

PHA Plans

Streamlined 5-Year/Annual Version

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

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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 to certain 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.

Watervliet Housing Authority

Streamlined 5-Year Plan for Fiscal Years 2008 – 2012

Streamlined Annual Plan for Fiscal Year 2008

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. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Watervliet Housing Authority

PHA Number: NY025

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 306
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 115

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:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2008 - 2012

[24 CFR Part 903.12]

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)

The mission of the Watervliet Housing Authority is to provide safe, decent and affordable housing to its residents in the most cost-effective manner possible. We want to continue to provide housing stock that the City's residents can be proud of their existence. By partnering with others, we offer rental assistance and other related services to our community in a non-discriminatory manor.

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)

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)

Streamlined Annual PHA Plan PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. **FY 2008** Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
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	1048		
Extremely low income <=30% AMI	617	79%	
Very low income (>30% but <=50% AMI)	114	15%	
Low income (>50% but <80% AMI)	30	4 %	
Families with children	577	74.16 %	
Elderly families	27	2.3%	
Families with Disabilities	12	1.67%	
Race/ethnicity white	622	63.2%	
Race/ethnicity black	357	31.62%	
Race/ethnicity Indian	6	0.64%	
Race/ethnicity Asian	3	0.39%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	218		
2 BR	319		
3 BR	391		

Housing Needs of Families on the PHA's Waiting Lists			
4 BR	104		
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			
Housing Needs of Families on the PHA's Waiting Lists			
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	415		
Extremely low income <=30% AMI	308	75%	
Very low income (>30% but <=50% AMI)	103	22%	
Low income (>50% but <80% AMI)	4	1%	
Families with children	310	74%	
Elderly families	19	4%	
Families with Disabilities	76	18%	
Race/ethnicity White	254	67%	
Race/ethnicity Black/af	147	35%	
Race/ethnicity Asian	2	.48%	
Race/ethnicity	1	.24	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

Our low rent housing is fully occupied and will help those on waiting list to find alternate housing. With the unpredictable funding from HUD Section 8 program we will attempt to assist

as many families as financially possible.

(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 903.12 (b), 903.7 (c)]

List on the following table 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 2008__ grants)		
a) Public Housing Operating Fund	\$662,868	
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$469,596	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2006	\$14,859	
2007	\$466,904	
3. Public Housing Dwelling Rental Income	\$1,045,318	
4. Other income (list below)		
Interest	\$109,998	
Other	\$206,194	
4. Non-federal sources (list below)		
Total resources	\$2,975,737	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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: (state time) When the unit becomes available
- 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)

c. Site-Based Waiting Lists-Previous Year

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 d.

NO

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:

d. Site-Based Waiting Lists – Coming Year

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
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)

will give a resident precedence after 3 new admissions to allow for transfers

- 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.

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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) Newsletter; website

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) change of income

(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 on the following table:

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

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

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

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

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

- Criminal or drug-related activity
 - Other (describe below) past history as available
- Past history, any problems that would demonstrate a problem as a tenant

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

Medical emergencies, applicant demonstrated that they attempted to secure housing and is still actively looking

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at

or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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

a. 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) The financial position of the program

(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. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. 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 of sub-component 5B: 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) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 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 below:

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):

- a. Establishing a minimum homeowner down payment 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.
- b. 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.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below). Member of the Capital district housing group, and experience in other housing ownership programs.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous

The Watervliet Housing Authority continued to perform as a high performer. We were able to raise our reserve levels and still maintain a high degree of tenant satisfaction. We also have worked to improve the quality of life for the tenants in promoting previously funded drug prevention programs for the tenants.

B. Criteria for Substantial Deviations 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 WHA will required a full public hearing and HUD review if there are any changes in housing units either increasing or decreasing. All other changes will be deemed not substantial to the 5 year plan.

a. Significant Amendment or Modification to the Annual Plan

The WHA will not require a full public hearing nor HUD review unless there is a proposed change in housing units either decreasing or increasing. In addition there will not be a substantial change in the CFP unless a new budget line item is included that changes to reflect 50% of the total CFP budget.

Changes to the plan will be approved by the Board and all tenants will be notified via the newsletter.

The Watervliet Housing Authority (WHA) has adopted a policy (the "WHA Violence Against Women Act Policy") to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). WHA's goals, objectives and policies to enable WHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the WHA VAWA Policy, a copy of which is attached to this Plan. In addition, WHA shall operate programs to serve the needs of child and adult victims of domestic violence, dating violence and stalking as and to the extent such programs are described from time to time in WHA's Annual Public Housing Agency Plan The WHA has included in it ACOP in both the Housing and Section 8 plans the requirements of the VAWA.

Also included into the WHA ACOP is an Emergency Preparedness plan that helps deal with many type of disasters both natural and unnatural.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: Jean Warner, Marg Mullin, Camille James and Mike McGlynn attended last week's Resident Advisory Meeting. The following are some suggestions they had.

Walk-in Showers on all 1st floor apartments at Quinn.

Service on the basement drains at Michael J Day apartments. Tenant stated her basement flooded and she lost some of her belongings including her dryer. Tenant thinks the water came in through the ground and the drain was clogged so the water had nowhere to go.

McGlynn wanted the Housing Authority to provide more service and employment opportunities for the city youth

b. 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) Members of the 2008 Annual Plan were:

Regina Warner,
Margaret Mullin,
Camille James,
Michael McGlynn

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Regina Warner

Roberta Gilson

Method of Selection:

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

Election by Residents (if checked, complete next section--Description of Resident Election Process) Two year term expires April 2008

Description of Resident Election Process

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)

Eligible candidates: (select one)

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

Any adult WHA conventional (public housing) unit recipient

Eligible voters: (select all that apply)

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

b. 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):

Date of next term expiration of a governing board member: June 2010

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

(3) 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).

Consolidated Plan jurisdiction: New York State

a. 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 list 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)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following

actions and commitments: (describe below)

The Watervliet Housing Authority supplies low-income housing for 306 families. It maintains the structure and maintenance and provides support services to the financial extent possible. This plan works toward improving the quality of life for its residents and the entire community.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. 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:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

Additions to Annual Plan for 2008

Garbage fees:

Tenants with more than 25 cubic feet of garbage will be charged for any excess garbage not removed by City Trash department. “Any tenant found by the Housing Authority not to be complying with the City of Watervliet’s rules of recycling faces a \$5 charge per instance.”

Lawn damage:

Due to the increasing amount of pools any damage resulting from leaving a pool filled or improper use of the hose or drainage to the lawn area will result in a charge of \$5/sq. ft to make the necessary repairs.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ 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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
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 checked="" 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
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-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 checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" 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 checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
X	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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under 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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: 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 PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NYO7P02550108 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70,000			
3	1408 Management Improvements	45,500			
4	1410 Administration COCC Management Fees	20,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	128,316			
10	1460 Dwelling Structures	151,500			
11	1465.1 Dwelling Equipment—Nonexpendable	29,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	49,000			
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)	505,316			
		-			
22	Amount of line 21 Related to LBP Activities				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NYO7P02550108 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages						
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550108 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
NY25-1	Replacement of ranges	1465	5	15,000		
NY25-1	Landscaping of site	1450		15,000		
NY25-1	Replacement of defective sidewalks	1450	500'	76,816		
NY25-1	Security lighting	1450	15	5,500		
NY25-1	Replacement of Kitchen cabinets	1460	10	5,000		
NY25-1	Replacement of kitchen vinyl tile	1460	10	5,000		
NY25-1	Sanding of hardwood floors	1460	5	1,500		
NY25-1	Replacement of Tile in bathrooms	1460	25	15,000		
NY25-1	Energy efficient lighting interior	1460	90	5,000		
NY25-1	Apartment full painting	1460	25	7,000		
NY25-1	Interior plumbing improvements	1460	90	3,000		
NY25-1	Boiler plant changes	1460	1	5,000		
NY25-1	Interior electrical modifications	1460	75	5,000		
NY25-1	Staff and Resident Training	1408		4,500		
NY25-1	Computer upgrade of software	1408		4,250		
NY25-1	Upgrade computer equipment	1475		5,000		
NY25-1	Staff Training	1408		3,500		
NY25-1	Law enforcement/WVLT drug education training and materials	1408		6,750		
NY25-1	A/E services for Tech plans/specs	1430		6,000		
NY25-1	Purchase of maintenance equipment	1475		10,000		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages							
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550108 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
NY25-1	Maintenance tractor	1475		5,000			
NY25-1	Office equipment	1475		4,500			
NY25-1	Operating reserve	1406		35,000			
NY25-1	Improve security systems	1408		3,750			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY07P02550108 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	
NY25-2	Replacement of ranges	1465	15	1,000				
NY25-2	Landscaping of site	1450		3,000				
NY25-2	Replacement of defective sidewalks	1450	400''	2,500				
NY25-2	Security lighting	1450	6	1,500				
NY25-2	Replacement of Kitchen cabinets	1460	15	1,500				
NY25-2	Sanding of hardwood floors	1460	5	1,500				
NY25-2	Replacement of Tile in bathrooms	1460	7	2,000				
NY25-2	Energy efficient lighting interior	1460	20	3,000				
NY25-2	Exterior mortar joint repair	1460	300sq'	3,000				
NY25-2	Apartment full painting	1460	7	3,000				
NY25-2	Interior plumbing improvements	1460	25	3,000				
NY25-2	Boiler plant changes	1460	2	12,000				
NY25-2	Interior electrical modifications	1460	15	13,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY07P02550108 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	
NY25-3	Landscaping of site	1450	1	5,000				
NY25-3	Replace roofs	1460	6	8,000				
NY25-3	Sanding of hardwood floors	1460	6	1,500				
NY25-3	Electrical improvements	1460	60	1,000				
NY25-3	Exterior mortar joint repair	1460	200sq'	3,000				
NY25-3	Apartment full painting	1460	5	3,000				
NY25-3	Replacement of exterior decking	1460	12	5,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY07P02550108 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	
NY25-4	Replacement of ranges	1465	25	13,000				
NY25-4	Landscaping of site	1450		5,000				
NY25-4	Replacement of defective sidewalks	1450	300'	4,000				
NY25-4	Security lighting	1450	12	3,000				
NY25-4	Replacement of Kitchen cabinets	1460	10	4,000				
NY25-4	Interior plumbing	1460	58	3,000				
NY25-4	Energy efficient lighting interior	1460	25	1,500				
NY25-4	Exterior mortar joint repair	1460	400 sq ft	3,000				
NY25-4	Apartment full painting	1460	10	3,000				
NY25-4	Replacement roofs	1460	6	6,000				
NY25-4	Interior electrical modifications	1460	58	6,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY07P02550108 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	
NY25-5	Landscaping of site	1450		4,000				
NY25-5	Improved drainage	1450		3,000				
NY25-5	Improve interior plumbing	1460		2,500				
NY25-5	Apartment full painting	1460	15	3,000				
NY25-5	Insulate exterior walls	1460	10	3,000				
NY25-5	Community room improvements	1460		1,500				
NY25-5	Staff and Resident Training	1408		4,500				
NY25-5	Computer upgrade of software	1408		4,250				
NY25-5	Upgrade computer equipment	1475		5,000				
NY25-5	Staff Training	1408		3,500				
NY25-5	Law enforcement/WVLT drug education training and materials	1408		6,750				
NY25-5	A/E services for Tech plans/specs	1430		6,000				
NY25-5	Purchase of maintenance equipment	1475		10,000				
NY25-5	Maintenance tractor	1475		5,000				
NY25-5	Office equipment	1475		4,500				
NY25-5	Operating reserve	1406		35,000				
NY25-5	Improve security systems	1408		3,750				
COCC	Asset Management fees	1410		20,000				

13. 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 III: Implementation Schedule							
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program No: NY07P02550108 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	
NY25-1	7/17/10			7/17/12			
NY25-2	7/17/10			7/17/12			
NY25-3	7/17/10			7/17/12			
Ny25-4	7/17/10			7/17/12			
NY25-5	7/17/10			7/17/12			

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Watervliet Housing Authority			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
	Annual Statement	Activities for Year 2009 FFY Grant: PHA FY:	Activities for Year: 2010 FFY Grant: PHA FY:	Activities for Year 2011 FFY Grant: PHA FY:	Activities for Year: 2012 FFY Grant: PHA FY:
NY025-1		143,750	111,500	184,000	175,000
NY025-2		67,000	66,750	32,500	16,000
NY025-3		58,400	54,500	56,000	56,000
NY025-4		83,400	110,200	75,000	95,000
NY025-5		130,250	135,250	135,500	112,000
COCC		25,000	25,000	25,000	60,000
CFP Funds Listed for 5-year planning		\$507,800	\$503,200	\$508,000	\$514,000
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year 2009 FFY Grant: PHA FY:			Activities for Year: 2010 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NY25-1	Stove replacement	5000	NY25-1	Stove replacement	9000
Annual	NY25-1	Refrigerator replacement	4000	NY25-1	Landscaping and sidewalks	3000
Statement	NY25-1	Boiler replacement with pumps	3000	NY25-1	Replacement of heating lines	5000
	NY25-1	Landscaping and sidewalks	8000	NY25-1	Sanding of hardwood floors	3000
	NY25-1	Replacement of heating lines	3000	NY25-1	Replacement of kitchen cabinets	5000
	NY25-1	Repair to floors and wall of Bathrooms	15000	NY25-1	Replacement of Bedroom doors	5000
	NY25-1	Sanding of hardwood floors	3000	NY25-1	Installation of interior replacement lighting	2500
	NY25-1	Replacement of kitchen cabinets	6000	NY25-1	Replacement of exterior concrete porches	30000
	NY25-1	Replacement of VAT floors in Kitchens	6000	NY25-1	Improved electrical outlets, gfi's etc.	3000
	NY25-1	Replacement of Bedroom doors	4000	NY25-1	Work on master antenna system	2000
	NY25-1	Replacement of Bedroom closet doors	2500	NY25-1	Improved plumbing lines in kitchen an bath	2000
	NY25-1	Installation of interior replacement lighting	2000	NY25-1	Re pave parking lot	5000
	NY25-1	Replacement of exterior concrete porches	15000	NY25-1	Repair exterior mortar joints to buildings	4000
	NY25-1	Improved electrical outlets, gfi's etc.	5500	NY25-1	Replace smoke detectors	6000

13. Capital Fund Program Five-Year Action Plan

	NY25-1	Improved plumbing lines in kitchen an bath	3000	NY25-1	Repair concrete foundations	3000
	NY25-1	Replace kitchen exhaust fans	7500	NY25-1	Replace storm doors	2000
	NY25-1	Replace storm doors	1500	NY25-1	Complete tree pruning	3000
	NY25-1	Complete tree pruning	4000	NY25-1	Repair aluminum facia	3000
	NY25-1	Repair aluminum facia	1500	NY25-1	Improve security system	3000
	NY25-1	Improve security system	2500	NY25-1	Boiler/DHW	5000
	NY25-1	Boiler/DHW	4000	NY25-1	Apartment Painting	5000
	NY25-1	Apartment Painting	3000	NY25-1	Cellar Ventilation	3000
	NY25-1	Computer Software/Training	2000	NY25-2	Refrigerator replacement	5000
	NY25-1	Employee Training	2500	NY25-2	Boiler replacement with pumps	3000
	NY25-1	Travel	3000	NY25-2	Sanding of hardwood floors	2000
	NY25-1	A/E Services	10000	NY25-2	Replacement of kitchen cabinets	2000
	NY25-1	New Maintenance equipment, tractor and utility carts	10500	NY25-2	Replacement of VAT floors in Kitchens	2000
	NY25-1	Law enforcement WVLT support of Drug education activities	2750	NY25-2	Replacement of Bedroom doors	3000
	NY25-1	Upgrade security at administration office	1500	NY25-2	Installation of interior replacement lighting	1000
	NY25-1	Resident services and training for youth and adults	2500	NY25-2	Re pave parking lot	5000
]				NY25-2	Replace storm doors	5000
	NY25-2	Stove replacement	3000	NY25-2	Complete tree pruning	4000

13. Capital Fund Program Five-Year Action Plan

	NY25-2	Boiler replacement with pumps	2500	NY25-2	Repair aluminum facia	3500
	NY25-2	Landscaping and sidewalks	5000	NY25-2	Replacement of laundry equipment	1500
	NY25-2	Replacement of heating lines	3000	NY25-2	Boiler replacement with pumps	5000
	NY25-2	Repair to floors and wall of Bathrooms	5000	NY25-2	Apartment Painting	2000
	NY25-2	Sanding of hardwood floors	2000	NY25-2	Resident services and training for youth and adults	2000
	NY25-2	Replacement of kitchen cabinets	5000	NY25-2	New Maintenance equipment, tractor and utility carts	14500
	NY25-2	Replacement of VAT floors in Kitchens	2000	NY25-2	Replacement of hand and shop tools to comply with code	2000
	NY25-2	Replacement of Bedroom doors	4000	NY25-2	Law enforcement WVLT support of Drug education activities	2750
	NY25-2	Replacement of Bedroom closet doors	2500	NY25-2	Upgrade security at administration office	1500
	NY25-2	Installation of interior replacement lighting	1000	NY25-3	Stove replacement	2500
	NY25-2	Replacement of exterior concrete porches	1500	NY25-3	Refrigerator replacement	1500
	NY25-2	Improved electrical outlets, gfi's etc.	2000	NY25-3	Boiler replacement with pumps	1200
	NY25-2	Work on master antenna system	1500	NY25-3	Landscaping and sidewalks	5000
	NY25-2	Improved plumbing lines in kitchen an bath	4000	NY25-3	Replacement of heating lines	6000
	NY25-2	Repair exterior mortar joints to buildings	3500	NY25-3	Sanding of hardwood floors	1500
	NY25-2	Replace smoke detectors	2000	NY25-3	Replacement of kitchen cabinets	3000
	NY25-2	Complete tree pruning	4000	NY25-3	Installation of interior replacement lighting	1600

13. Capital Fund Program Five-Year Action Plan

	NY25-2	Repair aluminum facia	3500	NY25-3	Improved electrical outlets, gfi's etc.	2500
	NY25-2	Replacement of laundry equipment	4000	NY25-3	Improved plumbing lines in kitchen an bath	2500
	NY25-2	Boiler replacement with pumps	4000	NY25-3	Re pave parking lot	2500
	NY25-2	Apartment Painting	2000	NY25-3	Repair exterior mortar joints to buildings	3000
	NY25-3	Stove replacement	1500	NY25-3	Repair concrete foundations	3500
	NY25-3	Refrigerator replacement	3000	NY25-3	Replace storm doors	1200
	NY25-3	Boiler replacement with pumps	5000	NY25-3	Complete tree pruning	2500
	NY25-3	Landscaping and sidewalks	4500	NY25-3	Improve handicapped accessibility for seniors	3000
	NY25-3	Replacement of heating lines	5000	NY25-3	Improve security system for seniors	4500
	NY25-3	Sanding of hardwood floors	1500	NY25-3	Boiler replacement with pumps	5000
	NY25-3	Replacement of kitchen cabinets	2500	NY25-3	Community Room Imp	2000
	NY25-3	Replacement of Bedroom doors	1500	NY25-4	Boiler replacement units	5000
	NY25-3	Installation of interior replacement lighting	1600	NY25-4	Landscaping and sidewalks	4000
	NY25-3	Improved electrical outlets, gfi's etc.	2500	NY25-4	Repair to floors and wall of Bathrooms	2000
	NY25-3	Work on master antenna system	2500	NY25-4	Replacement of kitchen cabinets	5000
	NY25-3	Improved plumbing lines in kitchen an bath	1000	NY25-4	Replacement of VAT floors in Kitchens	3000
	NY25-3	Re pave parking lot	1800	NY25-4	Replacement of Bedroom closet doors	3000
	NY25-3	Repair exterior mortar joints to buildings	2500	NY25-4	Installation of interior replacement lighting	3000

13. Capital Fund Program Five-Year Action Plan

	NY25-3	Replace smoke detectors	2000	NY25-4	Improved electrical outlets, gfi's etc.	8000
	NY25-3	Repair concrete foundations	2500	NY25-4	Improved plumbing lines in kitchen and bath	1200
	NY25-3	Complete tree pruning	3000	NY25-4	Replace kitchen exhaust fans	3000
	NY25-3	Replacement of laundry equipment	2500	NY25-4	Replace smoke detectors	2000
	NY25-3	Improve handicapped accessibility for seniors	3500	NY25-4	Improve security system	3000
	NY25-3	Boiler replacement with pumps	4000	NY25-4	Apartment painting	5000
	NY25-3	Improve hallways for more attractive appearance	2000	NY25-4	Complete tree pruning	5000
	NY25-3	Community Room Imp	2500	NY25-4	Repair aluminum facia	35000
				NY25-4	Replacement of laundry equipment	3500
	NY25-4	Stove replacement	5000	NY25-4	Computer Software/Training	7500
	NY25-4	Refrigerator replacement	3500	NY25-4	Employee Training	2500
	NY25-4	Boiler replacement units	6000	NY25-4	Travel	3000
	NY25-4	Landscaping and sidewalks	6000	NY25-4	A/E Services	6500
	NY25-4	Repair to floors and wall of Bathrooms	2500	NY25-5	Stove replacement	8000
	NY25-4	Replacement of kitchen cabinets	5000	NY25-5	Refrigerator replacement	1000
	NY25-4	Replacement of Bedroom doors	1500	NY25-5	Boiler replacement with pumps	1500
	NY25-4	Installation of interior replacement lighting	5000	NY25-5	Landscaping and sidewalks	3000
	NY25-4	Improved electrical outlets, gfi's etc.	5000	NY25-5	Replacement of heating units	4000

13. Capital Fund Program Five-Year Action Plan

	NY25-4	Work on master antenna system	3500	NY25-5	Repair to floors and wall of Bathrooms	3000
	NY25-4	Improved plumbing lines in kitchen an bath	1400	NY25-5	Replacement of kitchen cabinets	3000
	NY25-4	Replace kitchen exhaust fans	0	NY25-5	Installation of interior replacement lighting	3000
	NY25-4	Re pave parking lot	8000	NY25-5	Improved electrical outlets, gfi's etc.	1500
	NY25-4	Replace smoke detectors	2500	NY25-5	Work on master antenna system	3000
	NY25-4	Repair concrete foundations	3000	NY25-5	Improved plumbing lines in kitchen an bath	3000
	NY25-4	Replace storm doors	6000	NY25-5	Replace kitchen exhaust fans	3000
	NY25-4	Complete tree pruning	4500	NY25-5	Re pave parking lot	3000
	NY25-4	Apartment Painting	8000	NY25-5	Installation of interior replacement lighting	3000
	NY25-4	Improve handicapped accessibility	3000	NY25-5	Repair exterior mortar joints to buildings	3000
	NY25-4	Improve security system	4000	NY25-5	Replace smoke detectors	2000
				NY25-5	Improve security system for seniors	2000
	NY25-5	Landscaping and sidewalks	5000	NY25-5	Improve hallways for more attractive appearance	6000
	NY25-5	Replacement of heating units	6000	NY25-5	Replace curtain window system	25000
	NY25-5	Installation of interior replacement lighting	2000	NY25-5	Apartment painting	9000
	NY25-5	Improved electrical outlets, gfi's etc.	3000	NY25-5	Computer Software/Training	7500
	NY25-5	Improved plumbing lines in kitchen an bath	2500	NY25-5	Employee Training	2500
	NY25-5	Installation of interior replacement lighting	3000	NY25-5	Community room imp	3000

13. Capital Fund Program Five-Year Action Plan

	NY25-5	Repair exterior mortar joints to buildings	3000	NY25-5	Travel	3000
	NY25-5	Replace smoke detectors	4000	NY25-5	A/E Services	6500
	NY25-5	Complete tree pruning	3000	NY25-5	New Maintenance equipment, tractor and utility carts	14500
	NY25-5	Replacement of laundry equipment	5000	NY25-5	Replacement of hand and shop tools to comply with code	2000
	NY25-5	Improve handicapped accessibility for seniors	4000	NY25-5	Law enforcement WVLT support of Drug education activities	2750
	NY25-5	Upgrade elevator	15000	NY25-5	Upgrade security at administration office	1500
	NY25-5	Apartment painting	4000	NY25-5	Resident services and training for youth and adults	2000
	NY25-5	Improve security system for seniors	3000	COCC	Asset Management Fees	25000
	NY25-5	Install new Generator	20000			
	NY25-5	Install new compactor	9000			
	NY25-5	Boiler replacement with pumps	4000			
	NY25-5	Computer Software/Training	2000			
	NY25-5	Employee Training	2500			
	NY25-5	Travel	3000			
	NY25-5	A/E Services	10000			
	NY25-5	New Maintenance equipment, tractor and utility carts	10500			
	NY25-5	Law enforcement WVLT support of Drug education activities	2750			

13. Capital Fund Program Five-Year Action Plan

	NY25-5	Upgrade security at administration office	1500			
	NY25-5	Resident services and training for youth and adults	2500			
	COCC	Asset Management Fees	25000			
Total CFP Estimated Cost			\$507,800			\$503,200

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year 2011 FFY Grant: PHA FY:			Activities for Year: 2012 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NY25-1	Boiler replacement with pumps	9000	NY25-1	Stove replacement	7000
NY25-1	Landscaping and sidewalks	2000	NY25-1	Refrigerator replacement	2000
NY25-1	Replacement of heating lines	15000	NY25-1	Landscaping and sidewalks	5000
NY25-1	Sanding of hardwood floors	2000	NY25-1	Repair to floors and wall of Bathrooms	18000
NY25-1	Replacement of kitchen cabinets	5000	NY25-1	Replacement of Bedroom doors	9000
NY25-1	Replacement of VAT floors in Kitchens	40000	NY25-1	Installation of interior replacement lighting	6000
NY25-1	Replacement of Bedroom doors	6000	NY25-1	Improved electrical outlets, gfi's etc.	5000
NY25-1	Improved electrical outlets, gfi's etc.	15000	NY25-1	Improved plumbing lines in kitchen an bath	5000
NY25-1	Work on master antenna system	3000	NY25-1	Repair exterior mortar joints to buildings	6000
NY25-1	Improved plumbing lines in kitchen an bath	4000	NY25-1	Replace smoke detectors	12000
NY25-1	Re pave parking lot	4000	NY25-1	Repair concrete foundations	5000
NY25-1	Repair exterior mortar joints to buildings	4000	NY25-1	Replace storm doors	4000
NY25-1	Replace storm doors	3000	NY25-1	Complete tree pruning	6000
NY25-1	Complete tree pruning	2000	NY25-1	Improve security system	5000

13. Capital Fund Program Five-Year Action Plan

NY25-1	Replace defective concrete porches	9000	NY25-1	Apartment painting	5000
NY25-1	Caulk all windows and doors	2000	NY25-1	Computer Software/Training	12500
NY25-1	Apartment painting	3000	NY25-1	Employee Training	10000
NY25-1	Modifications to Maintenance bldg	2000	NY25-1	Travel	4500
NY25-1	Travel	4500	NY25-1	A/E Services	12500
NY25-1	A/E Services	10000	NY25-1	Consultant	4000
NY25-1	Consultant	2500	NY25-1	Upgrade security at administration office	3000
NY25-1	Maintenance equipment, tractor	19500	NY25-1	Maintenance equipment, tractor	21000
NY25-1	Replacement of hand and shop tools to comply with code	2500	NY25-1	Replacement of hand and shop tools to comply with code	3000
NY25-1	Law enforcement WVLT support of Drug education activities	5000	NY25-1	Law enforcement WVLT support of Drug education activities	4500
NY25-2	Stove replacement	2000	NY25-2	Landscaping and sidewalks	3000
NY25-2	Landscaping and sidewalks	2500	NY25-2	Replacement of Bedroom doors	4000
NY25-2	Sanding of hardwood floors	2500	NY25-2	Re pave parking lot	6000
NY25-2	Replacement of kitchen cabinets	2500	NY25-2	Apartment painting	3000
NY25-2	Replacement of Bedroom doors	3000	NY25-3	Landscaping and sidewalks	5000
NY25-2	Improved electrical outlets, gfi's etc.	2500	NY25-3	Replacement of heating lines	500
NY25-2	Improved plumbing lines in kitchen an bath	5000	NY25-3	Sanding of hardwood floors	1500
NY25-2	Installation of exterior replacement lighting	6000	NY25-3	Community room imp	3000

13. Capital Fund Program Five-Year Action Plan

NY25-2	Repair exterior mortar joints to buildings	1000	NY25-3	Improved electrical outlets, gfi's etc.	6000
NY25-2	Replace smoke detectors	3000	NY25-3	Work on master antenna system	5000
NY25-2	Apartment painting	2500	NY25-3	Improved plumbing lines in kitchen an bath	25000
NY25-3	Boiler replacement with pumps	5000	NY25-3	Apartment painting	2000
NY25-3	Landscaping and sidewalks	5000	NY25-3	Replace smoke detectors	5000
NY25-3	Replacement of heating lines	5000	NY25-3	Improve security system for seniors	3000
NY25-3	Sanding of hardwood floors	3000			
NY25-3	Improved plumbing lines in kitchen an bath	20000	NY25-4	Stove replacement	4000
NY25-3	Improved electrical outlets, gfi's etc.	3000	NY25-4	Refrigerator replacement	4000
NY25-3	Complete tree pruning	3000	NY25-4	Landscaping and sidewalks	6000
NY25-3	Improve handicapped accessibility for seniors	4000	NY25-4	Replacement of heating units	4000
NY25-3	Improve security system for seniors	3000	NY25-4	Apartment painting	4000
NY25-3	Boiler replacement with pumps	3000	NY25-4	Repair to floors and wall of Bathrooms	2500
NY25-3	Apartment painting	2000	NY25-4	Replacement of kitchen cabinets	6000
NY25-4	Stove replacement	5000	NY25-4	Improved electrical outlets, gfi's etc.	6000
NY25-4	Landscaping and sidewalks	6000	NY25-4	Replacement of Bedroom doors	2000
NY25-4	Replacement of heating units	3000	NY25-4	Improved plumbing lines in kitchen an bath	5000
NY25-4	Apartment painting	4000	NY25-4	Re pave parking lot	10000

13. Capital Fund Program Five-Year Action Plan

NY25-4	Replacement of VAT floors in Kitchens	3000	NY25-4	Complete tree pruning	2500
NY25-4	Replacement of Bedroom closet doors	2000	NY25-4	Repair aluminum facia	25000
NY25-4	Installation of interior replacement lighting	2000	NY25-4	Replacement of laundry equipment	3000
NY25-4	Improved electrical outlets, gfi's etc.	6000	NY25-4	Repair exterior mortar joints to buildings	4000
NY25-4	Work on master antenna system	4000	NY25-4	Improve security system	4000
NY25-4	Improved plumbing lines in kitchen an bath	3000	NY25-4	Install new heating for office	3000
NY25-4	Installation of exterior replacement lighting	4000	NY25-5	Apartment painting	2000
NY25-4	Replace smoke detectors	13000	NY25-5	Landscaping and sidewalks	3000
NY25-4	Complete tree pruning	3000	NY25-5	Improved electrical outlets, gfi's etc.	4000
NY25-4	Improve handicapped accessibility	3000	NY25-5	Re pave parking lot	19000
NY25-4	Improve security system	7000	NY25-5	Upgrade elevator	9000
NY25-4	Community room imp	3000	NY25-5	Computer Software/Training	12500
NY25-4	Office modifications to building	4000	NY25-5	Employee Training	10000
NY25-5	Landscaping and sidewalks	3000	NY25-5	Maintenance equipment, tractor	21000
NY25-5	Replacement of heating units	4000	NY25-5	Travel	4500
NY25-5	Apartment painting	2000	NY25-5	A/E Services	12500
NY25-5	Installation of interior replacement lighting	3000	NY25-5	Consultant	4000
NY25-5	Improved electrical outlets, gfi's etc.	4000	NY25-5	Replacement of hand and shop tools to comply with code	3000

13. Capital Fund Program Five-Year Action Plan

NY25-5	Work on master antenna system	9000	NY25-5	Law enforcement WVLТ support of Drug education activities	4500
NY25-5	Improved plumbing lines in kitchen an bath	4000	NY25-5	Upgrade security at administration office	3000
NY25-5	Replacement of VAT floors in Kitchens	3000	COCC	Management Fees	60000
NY25-5	Complete tree pruning	3000			
NY25-5	Repair window curtain wall system	19000			
NY25-5	Replacement of laundry equipment	3000			
NY25-5	Improve handicapped accessibility for seniors	4000			
NY25-5	Improve security system for seniors	3000			
NY25-5	Install new Generator	9000			
NY25-5	Boiler replacement with pumps	2500			
NY25-5	Improve hallways for more attractive appearance	3000			
NY25-5	Replace kitchen exhaust fans	3000			
NY25-5	Travel	4500			
NY25-5	A/E Services	10000			
NY25-5	Consultant	2500			
NY25-5	Maintenance equipment, tractor	19500			
NY25-5	Replacement of hand and shop tools to comply with code	2500			

13. Capital Fund Program Five-Year Action Plan

NY25-5	Law enforcement WVLT support of Drug education activities	5000			
COCC	Management Fee	45000			
Total CFP Estimated Cost		\$508.000			\$514.000

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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: <input type="checkbox"/> Final Performance and Evaluation Report 3/31/2008					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	70,000	70,000	70,000	70,000
3	1408 Management Improvements	36,979	28,245	28,245	27,689
4	1410 Administration	6,097	6,097	6,097	5,991
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	33,952	33,952	33,952	33,952
8	1440 Site Acquisition				
9	1450 Site Improvement	8,591	17,099	17,099	8,591
10	1460 Dwelling Structures	330,675	330,892	330,891	269,673
11	1465.1 Dwelling Equipment—Nonexpendable	2,394	2,404	2,404	2,404
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0	0	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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	488,688	488,688	488,688	418,300
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
NY25-1	Replacement of ranges	1465	5	0	0	0	0	
NY25-1	Replacement of refrigerators	1465	5	2,394	2,394	2,394	2,394	
NY25-1	Landscaping of site	1450		0	7,108	7,108	0	
NY25-1	Replacement of defective sidewalks	1450	500'	0	0	0	0	
NY25-1	Repair of roadway/parking areas	1450	600'	0	0	0	0	
NY25-1	Security lighting	1450	15	0	0	0	0	
NY25-1	Improve drainage	1450	300'	0	0	0	0	
NY25-1	Replacement of Kitchen cabinets	1460	10	0	0	0	0	
NY25-1	Replacement of kitchen vinyl tile	1460	10	0	0	0	0	
NY25-1	Sanding of hardwood floors	1460	5	1,940	3,980	3,980	3,980	
NY25-1	Replacement of Tile in bathrooms	1460	25	0	0	0	0	
NY25-1	Energy efficient lighting interior	1460	90	5,000	0	0	0	
NY25-1	Apartment full painting	1460	25	4,742	4,742	4,782	4,742	
NY25-1	Interior plumbing improvements	1460	90	1,015	1,015	1,015	1,015	
NY25-1	Electrical	1460	1	0	5,795	5,795	0	
NY25-1	Interior electrical modifications	1460	75	1,120	25,707	25,707	25,707	
NY25-1	Replacement of Bedroom Door	1460	40	11,669	15,779	15,779	15,779	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
NY25-2	Replacement of ranges	1465	15	4,000	0	0	0	
NY25-2	Landscaping of site	1450		1,553	1,553	1,553	1,553	
NY25-2	Replacement of defective sidewalks	1450	400''	2,500	0	0	0	
NY25-2	Repair of roadway/parking area	1450	3000sq	2,500	0	0	0	
NY25-2	Security lighting	1450	6	1,500	0	0	0	
NY25-2	Improve Drainage	1450	100'	3,000	0	0	0	
NY25-2	Replacement of Kitchen cabinets	1460	15	0	500	500	500	
NY25-2	Sanding of Hardwood Floors	1460	5	1,500	0	0	0	
NY25-2	Replacement of Tile in bathrooms	1460	7	2,000	0	0	0	
NY25-2	Energy efficient lighting interior	1460	20	3,000	0	0	0	
NY25-2	Exterior motor repair	1460	300sq'	4,200	4,200	4,200	4,200	
NY25-2	Apartment full painting	1460	7	280	665	665	665	
NY25-2	Interior plumbing improvements	1460	25	3,000	0	0	0	
NY25-2	Boiler plant changes	1460	2	2,000	0	0	0	
NY25-2	Interior electrical modifications	1460	15	3,700	3,926	3,926	3,926	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
NY25-3	Landscaping of site	1450	1	3,538	3,538	3,538	3,538	
NY25-3	Interior plumbing improvements	1460	60	3,500	0	0	0	
NY25-3	Replace roofs	1460	6	111,597	111,597	111,597	111,597	
NY25-3	Replacement of kitchen vinyl tile	1460	60	0	0	0	0	
NY25-3	Sanding of hardwood floors	1460	6	0	0	0	0	
NY25-3	Replacement of Tile in bathrooms	1460	2	0	0	0	0	
NY25-3	Energy efficient lighting interior	1460	60	0	0	0	0	
NY25-3	Exterior motor joint repair	1460	200sq'	0	0	0	0	
NY25-3	Apartment full painting	1460	5	0	1,783	1,783	1,783	
NY25-3	Replacement of key system	1460	12	1,542	1,542	1,542	1,542	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
NY25-4	Replacement of ranges	1465	25	0	0	0	0	
NY25-4	Replacement of refrigerator	1465	5	0	0	0	0	
NY25-4	Landscaping of site	1450		3,500	4,900	4,900	3,500	
NY25-4	Replacement of defective sidewalks	1450	300'	0	0	0	0	
NY25-4	Security lighting	1450	12	0	0	0	0	
NY25-4	Replacement of Kitchen cabinets	1460	10	0	0	0	0	
NY25-4	Replacement of kitchen vinyl tile	1460	5	0	0	0	0	
NY25-4	Interior plumbing	1460	58	6262	7,742	7,742	7,742	
NY25-4	Energy efficient lighting interior	1460	25	1,500	0	0	0	
NY25-4	Replacement of bedroom doors	1460	10	0	1,250	1,250	1,250	
NY25-4	Exterior motor joint repair	1460	400 sq ft	3,000	0	0	0	
NY25-4	Apartment full painting	1460	10	4,460	4,740	4,740	4,740	
NY25-4	Replacement roofs	1460	6	163,579	119,065	119,065	63,642	
NY25-4	Interior electrical modifications	1460	58	0	1,069	1,069	1,069	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
NY25-5	Replacement of refrigerators	1465	5	0	0	0	0	
NY25-5	Landscaping of site	1450		0	0	0	0	
NY25-5	Improved Drainage	1450		0	0	0	0	
NY25-5	Elevator repairs	1460		0	0	0	0	
NY25-5	Replace generator	1460		7,800	7,800	7,800	7,800	
NY25-5	Improve interior plumbing	1460		3,480	3,480	3,480	3,480	
NY25-5	Apartment full painting	1460	15	0	654	654	654	
NY25-5	Insulate exterior walls	1460	10	0	0	0	0	
NY25-5	Community room improvements	1460		3,860	3,860	3,860	3,860	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550106 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	
PHA WIDE	Staff and Resident Training	1408		3,057	3,611	3,611	3,611	
PHA WIDE	Computer upgrade of software	1408		8,500	19,119	19,119	19,119	
PHA WIDE	Upgrade computer equipment	1408		0	1,295	1,295	1,295	
PHA WIDE	Staff Training	1408		0	0	0	0	
PHA WIDE	Law enforcement/WVLT drug education training and materials	1406		0	0	0	0	
PHA WIDE	Salaries for Mod Work	1410		6,037	6,097	6,097	5,991	
PHA WIDE	A/E services for Tech plans/specs	1430		33,952	33,952	33,952	33,952	
PHA WIDE	Purchase of maintenance/office equipment	1475		0	0	0	0	
PHA WIDE	Maintenance tractor	1475		0	0	0	0	
PHA WIDE	Office equipment	1408		0	0	0	0	
PHA WIDE	Operating reserve	1406		70,000	70,000	70,000	70,000	
PHA WIDE	Improve security systems	1408		25,574	4,220	4,220	3,664	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Watervliet Housing Authority			Grant Type and Number Capital Fund Program No: NY07P02550106 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	
NY25-1	9/30/08			9/30/10			
NY25-2	9/30/08			9/30/10			
NY25-3	9/30/08			9/30/10			
Ny25-4	9/30/08			9/30/10			
NY25-5	9/30/08			9/30/10			
PHA WIDE	9/30/08			9/30/10			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P025550107 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: <input type="checkbox"/> Final Performance and Evaluation Report 3/31/2008					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	73,500			
3	1408 Management Improvements	52,000			
4	1410 Administration CCOC Asset Management fees	25,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	56,500			
10	1460 Dwelling Structures	197,837			
11	1465.1 Dwelling Equipment—Nonexpendable	22,067			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
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)	466,904			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-1	Law enforcement/WVLT drug education training and materials	1406		3500				
NY25-1	Landscaping of site	1450		5,000				
NY25-1	Replacement of defective sidewalks	1450	500'	5,500				
NY25-1	Repair of roadway/parking areas	1450	600'	4,000				
NY25-1	Security lighting	1450	15	1,500				
NY25-1	Replacement of Kitchen cabinets	1460	10	5,000				
NY25-1	Replacement of kitchen vinyl tile	1460	10	5,000				
NY25-1	Sanding of hardwood floors	1460	5	1,500				
NY25-1	Replacement of Tile in bathrooms	1460	25	5,000				
NY25-1	Energy efficient lighting interior	1460	90	5,000				
NY25-1	Apartment full painting	1460	25	5,000				
NY25-1	Interior plumbing improvements	1460	90	3,216				
NY25-1	Boiler plant changes	1460	1	5,000				
NY25-1	Interior electrical modifications	1460	75	5,000				
NY25-1	Improved Drainage	1450		4,000				
NY25-1	Replacement of ranges/refrig	1465	5	7,067				
NY25-1	Staff and Resident Training	1408		2,500				
NY25-1	Computer upgrade of software	1408		4,250				
NY25-1	Upgrade computer equipment	1408		7,500				
NY25-1	Staff Training	1408		3,500				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-1	A/E services for Tech plans/specs	1430		5,000				
NY25-1	maintenance/ office equipment	1475		15,000				
NY25-1	Office equipment	1408		4,500				
NY25-1	Improve security systems	1408		3,750				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-2	Replacement of refrigerators/stove	1465	5	4,000				
NY25-2	Landscaping of site	1450		3,000				
NY25-2	Replacement of defective sidewalks	1450	400''	2,500				
NY25-2	Security lighting	1450	6	1,500				
NY25-2	Replacement of Kitchen cabinets	1460	15	1,500				
NY25-2	Replacement of Tile in bathrooms	1460	7	2,000				
NY25-2	Energy efficient lighting interior	1460	20	3,000				
NY25-2	Apartment full painting	1460	7	3,000				
NY25-2	Interior plumbing improvements	1460	25	3,000				
NY25-2	Boiler plant changes	1460	2	2,000				
NY25-2	Interior electrical modifications	1460	15	3,000				
NY25-2	Refinish Hardwood Floors	1460		1,500				
NY25-2	Parking lot refurbish	1450		2,500				
NY25-2	Improve Drainage	1450		3,000				
NY25-2	Exterior motor repair	1460		3,000				
NY25-2	Energy Efficient light	1460		3,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-3	Landscaping of site	1450	1	5,000				
NY25-3	Replace roofs	1460	6	46,121				
NY25-3	Replacement of kitchen vinyl tile	1460	60	5,000				
NY25-3	Sanding of hardwood floors	1460	6	1,500				
NY25-3	Energy efficient lighting interior	1460	60	3,500				
NY25-3	Exterior motor joint repair	1460	200sq'	3,000				
NY25-3	Apartment full painting	1460	5	3,000				
NY25-3	Replacement of exterior decking	1460	12	6,000				
NY25-3	Interior plumbing improvements	1460	60	3,500				
NY25-3	Bathroom Tile Re-work	1460		2,000				
NY25-3	Staff and Resident Training	1408		2,500				
NY25-3	Computer upgrade of software	1408		4,250				
NY25-3	Upgrade computer equipment	1408		7,500				
NY25-3	Staff Training	1408		3,500				
NY25-3	A/E services for Tech plans/specs	1430		5,000				
NY25-3	maintenance/office equipment	1475		15,000				
NY25-3	Office equipment	1408		4,500				
NY25-3	Improve security systems	1408		3,750				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-4	Replacement of ranges/refrig	1465	25	8,000				
NY25-4	Landscaping of site	1450		5,000				
NY25-4	Replacement of defective sidewalks	1450	300'	4,000				
NY25-4	Security lighting	1450	12	3,000				
NY25-4	Replacement of Kitchen cabinets	1460	10	4,000				
NY25-4	Replacement of kitchen vinyl tile	1460	5	4,000				
NY25-4	Interior plumbing	1460	58	3,000				
NY25-4	Energy efficient lighting interior	1460	25	1,500				
NY25-4	Replacement of bedroom doors	1460	10	1,000				
NY25-4	Exterior motor joint repair	1460	400 sq ft	3,000				
NY25-4	Apartment full painting	1460	10	3,000				
NY25-4	Replacement roofs	1460	6	6,000				
NY25-4	Interior electrical modifications	1460	58	6,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Watervliet Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02550107 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	
NY25-5	Replacement of refrigerators/stove	1465	5	3,000				
NY25-5	Landscaping of site	1450		4,000				
NY25-5	Improved Drainage	1450		3,000				
NY25-5	Elevator repairs	1460		8,000				
NY25-5	Improve interior plumbing	1460		2,500				
NY25-5	Apartment full painting	1460	15	3,000				
NY25-5	Insulate exterior walls	1460	10	8,000				
NY25-5	Community room improvements	1460		1,500				
NY25-5	Kitchen Cabinets	1460		5,000				
CCOC	Asset Management Fee	1410		25,000				
CCOC	Operating Reserve	1406		70,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Watervliet Housing Authority			Grant Type and Number Capital Fund Program No: NY07P02550107 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	
NY25-1	9/30/09			9/30/11			
NY25-2	9/30/09			9/30/11			
NY25-3	9/30/09			9/30/11			
Ny25-4	9/30/09			9/30/11			
NY25-5	9/30/09			9/30/11			

WATERVLIET HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth WHA’s policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by WHA of all federally subsidized public housing under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- 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 WHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between WHA, 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 WHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by WHA.

III. Other DHA Policies and Procedures

This Policy shall be referenced in and attached to WHA’s Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of WHA’s Admissions and Continued Occupancy Policy. WHA’s annual public housing agency plan shall also contain information concerning WHA’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of WHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. *Non-Denial of Assistance.* WHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

[Optional preference provision: Note that VAWA does not require an admissions preference, and, therefore, if such a preference is adopted it need not be applicable to victims of dating violence and stalking as well as to domestic violence]

[Optional adverse information provision: Note that VAWA does not require such a provision]

C. *Mitigation of Disqualifying Information.* When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, WHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, WHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. WHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by WHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by WHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of WHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither WHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of WHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or WHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, WHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by WHA. Leases used for all public housing operated by WHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by WHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, WHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., WHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by WHA. Section 8 owners or managers receiving rental assistance administered by WHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to WHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to WHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to WHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by WHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of WHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to WHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
 2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 3. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by WHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

[Optional provisions – paragraphs A through D]

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, WHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* WHA will act upon such an application promptly [alternatively, insert a number of business days].
- C. *No right to transfer.* WHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of WHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying WHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term

unless released by WHA. In cases where WHA determines that the family's decision to move was reasonable under the circumstances, WHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.

- E. *Portability*. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

[Optional Provision]

X. Court Orders/Family Break-up

A. *Court orders*. It is WHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by WHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up*. Other WHA policies regarding family break-up are contained in WHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

[Optional provision]

XI. Relationships with Service Providers

It is the policy of WHA to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If WHA staff become aware that an individual assisted by WHA is a victim of domestic violence, dating violence or stalking, WHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring WHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case. WHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which WHA has referral or other cooperative relationships.

XII. Notification

WHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by WHA as approved by the WHA Board of Commissioners.