

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2008

### PHA Name: Binghamton Housing Authority

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Binghamton Housing Authority

**PHA Number:** NY-016

**PHA Fiscal Year Beginning: (mm/yyyy)** 06/30/2008

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units:  
Number of S8 units:

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name:  
TDD:

Phone:  
Email (if available):

**Public Access to Information**

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

PHA's main administrative office       PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.       Yes       No.

If yes, select all that apply:

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

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

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

**Streamlined Annual PHA Plan**  
**Fiscal Year 20**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions; and**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

**A. Site-Based Waiting Lists-Previous Year -NO-**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year -N/A-**

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 next component.

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)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

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

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: 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:

**HHAP with NY State for 4-6 Lisle Avenue, Binghamton, NY**

5.  Yes  No: 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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

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

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

City of Binghamton, New York

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 on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

**The PHA Plan follows the Consolidated Plan without additional actions or commitments.**

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

<b>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> BINGHAMTON HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P01650108 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2008
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 92,135			
3	1408 Management Improvements	\$184,270			
4	1410 Administration	\$92,135			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$92,135			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$275,675			
10	1460 Dwelling Structures	\$185,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$921,350			
22	Amount of line 21 Related to LBP Activities	\$10,000			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$60,000			
25	Amount of Line 21 Related to Security -Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: BINGHAMTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P01650108 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	Funds Obligated	Funds Expended	
NY 16-1	Lead-based paint	14 50		\$3,000				
Carlisle	Plumbing	14 60		\$16,000				
	Lighting	14 50		\$3,000				
	Landscaping	14 50		\$2,000				
	Steps/sidewalks	14 50		\$30,000				
	HVAC EMS upgrade	14 60		\$30,000				
	Parking lot seal/patch @ shop	14 50		\$5,000				
NY 16-2	Roof re-ply	14 50		\$130,000				
North Shore	Concrete repairs	14 50		\$5,000				
	Plumbing	14 60		\$ 30,000				
	Lighting	14 50		\$3,000				
	Security enhancements	14 60		\$20,000				
	HVAC EMS upgrade	14 60		\$20,000				
	Landscaping	14 50		\$2,000				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: BINGHAMTON HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P01650108 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	Funds Obligated	Funds Expended	
NY 16-5	Lead-based paint	14 50		\$3,000				
Saratoga	Landscaping	14 50		\$5,000				
	Security enhancements	14 60		\$20,000				
	Plumbing	14 60		\$40,000				
	Paving/concrete	14 50		\$30,000				
	Drainage improvements	14 50		\$10,000				
	HVAC EMS upgrade	14 60		\$20,000				
	Parking lot sealing	14 50		\$30,000				
	Lighting	14 60		\$3,000				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

<b>Annual Statement/Performance and Evaluation Report                      Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)                      Part III: Implementation Schedule</b>							
PHA Name: Binghamton Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01650108 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	
Carlisle							
NY 16-1	6/30/09			6/30/09			
North Shore							
NY16-2	6/30/09			6/30/09			
Saratoga							
NY 16-5	6/30/09			6/30/09			

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Binghamton Housing Authority				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
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				
1406		\$92,135	\$92,135	\$92,135	\$92,135
1408		\$184,270	\$184,270	\$184,270	\$184,270
1410		\$92,135	\$92,135	\$92,135	\$92,135
1430		\$92,135	\$92,135	\$92,135	\$92,135
1450		\$288,675	\$270,675	\$335,675	\$240,000
1460		\$160,000	\$190,000	\$115,000	\$210,675
1475		\$12,000	-	\$10,000	\$10,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					





## 8. Capital Fund Program Five-Year Action Plan

Activities for Year : <u>4</u> FFY Grant: PHA FY: 2011			Activities for Year: <u>4</u> FFY Grant: PHA FY: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>Carlise Hills</i>			<i>Saratoga Apts.</i>		
<i>NY 16-1</i>	Lead-based paint	\$5,000	<i>NY 16-5</i>	Lead-based paint	\$5,000
	Plumbing	\$10,000		Landscaping	\$10,000
	EMS Upgrade	\$20,000			
	Landscaping	\$5,000		Roof repairs	\$90,000
	Steps/sidewalks	\$10,000		Steps/sidewalks	\$30,000
	Kitchen cabinet upgrade	\$50,000		Maint. equip. upgrade	\$10,000
	Roof repairs	\$30,000		Plumbing	\$20,675
				EMS Upgrade	\$20,000
<i>North Shore</i>					\$10,000
<i>NY 16-2</i>	Landscaping	\$10,000			
	EMS Upgrade	\$20,000			
	Plumbing	\$20,000			
	Kitchen cabinet upgrade	\$50,000			
	Courtyard improvements	\$10,000			
	Carpet in common areas	\$35,000			
Total CFP Estimated Cost					\$460,675

## 8. Capital Fund Program Five-Year Action Plan

Activities for Year : <u>5</u> FFY Grant: PHA FY: 2012			Activities for Year: <u>5</u> FFY Grant: PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>Carlise Hills</i>			<i>Saratoga Apts.</i>		
<i>NY 16-1</i>	Lead-based paint	\$5,000	<i>NY 16-5</i>	Lead-based paint	\$10,000
	Plumbing	\$10,000		Landscaping	\$5,000
	EMS Upgrade	\$20,000		Roof repairs	\$90,000
	Landscaping	\$5,000		Steps/sidewalks	\$30,000
	Steps/sidewalks	\$10,000		Plumbing	\$40,675
	Kitchen cabinet upgrade	\$30,000		Maint. equip. upgrade	\$10,000
	Community center rehab	\$50,000			
<i>North Shore</i>					
<i>NY 16-2</i>	Landscaping	\$10,000			
	EMS upgrade	\$20,000			
	Plumbing	\$20,000			
	Kitchen cabinet upgrade	\$50,000			
	Courtyard improvements	\$10,000			
	Carpet in common areas	\$35,000			
Total CFP Estimated Cost					\$460,675

**ATTACHMENT A**

**LIST OF RESIDENT ADVISORY BOARD MEMBERS  
AND  
RESIDENT REPRESENTATIVES ON  
BOARD OF COMMISSIONERS**

In accordance with 2001-16 and 2000-43, every PHA must submit as an Attachment the list of Resident Advisory Board Members. The following is a list of the Binghamton Housing Authority Resident Advisory Board Members:

-Dorothy Mott	-Nancy Fuimo
-Laura Brown	-Tim Johnson
-Linda Grace	-Karen MacIntyre
-Helen Florance	-Sandy VanDusen
-Alberta Swartwood	

The Resident Representatives on the Board of Commissioners of the Binghamton Housing Authority are:

-Helen Florance  
-Alberta Swartwood

They were elected December 15, 2007 for a two-year term, which will expire in December 2009.

## **ATTACHMENT B**

### **COMMENTS FROM PUBLIC HEARING 2008 BHA ANNUAL PLAN**

Present: Lillian Woziak, Pat Zimmer, Thelma Miller, Phyllis McDonald, Sandy Spencer, Grace Cron, Helen Florance, Bobbi Swartwood, Harry Swan, Tim Johnson, Harold McDonald, Phyllis McDonald, Helen Burdick, Rose Ortiz, Tom Stanley.

Staff: David Tanenhaus, Lou Ann Albertson, and Jeff Doolittle

A public hearing was held on 4/11/2008 at 10:00a.m. to discuss/review the Binghamton Housing Authority's 2008 Annual Plan Submission to HUD.

Mr. Tanenhaus, (David) welcomed all and thanked everyone for taking the time to participate in this public hearing. He informed those in attendance that the reason for this Meeting is to review the proposed annual plan for the Housing Authority and to discuss BHA's goals and needs for the future.

David informed attendees that prior to the meeting, he and his staff met with the Resident Advisory Board members and received comments, which will be implemented in this plan. Those items are listed below:

- North Shore, roof replacement
- North Shore security systems
- Carlisle lighting and security and concrete replacement
- Saratoga, drainage, security enhancements, paving, lighting
- One resident at public hearing discussed security system enhancement needed at North Shore.
- Several other residents in attendance at public hearing also discussed needs for security in parking lot and entrances.

Mr. Tanenhaus reviewed all the work items in the 2008 Capital Fund Annual Statement. The attendees seemed please with the work items, especially roof replacement and security.

Mr. Tanenhaus thanked the residents for their valuable comments, and closed the meeting.

**8. Capital Fund Program Five-Year Action Plan**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BINGHAMTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P01650106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 92,135	\$101,257	\$92,135	\$92,135
3	1408 Management Improvements	\$184,270	\$184,270	\$184,270	\$184,270
4	1410 Administration	\$ 92,135	\$ 92,135	\$ 92,135	\$ 92,135
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 92,135	\$ 92,135	\$ 92,135	\$ 92,135
8	1440 Site Acquisition				
9	1450 Site Improvement	\$146,077	\$232,990	\$200,064	\$185,314
10	1460 Dwelling Structures	\$341,818	\$254,905	\$155,464	\$155,464
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$948,570	\$948,570	\$816,203	\$758,733
22	Amount of line 21 Related to LBP Activities	\$10,000	\$10,000	-0-	-0-
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$65,882	\$53,245	\$53,245	\$53,245
25	Amount of Line 21 Related to Security–Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**8. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Binghamton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01650106 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	Funds Obligated	Funds Expended	
Carlisle	Lead based paint	14 50		\$5,000	\$5,000	-0-	-0-	
NY 16-1	Concrete sidewalks	14 50		\$45,000	\$68,942	\$68,942	\$68,942	
	Lighting	14 50		-0-	\$4,394	\$4,394	\$4,394	
	Plumbing	14 60		\$20,000	\$20,000	\$12,829	\$12,829	
	Community Space	14 60		\$223,000	\$65,930	-0-	-0-	
	Drainage	14 50		-0-	\$3,800	\$3,800	\$3,800	
	Total			\$293,000	\$168,066	\$89,965	\$89,965	
North Shore								
NY 16-2	Plumbing	14 60		\$40,000	\$69,813	\$69,813	\$69,813	
	Lighting	14 50		-0-	\$14,365	\$14,365	\$14,365	
	Auto door	14 60		\$5,500	-0-	-0-	-0-	
	Concrete / sidewalks	14 50		-0-	\$39,250	\$39,250	\$24,500	
	Total			\$45,500	\$123,428	\$123,428	\$108,678	
Saratoga								
NY 16-5	Lead-based paint	14 50		\$5,000	\$5,000	-0-	-0-	
	Concrete / paving	14 50		\$52,175	\$52,175	\$29,249	\$29,249	
	Lighting	14 50		-0-	\$1,797	\$1,797	\$1,797	





# 8. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BINGHAMTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P01650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$96,132	\$96,132	\$49,880	\$49,880
3	1408 Management Improvements	\$192,264	\$192,264	-0-	-0-
4	1410 Administration	\$96,132	\$96,132	\$24,221	\$24,221
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$96,132	\$96,132	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement	\$310,472	\$310,472	-0-	-0-
10	1460 Dwelling Structures	\$170,000	\$170,000	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$961,132	\$961,132	\$74,101	\$74,101
22	Amount of line 21 Related to LBP Activities	\$10,000	\$10,000	\$10,000	\$10,000
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	\$70,000	\$70,000	\$70,000	\$70,000
25	Amount of Line 21 Related to Security–Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$10,000	\$10,000	\$10,000	\$10,000

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Binghamton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01650107 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	Funds Obligated	Funds Expended	
Carlisle	Lead-based paint	14 50		\$5,000				
NY 16-1	Plumbing	14 60		\$10,000				
	Drainage Enhancements	14 50		\$10,000				
	Landscaping	14 50		\$5,000				
	Steps / sidewalks	14 50		\$20,000				
	Winterize Maint. Shop 2 <sup>nd</sup> Floor	14 60		\$10,000				
	Parking Lot Seal/Patch @Shop	14 50		\$5,000				
	Security Enhancements	14 60		\$5,000				
	Storm Doors	14 60		\$40,000				
	Community Space Renovation	14 60		\$15,000				
North Shore	Roof re-ply	14 50		\$139,797				
16-2	Concrete repairs	14 50		\$5,000				
	Plumbing	14 60		\$10,000				
	Susq. St. Porch Canopy	14 50		\$50,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Binghamton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01650107 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	Funds Obligated	Funds Expended	
North Shore (continued)	Security Enhancements	14 60		\$20,000				
	Parking lot re-seal	14 50		\$5,000				
Saratoga NY 16-5	Lead-based paint	14 50		\$5,000				
	Landscaping	14 50		\$10,000				
	Security Enhancements	14 60		\$20,000				
	Plumbing	14 60		\$40,000				
	Concrete repairs	14 50		\$30,000				
	Drainage improvements	14 50		\$10,000				
	Parking lot re-seal	14 50		\$10,675				
PHA – wide	Operations	14 06		\$96,132	\$96,132	\$49,880	\$49,880	
	Administrative costs	14 10		\$96,132	\$96,132	\$24,221	\$24,221	
	A&E costs	14 30		\$96,132	-0-	-0-	-0-	
	Management improvements	14 08		\$192,264	\$192,264	\$192,264	\$192,264	



**8. Capital Fund Program Five-Year Action Plan**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: BINGHAMTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P01650105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$101,257	\$101,257	\$101,257	\$101,257
3	1408 Management Improvements	\$202,514	\$202,514	\$202,514	\$202,514
4	1410 Administration	\$101,257	\$101,257	\$101,257	\$101,257
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$101,257	\$101,257	\$101,257	\$101,257
8	1440 Site Acquisition				
9	1450 Site Improvement	\$295,190	\$295,190	\$295,190	\$295,190
10	1460 Dwelling Structures	\$211,096	\$264,084	\$264,084	\$264,084
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,012,571	\$1,012,571	\$1,012,571	\$1,012,571
22	Amount of line 21 Related to LBP Activities	\$10,000	\$780	\$ 780	\$ 780
23	Amount of line 21 Related to Section 504 compliance	\$30,000	\$23,608	\$23,608	\$23,608
24	Amount of line 21 Related to Security – Soft Costs	\$115,882	\$115,882	\$115,882	\$115,882
25	Amount of Line 21 Related to Security–Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**8. Capital Fund Program Five-Year Action Plan**

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Binghamton Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01650105 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	Funds Obligated	Funds Expended	
Carlisle								
NY 16-1	Lead based paint	14 50		\$5,000	\$780	\$780	\$780	
	Concrete/sidewalks/steps	14 50		\$5,000	\$18,389	\$18,389	\$18,389	
	Canopies/Storm Doors	14 50		\$60,000	\$23,313	\$23,313	\$23,313	
	Plumbing/HVAC	14 60		\$40,995	\$47,941	\$47,941	\$47,941	
	Heating	14 60		\$-0-	\$28,312	\$28,312	\$28,312	
	Total			\$110,995	\$118,735	\$118,735	\$118,735	
North Shore								
NY 16-2	Concrete Repairs	14 50		\$5,000	\$16,737	\$16,737	\$16,737	
	Roof Repair	14 50		\$10,000	-0-	-0-	-0-	
	Security Gate	14 50		\$50,000	\$6,440	\$6,440	\$6,440	
	Fire Alarm System	14 60		\$69,875	\$69,875	\$69,875	\$69,875	
	Fire Exit Door	14 60		\$3,900	\$3,900	\$3,900	\$3,900	
	Elevator Renovations	14 60		\$40,000	\$42,380	\$42,380	\$42,380	
	Ventilation	14 60		\$10,000	\$9,700	\$9,700	\$9,700	
	Plumbing	14 60		\$3,623	\$3,623	\$3,623	\$3,623	
	Total			\$192,398	\$152,655	\$152,655	\$152,655	





**BINGHAMTON HOUSING AUTHORITY – NY016**  
**VAWA STATEMENT ATTACHMENT**

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence.

The Binghamton Housing Authority (BHA) is acting in full accordance with the Violence Against Women Act of 2005 (VAWA) to extend the rights and protections it affords to qualified public housing residents and Housing Choice Voucher assisted tenants and members of their households who are victims of criminal domestic violence, dating violence, sexual assault and stalking.

Binghamton Housing Authority's principal goals and objectives are:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by BHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between BHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by BHA;
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by BHA; and
- F. Creating long-term housing solutions for victims.

On February 22, 2007 the BHA Board adopted resolutions #07-15 and #07-16 to include VAWA language in the Admissions and Continued Occupancy Policy and the Tenant Handbook.

On February 26, 2007 public housing residents received notices of their rights under VAWA. Victim certification forms were made available on February 26, 2007.

BHA provided notification of the provisions of VAWA to all HCV participants and to property owners with active HCV tenants on February 28, 2007.

On March 22, 2007 the BHA Board adopted resolution #07-34 amending public housing leases to contain VAWA language.

The BHA utilizes services throughout Broome County in order to offer education and outreach on domestic violence and elder abuse. The Broome County Dept. of Social Services Adult Protective Unit and Child Protective Services Unit receive referrals from BHA to investigate abuse and arrange support services. Action For Older Persons provides programming on BHA property to discuss elder needs and issues. Crime Victim Assistance Center and the SOS Shelter accept BHA referrals on emergency crisis intervention and support counseling.

In an effort to protect children of domestic violence the BHA is working with Broome County Sheriff's Department on a child safety awareness program, including photo identification and fingerprinting in the event of abduction. The City of Binghamton Police Bureau provides police incident reports of criminal activity at BHA properties, including domestic violence incidences.

BHA staff has received training about the protections afforded by VAWA and are alert to the various circumstances in which participants may need to be reminded of their possible VAWA protections