs Dogs not to exceed twenty-five pounds (25 lbs.) weight, or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended /suggested types of dogs are as follows:

- | | |
|--------------|-------------------|
| a. Chihuahua | e. Cocker Spaniel |
| b. Pekingese | f. Dachshund |
| c. Poodle | g. Terriers |
| d. Schnauzer | |

NO PIT BULLS WILL BE PERMITTED

Cats Cats must be spayed or neutered and be de-clawed or have scratching post, and should not exceed fifteen pounds (15 lbs.).

Rodents Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages.

Reptiles Reptiles other than turtles or small lizards such as chameleons are not considered common household pets.

Exotic Pets At no time will the PHA approve of exotic pets, such as snakes, monkeys, game pets, etc.

2. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined above.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's housing unit for the purpose of handling, but shall not generally be unrestrained.
4. Only one (1) dog or cat is allowed per household. **NO PIT BULLS WILL BE PERMITTED.** All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.

Attachment J: PHA’s Policy on Pet Ownership in Public Housing Family Developments

5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
8. Visiting pets may be allowed as long as they generally conform to the guidelines expressed in this policy, except that, no additional pet deposit shall be required of the Resident with whom the pet is visiting unless the visit is in excess of seventy-two (72) hours, and two (2) verified complaints shall be grounds for excluding the pet from further visits.
9. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community. Registration shall consist of providing:
 - a. Basic information about the pet (type, age, description, name, etc.);
 - b. Proof of inoculation and licensing;
 - c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, a veterinarian’s certificate will be necessary to allow the pet to become or continue to be a Resident of the community;

Type of Pet	Pets Name	Inoculations (type and date)
License Date	Spay or Neuter Date	

- d. Payment of a pet deposit of \$_____ (to be paid in full, or over a period of time not to exceed six (6) months, in case of hardship) to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no pet deposit for pets other than dogs or cats. The pet deposit shall not preclude charges to a Resident for repair of damages done on an ongoing basis by a pet. The Resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. This deposit is refundable with accrued interest if no damage is identified at the move-out inspection; and
- e. If a Resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after twenty-four (24) hours have elapsed, the Resident hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall PHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

Attachment J: PHA's Policy on Pet Ownership in Public Housing Family Developments

Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so.			
Name	Address	Phone (day)	Phone (night)
This information will be updated annually.			

10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet. The PHA accepts **NO RESPONSIBILITY** for the pet under any circumstance. The PHA strongly advises resident to obtain liability insurance.

Attachment K: Implementation of Public Housing Resident Community Service Requirement

The Yonkers Municipal Housing Authority's policy is designed to identify which adult family members are subject to or exempt from the service requirements; to explain how the PHA will administer its program; to identify PHA and/or third party certification opportunities available to eligible adult family members; and to assure resident compliance with identified work activities with fair and equitable actions.

PHA Responsibilities

(1) Eligibility Determination

The PHA will review every existing resident file to determine each Adult member's status regarding community service per the following guidelines.

- a. As family status is determined a registered letter or other certifiable document of receipt will be sent to each adult member of that family to notify them of their status (exempt or non-exempt) and explaining the steps they should immediately proceed with through their housing representative.
- b. The PHA will include a copy of the general information section of its Community Service Policy and a listing of PHA and/or third party work activities that are eligible for certification of the community service requirement.
- c. At the scheduled meeting with each non-exempt adult family member, not only will the parameters of the community service requirement be reviewed but also the PHA and/or third party work activities will be identified and selected for compliance with the annual obligation for certification at their annual lease renewal date.

(2) Work Activity Opportunities

The Yonkers Municipal Housing Authority has elected to provide to those adult family members that must perform community service activities the opportunity to select either PHA sanctioned work activities or Third Party certifiable work items. The administration of the certification process would be:

- a. PHA Provided Activities.
When qualifying activities are provided by the Authority directly, designated Authority employee(s) shall provide signed certification that the family member has performed the proper number of hours for the selected service activities.
- b. Third Party Certification
When qualifying activities are administered by any organization other than PHA, the family member must provide signed certification (see III A (c)) to the Authority by such third party organization that said family member has performed appropriate service activities for the required hours.
- c. Verification of Compliance.
The Authority is required to review family compliance with service requirement, and must verify such compliance annually at least thirty (30) days before the end of the twelve (12) month lease term (annual re-certification time). Evidence of service performance and/or exemption must be maintained in the participant files.

Attachment K: Implementation of Public Housing Resident Community Service Requirement

d. Notice of Noncompliance.

If the Authority determines that, a family member who is subject to fulfilling a service requirement, but who has violated the family's obligation (a noncompliant resident) the Authority must notify the specific family member of this determination.

The Notice of Noncompliance must:

Briefly, describe the noncompliance (inadequate number of hours).

State that the Authority will not renew the lease at the end of the twelve (12) month lease term unless:

The resident or any other noncompliant adult family member enters into a written agreement with the Authority to cure the noncompliance and in fact perform to the letter of agreement.

- Or -

The family provides written assurance satisfactory, to the PHA that the resident or other noncompliant adult family member no longer resides in the unit.

This Notice of Noncompliance must also state that the resident may request a grievance hearing and that the resident may exercise any available judicial remedy to seek timely redress for the Authority's non-renewal of the lease because of a noncompliance determination.

Resident agreement to comply with the service requirement.

The written agreement entered into with the Authority to cure the service requirement noncompliance by the resident and any other adult family member must:

1. Agree to complete additional service hours needed to make up the total number of hours required over the twelve (12) month term of the new lease.
2. State that all other members of the family subject to the service requirement are in current compliance with the service requirement or are no longer residing in the unit.

e. The Yonkers Municipal Housing Authority has developed a list of Agency certifiable and/or third party work activities of which each non-exempt adult family member can select to perform their individual service requirement.

Attachment L:

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
NY 3-11	142	Development is subject to consent decree and admission plan mandated by court action	
NY 3-13	84	Development is subject to consent decree and admission plan mandated by court action	

Attachment M:

Component 10 (B) Voluntary Conversion Initial Assessments

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

- 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)?
Seven

- c. How many Assessments were conducted for the PHA’s covered developments?
One for each development, a total of seven developments.

- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
N/A

**VIOLENCE AGAINST WOMEN ACT (VAWA)
OUR POLICY**

The PHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.

This language has been incorporated into both the ACOP and Section 8 Administration Plan. The PHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<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: 12/31/07 <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				
2	1406 Operations	920,158		579,795	579,795
3	1408 Management Improvements	2,221,600		738,681	0
4	1410 Administration	535,506		267,753	62,968
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	705,164		0	0
10	1460 Dwelling Structures	300,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable	100,000		0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	430,000		0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	5,287,428		1,586,229	642,763
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 –Soft Costs	2,121,600		738,681	0
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
HA Wide	Operations	1406	13%	920,158		579,795	579,795	63% Complete
	Subtotal			920,158		579,795	579,795	
HA Wide Management Improvements	A. Provide computer training	1408	50%	30,000		0	0	0% Complete
	B. Management Consultant	1408	2	30,000		0	0	0% Complete
	C. Continue community policing	1408	100%	2,121,600		738,681	0	0% Complete
	D. Maintenance training	1408	5	20,000		0	0	0% Complete
	E. Administrative training	1408	10	20,000		0	0	0% Complete
	Subtotal			2,221,600		738,681	0	
HA Wide Administrative Cost	A. Salary & benefits for MOD Coordinator	1410	100%	145,600		72,800	0	0% Complete
	B. Salary & benefits for staff involved in CFP Activities	1410	4	389,906		194,953	62,968	16% Complete
	Subtotal			535,506		267,753	62,968	
HA-Wide Fees & Cost	A. A/E design	1430	100%	75,000		0	0	0% Complete
	Subtotal			75,000		0	0	
NY 3-3 Schlobohm	A. Curbs and sidewalks	1450	LS	30,000		0	0	0% Complete
	B. Replace appliances	1465.1	23 Pair	15,000		0	0	0% Complete
	C. Elevators	1460	20%	100,000		0	0	0% Complete
	D. Roofing	1460	15%	100,000		0	0	0% Complete
	E. Site Improvement	1450	LS	20,000		0	0	0% 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: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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
Subtotal				265,000		0	0	
NY 3-4 Walsh Homes	A. Replace heating oil tanks	1450	2	100,000		0	0	0% Complete
	B. Site improvements	1450	LS	30,000		0	0	0% Complete
	C. Replace appliances	1465.1	23 pair	15,000		0	0	0% Complete
Subtotal				145,000		0	0	
NY 3-5 School Street	A. Site improvements	1450	LS	20,000		0	0	0% Complete
	B. Replace appliances	1465.1	23 pair	15,000		0	0	0% Complete
	C. Fuel Tanks	1460	50%	150,000		0	0	0% Complete
Subtotal				185,000		0	0	
NY 3-6A Curran Court	A. Landscaping	1450	LS	10,000		0	0	0% Complete
	B. Replace appliances	1465.1	15 pair	10,000		0	0	0% Complete
	C. Fuel tanks	1450	100%	125,000		0	0	0% Complete
Subtotal				145,000		0	0	
NY 3-9 Cottage Gardens	A. Replace roofs	1460	25%	100,000		0	0	0% Complete
	B. Landscaping	1450	LS	10,164		0	0	0% Complete
	C. Sidewalks & curbs	1450	LS	30,000		0	0	0% Complete
	D. Replace appliances	1465.1	23 pair	15,000		0	0	0% Complete
	E. Fuel tanks	1450	50%	125,000		0	0	0% Complete
Subtotal				280,164		0	0	
NY 3-10A Martenelli	A. Landscaping	1450	LS	5,000		0	0	0% Complete
	B. Replace appliances	1465.1	7 pair	5,000		0	0	0% Complete
Subtotal				10,000		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: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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
NY 3-10B Cajetan J. Troy	A. Replace appliances	1465.1	7 pair	5,000		0	0	0% Complete
	Subtotal			5,000		0	0	
NY 3-11 Scattered Sites	A. Landscaping	1450	LS	5,000		0	0	0% Complete
	B. Sidewalks & curbs	1450	LS	40,000		0	0	0% Complete
	C. Replace appliances	1465.1	23 pair	15,000		0	0	0% Complete
	Subtotal			60,000		0	0	
NY 3-13 Scattered sites	A. Landscaping	1450	LS	5,000		0	0	0% Complete
	B. Replace appliances	1465.1	7 pair	5,000		0	0	0% Complete
	Subtotal			10,000		0	0	
HA Wide Nondwelling Structures & Equipt	A. Maintenance vehicles	1475	2 EA	75,000		0	0	0% Complete
	B. Surveillance cameras	1475	LS	300,000		0	0	0% Complete
	C. Computer equipment	1475	LS	55,000		0	0	0% Complete
	Subtotal			430,000		0	0	
	Grand Total			5,287,428		1,586,229	642,763	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-07 Replacement Housing Factor No:			Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-3 Scholbohm	6/30/09			6/30/11			
NY 3-4 Walsh Road	6/30/09			6/30/11			
NY 3-5 School St.	6/30/09			6/30/11			
NY 3-6A Curran Ct.	6/30/09			6/30/11			
NY 3-9 Cottage Gardens	6/30/09			6/30/11			
NY 3-10 A Martinelli Manor	6/30/09			6/30/11			
NY 3-10B Cajetan Troy	6/30/09			6/30/11			
NY 3-11 Scattered Sites	6/30/09			6/30/11			
NY 3-13 Scattered Sites	6/30/09			6/30/11			
HA Wide	6/30/09			6/30/11			

P: 2006 Capital Fund Program Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<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: 12/31/07 <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				
2	1406 Operations	750,000	750,000	750,000	122,738
3	1408 Management Improvements	2,721,600	2,726,779	2,726,779	2,726,779
4	1410 Administration	535,506	586,833	586,833	586,833
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	100,000	100,000	73,874
8	1440 Site Acquisition				
9	1450 Site Improvement	390,000	390,000	390,000	0
10	1460 Dwelling Structures	343,394	343,394	343,394	48,278
11	1465.1 Dwelling Equipment—Nonexpendable	250,000	193,494	193,494	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	75,000	75,000	75,000	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	5,165,500	5,165,500	5,165,500	3,558,502
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 –Soft Costs	2,621,600	2,619,501	2,619,501	2,619,501
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	
HA Wide	Operations	1406	13%	750,000	750,000	750,000	122,738	16% Complete
	Subtotal			750,000	750,000	750,000	122,738	
HA Wide Management Improvements	A. Provide computer training	1408	50%	30,000	67,798	67,798	67,798	Completed
	B. Management Consultant	1408	2	30,000	39,480	39,480	39,480	Completed
	C. Continue community policing	1408	100%	2,621,600	2,619,501	2,619,501	2,619,501	Completed
	D. Maintenance training	1408	5	20,000	0	0	0	
	E. Administrative training	1408	10	20,000	0	0	0	
	Subtotal			2,721,600	2,726,779	2,726,779	2,726,779	
HA Wide Administrative Cost	A. Salary & benefits for the Intake Orientation Employee	1410	100%	37,560	0	0	0	
	B. Salary & benefits for MOD Coordinator	1410	100%	145,600	145,600	145,600	145,600	Completed
	C. Salary & benefits for staff involved in CFP Activities	1410	4	352,346	441,233	441,233	441,233	Completed
	Subtotal			535,506	586,833	586,833	586,833	
HA-Wide Fees & Cost	A. A/E design	1430	100%	100,000	100,000	100,000	73,874	74% Complete
	Subtotal			100,000	100,000	100,000	73,874	
NY 3-3 Schloboahm	A. Curbs and sidewalks	1450	LS	60,000	60,000	60,000	0	0% Complete
	B. Replace appliances	1465.1	96 Pair	75,000	58,744	58,744	0	0% Complete
	C. Elevators	1460	30%	148,230	99,952	99,952	0	0% Complete
	Subtotal			283,230	218,696	218,696	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: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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
NY 3-4 Walsh Homes	A. Replace heating oil tanks	1450	2	100,000	100,000	100,000	0	0% Complete
	B. Site improvements	1450	LS	40,000	40,000	40,000	0	0% Complete
	C. Replace appliances	1465.1	50	40,000	30,800	30,800	0	0% Complete
	Subtotal				180,000	170,800	170,800	0
NY 3-5 School Street	A. Site improvements	1450	LS	40,000	40,000	40,000	0	0% Complete
	B. Replace appliances	1465.1	50	40,000	30,800	30,800	0	0% Complete
	C. Elevators	1460	33%	0	48,278	48,278	48,278	Completed
Subtotal				80,000	119,078	119,078	48,278	
NY 3-6A Curran Court	A. Landscaping	1450	LS	10,000	10,000	10,000	0	0% Complete
	B. Replace appliances	1465.1	7	15,000	11,550	11,550	0	0% Complete
Subtotal				25,000	21,550	21,550	0	
NY 3-9 Cottage Gardens	A. Replace roofs	1460	25%	100,000	100,000	100,000	0	0% Complete
	B. Landscaping	1450	LS	10,000	10,000	10,000	0	0% Complete
	C. Sidewalks & curbs	1450	LS	60,000	60,000	60,000	0	0% Complete
	D. Replace appliances	1465.1	50	40,000	30,800	30,800	0	0% Complete
Subtotal				210,000	200,800	200,800	0	
NY 3-10A Martenelli	A. Landscaping	1450	LS	10,000	10,000	10,000	0	0% Complete
	B. Replace appliances	1465.1	7	5,000	3,850	3,850	0	0% Complete
Subtotal				15,000	13,850	13,850	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: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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
NY 3-10B Cajetan J. Troy	A. Replace appliances	1465.1	13	10,000	7,700	7,700	0	0% Complete
	Subtotal			10,000	7,700	7,700	0	
NY 3-11 Scattered sites	A. Replace roofs	1460	30%	95,164	95,164	95,164	0	0% Complete
	B. Landscaping	1450	LS	10,000	10,000	10,000	0	0% Complete
	C. Sidewalks & curbs	1450	LS	40,000	40,000	40,000	0	0% Complete
	D. Replace appliances	1465.1	25	20,000	15,400	15,400	0	0% Complete
	Subtotal			165,164	160,564	160,564	0	
NY 3-13 Scattered sites	A. Landscaping	1450	LS	10,000	10,000	10,000	0	0% Complete
	B. Replace appliances	1465.1	7	5,000	3,850	3,850	0	0% Complete
	Subtotal			15,000	13,850	13,850	0	
HA Wide Nondwelling Structures & Equipt	A. Maintenance vehicles	1475	2 EA	75,000	75,000	75,000	0	0% Complete
	Subtotal			75,000	75,000	75,000	0	
	Grand Total			5,165,500	5,165,500	5,165,500	3,558,502	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-3 Scholbohm	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-4 Walsh Road	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-5 School St.	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-6A Curran Ct.	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-9 Cottage Gardens	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-10 A Martinelli Manor	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-10B Cajetan Troy	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-11 Scattered Sites	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
NY 3-13 Scattered Sites	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		
HA Wide	6/30/08	6/8/08	7/31/07	6/30/10	7/17/10		

Q: 2005 Capital Fund Program Performance and Evaluation Report

OMB Approval No: 2577-0226
Expires: 05/31/2006

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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: 12/31/07 <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				
2	1406 Operations	734,713	734,713	734,713	526,823
3	1408 Management Improvements	2,209,190	2,268,551	2,268,551	2,268,551
4	1410 Administration	570,535	727,952	727,952	727,952
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	50,000	50,000	25,943
8	1440 Site Acquisition				
9	1450 Site Improvement	625,620	549,405	549,405	286,793
10	1460 Dwelling Structures	665,000	626,037	626,037	27,812
11	1465.1 Dwelling Equipment—Nonexpendable	250,000	184,559	184,559	41,050
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	200,000	213,841	213,841	213,841
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 1-19)	5,355,058	5,355,058	5,355,058	4,118,765
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 –Soft Costs	2,109,190	2,162,388	2,162,388	2,162,388
24	Amount of Line 20 related to Security-- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	75,000	155,000	155,000	5,214
26	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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	
HA-Wide Operations	A. Housing Operation	1406	13%	734,713	734,713	734,713	526,823	72% Completed
	Subtotal			734,713	734,713	734,713	526,823	
HA Wide Management Improvements	A. Provide computer training	1408	50%	30,000	34,300	34,300	34,300	Completed
	B. Management Consultant	1408	2	30,000	68,863	68,863	68,863	Completed
	C. Continue community policing	1408	100%	2,109,190	2,162,388	2,162,388	2,162,388	Completed
	D. Maintenance training	1408	5	20,000	0	0	0	Delete
	E. Administrative training	1408	10	20,000	0	0	0	Delete
	F. Resident Business opportunity	1408	1	0	3,000	3,000	3,000	Completed
	Subtotal			2,209,190	2,268,551	2,268,551	2,268,551	
HA Wide Administrative Cost	A. Salary & benefits for the Intake Orientation Employee	1410	100%	37,560	0	0	0	Delete
	B. Salary & benefits for MOD Coordinator	1410	100%	145,600	145,600	145,600	145,600	Completed
	C. Salary & benefits for staff involved in CFP Activities	1410	4	387,375	582,352	582,352	582,352	Completed
	Subtotal			570,535	727,952	727,952	727,952	
HA-Wide Fees & Cost	A. A/E design	1430	100%	100,000	50,000	50,000	25,943	52% Completed
	Subtotal			100,000	50,000	50,000	25,943	
NY 3-1 Mulford Gardens	Replace security lighting	1450	2 EA	0	1,215	1,215	1,215	Completed
	Subtotal			0	1,215	1,215	1,215	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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
NY 3-2A Hall Homes	A. Roof upgrade	1460	100%	165,000	0	0	0	Delete
	Subtotal			165,000	0	0	0	
NY 3-2B Western Ave.	A. Oil storage tanks	1450	2 EA	120,000	218,968	218,968	218,968	Completed
	B. Surveillance System	1475	100%	0	65,740	65,740	65,740	Completed
	Subtotal			120,000	284,708	284,708	284,708	
NY 3-3 Schlobohm	A. Roof upgrade	1460	25% ^s	140,000	119,692	119,692	0	0% Completed
	B. Hot water storage tanks	1460	100%	115,000	95,000	95,000	9,456	1% Completed
	C. Replace lighting	1460	2 EA	0	1,091	1,091	1,091	Completed
	D. Hot Water Heater	1465.1	1 unit	0	5,295	5,295	5,295	Completed
	E. Replace Appliances	1465.1	27 pair	0	17,145	17,145	17,145	Completed
	Subtotal			255,000	238,223	238,223	32,987	
NY 3-4 Walsh Rd.	A. Upgrade heating	1460	2 Sys	0	50,000	50,000	2,214	4% Completed
	B. Replace Appliances	1465.1	13 pair	0	8,525	8,525	8,525	Completed
	C. Surveillance System	1475	100%	0	84,170	84,170	84,170	Completed
	Subtotal			0	142,695	142,695	94,909	
NY 3-5 Calcagno	A. Entry doors	1460	100%	30,000	30,000	30,000	0	0% Completed
	B. Replace building lighting	1460	2 Bldg	0	3,422	3,422	3,422	Completed
	C. Replace Appliances	1465.1	12 pair	0	7,605	7,605	7,605	Completed
	Subtotal			30,000	41,027	41,027	11,027	
NY 3-6A Curran Court	A. Water Main	1450	100%	0	1,363	1,363	1,363	
	B. Curbs/Sidewalks	1450	100%	0	34,007	34,007	34,007	
	Subtotal			0	35,370	35,370	35,370	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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
NY 3-7 Flynn Manor	A. Replace roof fans	1460	3 EA	0	1,262	1,262	1,262	Completed
	B. Replace surveillance cameras	1475	1 Sys	0	35,621	35,621	35,621	Completed
	C. Replace entrance doors	1460	2 Sys	0	8,738	8,738	2,200	25% Completed
	D. Replace Appliances	1465.1	4 pair	0	2,480	2,480	2,480	Completed
	Subtotal			0	48,101	48,101	41,563	
NY 3-9 Cottage Gardens	A. Replace roofs	1460	33%	140,000	140,000	140,000	0	0% Completed
	B. Upgrade heating	1460	1 Sys	0	30,000	30,000	1,785	6% Completed
	C. Replace entry doors	1460	25%	0	69,950	69,950	4,500	6% Completed
	D. Replace fencing	1450	20 LF	0	2,546	2,546	2,546	Completed
	Subtotal			140,000	242,496	242,496	8,831	
NY 3-10B Troy Manor	A. Upgrade electrical Sys	1460	1 Unit	0	1,882	1,882	1,882	Completed
	B. Surveillance System	1475	100%	0	28,310	28,310	28,310	Completed
	Subtotal			0	30,192	30,192	30,192	
NY 3-11 Scattered Sites	A. Curbs/sidewalks	1450	LS	0	28,694	28,694	28,694	Completed
	Subtotal				28,694	28,694	28,694	
HA Wide	A. Landscaping	1450	LS	50,000	50,000	50,000	0	0% Completed
	B. Site Improvements	1450	LS	100,000	24,337	24,337	0	0% Completed
	C. Sidewalks & curbs	1450	LS	355,620	188,275	188,275	0	0% Completed
	D. Upgrade heating system	1460	LS	75,000	75,000	75,000	0	0% Completed
	E. Replace appliances	1465.1	250 Pair	250,000	143,509	143,509	0	0% Completed
	Subtotal			830,620	481,121	481,121	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: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
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
HA-Wide Nondwelling Equipment	A. Replace maintenance vehicles	1475	2 EA	100,000	0	0	0	0% Completed
	B. Surveillance cameras	1475	LS	100,000	0	0	0	0% Completed
	Subtotal			200,000	0	0	0	
	Grand Total			5,355,058	5,355,058	5,355,058	4,118,765	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-05 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-1 Mulford Gardens	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-2A Hall Homes	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-2B Western Ave	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-3 Scholbohm	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-4 Walsh Road	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-5 Calcagno	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-6A Curran Court	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-9 Cottage Gardens	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY 3-10B Troy Manor	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
NY3-11 Scattered Sites	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		
HA Wide	6/30/07	8/17/07	7/31/06	6/30/09	8/17/09		

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/07 <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					
2	1406 Operations	627,590	627,590	627,590	627,463	
3	1408 Management Improvements	2,721,600	2,729,861	2,729,861	2,729,861	
4	1410 Administration	1,152,076	1,152,076	1,152,076	1,152,076	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000	92,533	92,533	92,533	
8	1440 Site Acquisition					
9	1450 Site Improvement	524,079	470,011	470,011	240,163	
10	1460 Dwelling Structures	280,000	393,589	393,589	393,589	
11	1465.1 Dwelling Equipment—Nonexpendable	250,000	189,685	189,685	189,685	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	50,000	50,000	50,000	36,815	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines 1-19..)	5,705,345	5,705,345	5,705,345	5,462,185	
21	Amount of line 20 Related to LBP Activities	0		0	0	
22	Amount of line 20 Related to Section 504 compliance	0		0	0	
23	Amount of line 20 Related to Security –Soft Costs	2,621,600	2,597,680	2,597,680	2,597,680	
24	Amount of Line 20 related to Security-- Hard Costs	0		0	0	
25	Amount of line 20 Related to Energy Conservation Measures	171,948	141,851	141,851	141,851	
26	Collateralization Expenses or Debt Service					

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Funds Obligated	Funds Expended	
HA-Wide Operations	A. Housing Operation	1406	11%	627,590	627,590	627,590	627,463	99% Complete
	Subtotal			627,590	627,590	627,590	627,463	
HA Wide Management Improvements	A. Provide computer training	1408	50%	50,053	71,034	71,034	71,034	Completed
	B. Continue community policing	1408	100%	2,621,600	2,597,680	2,597,680	2,597,680	Completed
	C. Maintenance training	1408	5	24,974	30,573	30,573	30,573	Completed
	D. Administrative training	1408	10	24,973	30,574	30,574	30,574	Completed
	Subtotal			2,721,600	2,729,861	2,729,861	2,729,861	
HA Wide Administrative Cost	A. Salary & benefits for MOD Coordinator	1410	100%	210,900	210,900	210,900	210,900	Completed
	B. Salary & benefits for staff involved in CFP Activities	1410	4	941,176	941,176	941,176	941,176	Completed
	Subtotal			1,152,076	1,152,076	1,152,076	1,152,076	
HA-Wide Fees & Cost	A. A/E design	1430	100%	100,000	92,533	92,533	92,533	Completed
	Subtotal			100,000	92,533	92,533	92,533	
NY 3-1 Mulford Garden	A. Upgrade/repair water main	1450	100%	4,189	4,189	4,189	4,189	Completed
	B. Upgrade hot water heaters	1460	2	1,300	4,915	4,915	4,915	Completed
	C. Replace steam in	1450	250 LF	0	12,908	12,908	12,908	Completed
	D. Upgrade boiler	1460	1 Sys	0	7,400	7,400	7,400	Completed

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

Part II: Supporting Pages

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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
	E. Replace roof drains	1460	2 Bldg	0	2,623	2,623	2,623	Completed
	F. Oil Tanks	1450	100%	0	1,000	1,000	1,000	Completed
	G. Hot Water Heater	1465.1	1	0	4,649	4,649	4,649	Completed
	H. Interior Water Line	1460	1	0	2,900	2,900	2,900	Completed
	I. Caompactors	1460	1	0	2,798	2,798	2,798	Completed
	Subtotal			5,489	43,382	43,382	43,382	Completed
NY 3-2B Loehr Ct.	A. Upgrade heating system	1460	LS	7,506	7,504	7,504	7,504	Completed
	B. Upgrade plumbing	1460	1 Bldg	0	1,412	1,412	1,412	Completed
	C. Curbs/sidewalks	1450	LS	0	6,000	6,000	6,000	Completed
	D. Oil Tanks	1450	100%	0	2,037	2,037	2,037	Completed
	E. Security lighting	1460	100%	0	488	488	488	Completed
	Subtotal			7,506	17,441	17,441	17,441	
NY 3-3 Scholbohm	A. Upgrade heating system	1460	1 Sys	71,286	19,365	19,365	19,365	Completed
	B. Upgrade playground	1450	1 Sys	0	2,500	2,500	2,500	Completed
	C. Replace water main	1450	100%	0	23,204	23,204	23,204	Completed
	D. Upgrade lighting	1460	LS	0	9,132	9,132	9,132	Completed
	E. Replace doors	1460	3 Units	0	4,770	4,770	4,770	Completed
	F. Replace DHW storage tanks	1460	2 EA	0	10,328	10,328	10,328	Completed
	G. Site security	1450	10%	0	3,902	3,902	3,902	Completed
	H. Curbs/Sidewalks	1450	100%	0	57,253	57,253	57,253	Completed
	I. Fencing	1450	100%	0	6,200	6,200	6,200	Completed
	J. Hot water storage tank	1465.1	1	0	20,555	20,555	20,555	Completed
	K. Hot water heater	1465.1	1	0	5,295	5,295	5,295	Completed
	L. Oil Tanks	1450	100%	0	750	750	750	Completed
	M. Upgrade electric system	1460	10%	0	1,402	1,402	1,402	Completed
N. Upgrade hot water heaters	1460	100%	0	11,631	11,631	11,631	Completed	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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
	O. Close up windows	1460	100%	0	6,000	6,000	6,000	Completed
	P. Roof fans	1460	100%	0	4,447	4,447	4,447	Completed
	Subtotal			71,286	186,734	186,734	186,734	
NY 3-4 Walsh Road.	A. Upgrade heating system	1460	5 Sys	50,000	12,375	12,375	12,375	Completed
	B. Upgrade electric system	1460	5 Sys	7,657	7,657	7,657	7,657	Completed
	C. Install security fence	1450	130 LF	0	12,616	12,616	12,616	Completed
	D. Install roof fans	1460	5 EA	0	4,379	4,379	4,379	Completed
	E. Curbs/sidewalks	1450	100%	0	27,394	27,394	27,394	Completed
	F. Oil Tanks	1450	100%	0	3,100	3,100	3,100	Completed
	Subtotal			57,657	67,521	67,521	67,521	
NY 3-5 Scholbohn	A. Replace DHW Heater	1460	1 EA	4,800	5,191	5,191	5,191	Completed
	B. Upgrade plumbing	1460	1 Sys	3,577	4,867	4,867	4,867	Completed
	C. Upgrade elevator	1460	2 Cars	0	35,298	35,298	35,298	Completed
	D. Replace boiler controls	1460	1 Sys	0	7,400	7,400	7,400	Completed
	E. Playground	1450	10%	0	1,200	1,200	1,200	Completed
	F. Curbs/sidewalks	1450	100%	0	13,198	13,198	13,198	Completed
	G. Oil tanks	1450	100%	0	700	700	700	Completed
	H. Misc dwelling equipment	1465.1	1	0	875	875	875	Completed
	I. Hot water heater	1465.1	1	0	4,800	4,800	4,800	Completed
	J. Closet/interior doors	1460	10	0	1,050	1,050	1,050	Completed
	K. Interior/security lighting	1460	50%	0	5,571	5,571	5,571	Completed
	L. Upgrade Electric system	1460	10%	0	1,132	1,132	1,132	Completed
	M. Roof Upgrade	1460	30%	0	4,700	4,700	4,700	Completed
	N. Exterior Doors	1460	30%	0	3,175	3,175	3,175	Completed
	Subtotal			8,377	89,157	89,157	89,157	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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
NY 3-6A Curran Ct.	A. Upgrade heating system	1460	1 Sys	0	4,300	4,300	4,300	Completed
	B. Replace water main	1450	100%	0	6,270	6,270	6,270	Completed
	C. Repair & paint soffits	1460	3 Bldgs	0	18,700	18,700	18,700	Completed
	D. Tree trim/removal	1450	100%	0	6,900	6,900	6,900	Completed
	E. Oil tanks	1450	100%	0	375	375	375	Completed
	F. Hallway improvements	1460	100%	0	24,000	24,000	24,000	Completed
	Subtotal			0	60,545	60,545	60,545	
NY 3-6B Kristensen Homes	A. Repair & paint soffits	1460	1 Bldg	0	18,700	18,700	18,700	Completed
	B. Replace roof fans	1460	4 EA	0	2,368	2,368	2,368	Completed
	C. Curbs/sidewalks	1450	100%	0	7,626	7,626	7,626	Completed
	D. Boiler replacement	1460	1	0	6,372	6,372	6,372	Completed
	Subtotal			0	35,066	35,066	35,066	
NY 3-7 Flynn Manor	A. Upgrade boiler system	1460	1 Bldg	0	2,880	2,880	2,880	Completed
	B. Upgrade electrical system	1460	1 Sys	0	5,038	5,038	5,038	Completed
	C. Oil tanks	1450	100%	0	3,532	3,532	3,532	Completed
	D. Security lighting	1460	100%	0	3,107	3,107	3,107	Completed
	E. Roof fans	1460	100%	0	2,139	2,139	2,139	Completed
	Subtotal			0	16,696	16,696	16,696	
NY 3-9 Cottage Place	A. Replace main steam line	1450	10 LF	0	900	900	900	Completed
	B. Apartment renovation	1460	1 Unit	0	2,900	2,900	2,900	Completed
	C. Boiler upgrade	1460	1 Sys	0	3,931	3,931	3,931	Completed

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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
	D. Oil tanks	1450	100%	0	2,300	2,300	2,300	Completed
	E. Security lighting	1460	30%	0	7,020	7,020	7,020	Completed
	F. Plumbing Upgrade	1460	100%	0	2,161	2,161	2,161	Completed
	G. Roof fans	1460	20%	0	1,337	1,337	1,337	Completed
	Subtotal			0	20,549	20,549	20,549	
NY 3-10A Martinelli	A. Roof upgrade	1460	1 Bldg	84,268	84,268	84,268	84,268	Completed
	B. Tree trim/removal	1450	100%	0	2,000	2,000	2,000	Completed
	C. Upgrade recreation room	1460	100%	0	1,000	1,000	1,000	Completed
	Subtotal			84,268	87,268	87,268	87,268	
NY 3-10B Troy Manor	A. Replace curbs & sidewalks	1450	LS	0	12,575	12,575	12,575	Completed
	Subtotal			0	12,575	12,575	12,575	
NY 3-11 Scattered Sites	A. Replace DHW heater	1460	1 EA	1,129	710	710	710	Completed
	B. Replace Roof shingles	1460	1 Bldg	2,900	2,900	2,900	2,900	Completed
	C. Upgrade heating system	1460	2 Units	1,498	1,498	1,498	1,498	Completed
	D. Apt renovation	1460	4 Units	8,350	8,350	8,350	8,350	Completed
	E. Replace sewer line	1450	100 LF	0	3,597	3,597	3,597	Completed
	F. Replace light poles & lights	1450	1 Sys	0	9,287	9,287	9,287	Completed
	G. Hot water heater	1465.1	2	0	1,129	1,129	1,129	Completed
	Subtotal			13,877	27,471	27,471	27,471	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-04 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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
HA Wide	A. Landscaping	1450	LS	50,000	0	0	0	
	B. Site Improvements	1450	LS	95,811	95,811	95,811	6,650	7% Complete
	C. Upgrade heating system	1460	LS	41,658	0	0	0	Completed
	D. Replace appliances	1465.1	305 Pair	250,000	152,382	152,382	152,382	63% Complete
	E. Sidewalks & curbs	1450	LS	374,079	140,687	140,687	0	0% Complete
	Subtotal			811,548	388,880	388,880	159,032	
HA-Wide Nondwelling Equipment	A. Replace maintenance vehicles	1475	2 EA	50,000	50,000	50,000	36,815	74% Complete
	Subtotal			50,000	50,000	50,000	36,815	
	Grand Total			5,705,345	5,705,345	5,705,345	5,462,185	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-04 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-1	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-2A	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-2B	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-3, Scholbohm	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-4, Walsh Road.	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-5	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-6A, Curran Ct.	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-6B	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-7	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-9, Cottage Place	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-10A, Martinelli	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-10B, Troy	1/31/05		1/31/05	6/30/08	9/13/08		
NY 3-11	1/31/05		1/31/05	6/30/08	9/13/08		
HA-Wide	1/31/05		1/31/05	6/30/08	9/13/08		

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <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					
2	1406 Operations	479,809		479,809	479,809	
3	1408 Management Improvements	2,721,600		2,721,600	2,721,600	
4	1410 Administration	552,098		552,098	552,098	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	107,514		107,514	107,514	
8	1440 Site Acquisition					
9	1450 Site Improvement	544,911		544,911	544,911	
10	1460 Dwelling Structures	464,136		464,136	464,136	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	5,536		5,536	5,536	
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
20	Amount of Annual Grant: (sum of lines.....)	4,875,604		4,875,604	4,875,604	
21	Amount of line 20 Related to LBP Activities	0		0	0	
22	Amount of line 20 Related to Section 504 compliance	0		0	0	
23	Amount of line 20 Related to Security –Soft Costs	2,621,600		2,592,528	2,592,528	
24	Amount of Line 20 related to Security-- Hard Costs	0		0	0	
25	Amount of line 20 Related to Energy Conservation Measures	287,145		287,145	287,145	
26	Collateralization Expenses or Debt Service	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: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
HA-Wide Operations	A. Housing Operation	1406	20%	479,809	479,809	479,809	Complete
	Subtotal			479,809	479,809	479,809	
HA Wide Management Improvements	A. Provide computer training	1408	50%	80,486	80,486	80,486	Completed
	B. Continue Security	1408	100%	2,592,528	2,592,528	2,592,528	Completed
	C. Maintenance training	1408	5	10,000	10,000	10,000	Completed
	D. Administrative training	1408	10	10,000	10,000	10,000	Completed
	E. Management Consulting	1408	100%	28,586	28,586	28,586	Completed
	Subtotal			2,721,600	2,721,600	2,721,600	
HA Wide Administrative Cost	A. Funds for the Intake Orientation Employee: Salary - \$38,000 Benefits - \$12,000	1410	1	37,560	37,560	37,560	Completed
	B. Funds for: MOD Coordinator - \$52,000 Inspector - \$35,000 Clerk - \$25,000 Benefits - \$33,600	1410	3	149,400	149,400	149,400	Completed
	C. Funds for: Existing HA staff involved in CGP Activities	1410	4	365,138	365,138	365,138	Completed
	Subtotal			552,098	552,098	552,098	
HA-Wide Fees & Cost	A. A/E design	1430	100%	107,514	107,514	107,514	Completed
	Subtotal			107,514	107,514	107,514	
NY 3-1	A. Site improvements	1450	20%	5,200	5,200	5,200	Completed

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

Part II: Supporting Pages

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
Mulford Gardens							
	B. Construct retaining wall	1450	200 LF	171,840	171,840	171,840	Completed
	C. Upgrade fuel oil tanks	1450	1 EA	7,129	7,129	7,129	Completed
	D. Upgrade heating system	1460	1 Sys	4,829	4,829	4,829	Completed
	E. Upgrade electrical system	1460	1 Bldg	2,969	2,969	2,969	Completed
	F. Lead base paint abatement	1460	1 Bldg	3,400	3,400	3,400	Completed
	G. Upgrade repair water main	1450		6,600	6,600	6,600	Completed
	H. Repair main steam line	1450		4,912	4,912	4,912	Completed
	Subtotal			206,879	206,879	206,879	
NY 3-2B Loehr Ct.	A. Upgrade fuel oil tanks	1450	2 EA	6,915	6,915	6,915	Completed
	Subtotal			6,915	6,915	6,915	
NY 3-3 Scholbohm	A. Install GFIs in bathroom	1460	411 units	5,055	5,055	5,055	Completed
	B. Upgrade fuel oil tanks	1450	6 EA	16,848	16,848	16,848	Completed
	C. Upgrade/repair gas line	1450		16,122	16,122	16,122	Completed
	D. Upgrade/repair water main	1450		5,973	5,973	5,973	Completed
	E. Upgrade boilers	1460		10,944	10,944	10,944	Completed
	Subtotal			54,942	54,942	54,942	
NY 3-4 Walsh Rd	A. Site improvements	1450	20%	9,307	9,307	9,307	Completed
	B. Security fencing	1450	200 LF	8,719	8,719	8,719	Completed
	C. Upgrade fuel oil tanks	1450	1 EA	4,365	4,365	4,365	Completed
	D. Retube boilers	1460	6 Sys	76,257	76,257	76,257	Completed
	Subtotal			98,648	98,648	98,648	

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

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
NY 3-5 School St.	A. Install GFIs	1460	200	7,649	7,649	7,649	Completed
	B. Upgrade fuel oil tanks	1450	3	11,303	11,303	11,303	Completed
	C. Upgrade heating boilers	1460	6 Sys	92,257	92,257	92,257	Completed
	D. Upgrade elevators	1460	1 EA	2,487	2,487	2,487	Completed
	C. Upgrade/repair steam line	1450		3,458	3,458	3,458	Completed
	D. Upgrade/repair sewer line	1450		6,200	6,200	6,200	Completed
	E. Upgrade/repair water main	1450		3,712	3,712	3,712	Completed
Subtotal				127,066	127,066	127,066	
NY 3-6A Curran Ct.	A. Replace security fencing	1450	50 LF	4,371	4,371	4,371	Completed
	B. Upgrade fuel oil tanks	1450	2 Tanks	1,887	1,887	1,887	Completed
	C. Repair fire escapes	1460	3 Bldgs	15,850	15,850	15,850	Completed
	D. Upgrade boilers & retube	1460	6 Sys	92,478	92,478	92,478	Completed
	E. Curbs & sidewalks	1450		1,200	1,200	1,200	Completed
Subtotal				115,786	115,786	115,786	
NY 3-6B Kristensen	A. Roofing upgrade	1460	1 Bldg	1,482	1,482	1,482	Completed
	Subtotal				1,482	1,482	1,482
NY 3-7 Flynn Manor.	A. Upgrade fuel oil tanks	1450	2 Tanks	15,075	15,075	15,075	Completed
	B. Upgrade heating boilers	1460	1 Sys	9,259	9,259	9,259	Completed
	C. Upgrade elevators	1460	2 Cars	15,087	15,087	15,087	Completed
	D. Retaining wall	1450		10,000	10,000	10,000	Completed
	E. Site improvements	1450		5,200	5,200	5,200	Completed
Subtotal				54,621	54,621	54,621	
NY 3-9	A. Site work to stop erosion	1450	25%	11,544	11,544	11,544	Completed

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

Part II: Supporting Pages

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
Cottage Place	B. Replace security fencing	1450	50 LF	2,642	2,642	2,642	Completed
	C. Upgrade heating system	1460	2 Sys	7,371	7,371	7,371	Completed
	D. Upgrade electrical system	1460	8 Units	8,440	8,440	8,440	Completed
	E. Upgrade DHW system	1460	2 EA	10,601	10,601	10,601	Completed
	F. Upgrade/repair steam line	1450		9,560	9,560	9,560	Completed
	G. Install/Upgrade/repair sewer line	1450		4,600	4,600	4,600	Completed
	H. Upgrade/repair water main	1450		4,078	4,078	4,078	Completed
	I. Tank testing – Cil Tanks	1450		2,838	2,838	2,838	Completed
	Subtotal			61,674	61,674	61,674	
NY 3-10B Troy Manor	A. Replace asphalt roofing	1460	1 Bldg	96,600	96,600	96,600	Completed
	Subtotal			96,600	96,600	96,600	
NY 3-11 Shoreview	A. Install Security Fencing	1450	1000 LF	48,000	48,000	48,000	Completed
	B. Upgrade heating system	1460	2 Sys	1,121	1,121	1,121	Completed
	C. Install/upgrade sewer line	1450		3,438	3,438	3,438	Completed
	D. Handicapped parking	1450		4,000	4,000	4,000	Completed
	Subtotal			56,559	56,559	56,559	
HA Wide	A. Resurface & paving of drives & parking	1450	25%	127,870	127,870	127,870	Completed
	Subtotal			127,870	127,870	127,870	
HA-Wide Non-dwelling Equipment	A. Replace maintenance vehicle	1475	2 EA	5,536	5,536	5,536	Completed
	Subtotal			5,536	5,536	5,536	
Grand Total				4,875,604	4,875,604	4,875,604	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003501-03 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY 3-1 Mulford Gardens	12/31/03		12/31/03	6/30/07	9/16/07	7/30/04	
NY 3-2B Loehr Ct.	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-3 Scholbohm	12/31/03		12/31/03	6/30/07	9/16/07	7/3/04	
NY 3-4 Walsh Rd	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-5 School St.	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-6A Curran Ct.	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-6B Kristensen	12/31/03		12/31/03	6/30/07	9/16/07	9/30/04	
NY 3-7 Flynn Manor.	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-9 Cottage Place	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	
NY 3-10B Troy Manor	12/31/03		12/31/03	6/30/07	9/16/07	2/19/04	
NY 3-11 Shoreview	12/31/03		12/31/03	6/30/07	9/16/07	2/8/07	
HA Wide	12/31/03		12/31/03	6/30/07	9/16/07	12/31/06	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <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				
2	1406 Operations	205,000	205,000	205,000	205,000
3	1408 Management Improvements	186,942	186,942	186,942	186,942
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000	56,461	56,461	56,461
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	40,000	40,000	38,421
10	1460 Dwelling Structures	197,830	231,431	231,431	231,431
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	300,000	309,938	309,938	97,888
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines.....)	1,029,772	1,029,772	1,029,772	816,143
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 compliance	0	0	0	0
23	Amount of line 20 Related to Security –Soft Costs	186,942	186,942	186,942	186,942
24	Amount of Line 20 related to Security-- Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	4,572	49,428	49,428	38,580
26	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

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
HA Wide Operations	A. Housing operations	1406	20%	205,000	205,000	205,000	205,000	Completed
	Sub total			205,000	205,000	205,000	205,000	
HA Wide Management Improvements	A. Continue Security	1408	100%	186,942	186,942	186,942	186,942	Completed
	Sub total			186,942	186,942	186,942	186,942	
HA Wide Fees & Cost	A. A/E Design	1430	100%	100,000	56,461	56,461	56,461	Completed
	Sub total			100,000	56,461	56,461	56,461	
NY 3-1 Mulford Gardens	A. Smoke detectors	1460	100%	31,287	0	0	0	
	B. Site improvements	1450	20%	40,000	0	0	0	
	C. Upgrade alarm system	1460	100%	7,946	7,946	7,946	7,946	Completed
	D. Replace section of steam line	1450	25 LF	0	6,044	6,044	6,044	Completed
	E. Replace boiler controls	1460	1 Sys	0	7,400	7,400	7,400	Completed
	Sub total			79,233	21,390	21,390	21,390	
NY 3-2A Hall Homes	A. Smoke detectors	1460	100%	5,580	0	0	0	
	Sub total			5,580	0	0	0	
NY 3-2B Loehr Court	A. Smoke detectors	1460	100%	4,000	0	0	0	
	B. Alarm system	1460	100%	6,000	4,785	4,785	4,785	Completed
	C. Replace security lights	1450	2 EA	0	2,933	2,933	2,933	Completed
	D. Upgrade Boilers	1460	100%	0	7,500	7,500	7,500	Completed
	E. Repair/Paint public areas	1460	100%	0	4,175	4,175	4,175	Completed

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
Sub total				10,000	19,393	19,393	19,393	
NY 3-3 Schlobohm	A. Smoke detectors/Alarms	1460	100%	34,700	3,504	3,504	3,504	Completed
	B. Replace gas line	1450	260 LF	0	8,581	8,581	8,581	Completed
	C. Upgrade boiler control/Boiler	1460	2 Sys	0	12,695	12,695	12,695	Completed
	D. Hot Water Heaters/Storage Tanks	1460	100%	0	41,992	41,992	41,992	Completed
	E. Interior lighting	1460	10%	0	2,452	2,452	2,452	Completed
	F. Misc non-dwelling equipment	1475	5%	0	1,096	1,096	1,096	Completed
	G. Security Equipment	1475	50%	0	7,171	7,171	7,171	Completed
Sub total				34,700	77,491	77,491	77,491	
NY 3-4 Walsh Road	A. Smoke detectors	1460	100%	12,500	1,358	1,358	1,358	Completed
	B. Alarm system	1460	100%	6,000	6,580	6,580	6,580	Completed
	C. Upgrade security lights	1450	2 EA	0	4,307	4,307	4,307	Completed
	D. Upgrade boiler controls	1460	1 Sys	0	10,100	10,100	10,100	Completed
	E. Tree trim/Removal	1450	5%	0	2,270	2,270	2,270	Completed
	F. Tank Testing	1450	100%	0	1,579	1,579	0	0% Complete
	G. Floor tile	1460	20%	0	4,474	4,474	4,474	Completed
	H. Hallway improvements	1460	50%	0	9,000	9,000	9,000	Completed
	I. Security System	1460	10%	0	1,132	1,132	1,132	Completed
	J. Misc dwelling structures	1460	20%	0	24,211	24,211	24,211	Completed
Sub total				18,500	65,011	65,011	63,432	
NY 3-5 Calcagno Homes	A. Smoke detectors/Alarms	1460	100%	20,700	2,438	2,428	2,438	Completed

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

PHA Name: Yonkers Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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
	B. Electric upgrade	1460	10%	0	5,390	5,390	5,390	Completed
	C. Boiler controls/boilers/heat systems	1460	1 Sys	0	12,950	12,950	12,950	Completed
	D. Hallway lights	1460	20%	0	5,438	5,438	5,438	Completed
	E. Upgrade elevators	1460	5%	0	2,600	2,600	2,600	Completed
	Sub total			20,700	28,816	28,816	28,816	
NY 3-6A Curran Court	A. Smoke detectors	1460	100%	9,300	0	0	0	
	B. Alarm system	1460	100%	5,000	5,095	5,095	5,095	Completed
	C. Upgrade boiler controls	1460	1 Sys	0	5,974	5,974	5,974	Completed
	D. DHW heaters	1460	10%	0	10,016	10,016	10,016	Completed
	Sub total			14,300	21,085	21,085	21,085	
NY 3-6B Khristensen Homes	A. Smoke detectors	1460	100%	800	0	0	0	
	B. Alarm system	1460	100%	4,000	955	955	955	Completed
	Sub total			4,800	955	955	955	
NY 3-7 Flynn Manor	A. Smoke detectors	1460	100%	4,900	0	0	0	
	B. Upgrade boilers	1460	100%	4,572	7,387	7,387	7,387	Completed
	C. Replace roof fan	1460	100%	0	3,049	3,049	3,049	Completed
	D. Steam Line (Interior)	1460	100%	0	2,679	2,679	2,679	Completed
	E. Repair/Paint Hallways	1460	50%	0	4,150	4,150	4,150	Completed
	Sub total			9,472	17,265	17,265	17,265	

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
NY 3-9 Cottage Place	A. Smoke detectors	1460	100%	11,365	0	0	0	
	B. Alarm system	1460	100%	1,263	1,263	1,263	1,263	Completed
	C. Upgrade lighting	1450	20%	0	8,443	8,443	8,443	Completed
	D. Upgrade boiler controls	1460	1 Sys	0	3,580	3,580	3,580	Completed
	Sub total			17,200	13,286	13,286	13,286	
NY 3-10A Martinelli	A. Smoke detectors	1460	100%	1,125	0	0	0	
	B. Alarm system	1460	100%	4,000	3,275	3,275	3,275	Completed
	Sub total			5,125	3,275	3,275	3,275	
NY 3-10B Troy Manor	A. Smoke detectors	1460	100%	1,375	0	0	0	
	B. Alarm system	1460	100%	4,000	0	0	0	
	C. Replace HVAC sys	1460	1 Sys	0	5,888	5,888	5,888	Completed
	D. Tree trim/Removal	1450	5%	0	1,168	1,168	1,168	Completed
	E. Air Conditioners	1475	4 units	0	5,325	5,325	5,325	Completed
	Sub total			5,375	12,381	12,381	12,381	
NY 3-11 Scattered Sites	A. Smoke detectors	1460	100%	12,417	0	0	0	
	B. Replace sewer lines	1450	150 LF	0	4,675	4,675	4,675	Completed
	Sub total			12,417	4,675	4,675	4,675	
NY 3-13 Scattered Sites	Upgrade security lighting	1450	3EA	0	0	0	0	
	Sub total			0	0	0	0	

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PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY36P003502-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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
Admin Building	A. Alarm system	1460	100%	5,000	0	0	0	
	Sub total			5,000	0	0	0	
HA Wide Nondwelling Equipment	A. Computer Hardware Upgrade	1475	100%	260,594	214,555	214,555	35,458	17% Complete
	B. Upgrade maintenance vehicles	1475	2	39,406	47,996	47,996	47,996	Completed
	C. Office equipment	1475			33,795	33,795	842	2% Complete
	Sub total			300,000	296,346	296,346	84,296	
	Grand total			1,029,772	1,029,772	1,029,772	816,143	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Yonkers Municipal Housing Authority			Grant Type and Number Capital Fund Program No: NY36P003502-03 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-1	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-2A	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-2B	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-3	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-4	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-5	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-6A	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-6B	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-7	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-9	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-10A	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-10B	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-11	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	
NY 3-13	3/31/04		3/31/04	1/31/08	2/12/08	2/12/08	