

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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 PHA's to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHA's. 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.

Streamlined 5-Year Plan for Fiscal Years 2008- 2012

Streamlined Annual Plan for Fiscal Year 2008

Geneva Housing Authority

NY-044

GHA Approved July 14, 2008

Submitted to HUD July 15, 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: Geneva Housing Authority

PHA Number: NY-044

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:

Number of S8 units:

Number of public housing units:

Number of S8 units:

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

Participating PHA's	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 2007- 2011

[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: *The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community and surrounding areas, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self-sufficiency.*

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emPHA'sized in recent legislation. PHA's 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, **PHA'S 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 PHA'S scores achieved.) PHA's 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) *1) Provide support to the GHA's affiliated Not-for-Profits Corporations to expand the supply of affordable housing.*

PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHA'S score) **To 95%**
- Improve voucher management: (SEMAP score) **To 100%**
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
Continue the implementation of Project Based Management & Accounting

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

X 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

X 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

X 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

- X** PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- X** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X** Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X** 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)

MANAGEMENT ISSUES

Goal

1. Manage the Geneva Housing Authority's existing public housing program in an efficient and effective manner obtaining and continuing the HUD designation of "high performer" under both PHA'S and SEMAP.
2. Manage the Geneva Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

Objectives

1. HUD shall recognize the Geneva Housing Authority as a high performer through the period ending September 30, 2009.
2. The Geneva Housing Authority shall achieve and sustain an occupancy rate of 97% by September 30, 2009.
3. The Geneva Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
4. Enforce tough rent collection and lease termination procedures for chronic late rental payments.

EXPANSION OF THE STOCK ISSUES

Goals

1. Adapt the Geneva Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.

2. Assist our county population and increase the availability of affordable, suitable housing for families in the very-low income range.

Objectives

1. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to build 15 new affordable rental housing units for the elderly residents of our community. (Lyceum Heights PHA'se III – 5 three unit buildings)
2. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to build 50 new affordable rental housing units for the elderly residents with the Victor, New York community. (Victor Senior Housing)
3. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to build up to 90 new affordable rental housing units for the disabled & homeless veterans' residents with the Town of Canandaigua, New York community.
4. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax -credit allocations or other resources this fiscal year to acquire and renovate 24 affordable rental housing units for the elderly residents with the Village of Waterloo, New York community. (Waterloo Memorial Heights)
5. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to acquire and renovate 24 affordable rental housing units for the elderly residents with the Village of Rushville, New York community. (Castle Street Apartments)
6. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for the target group, especially under a homeownership program.

MARKETABILITY ISSUES

Goals

1. Enhance the marketability of the Geneva Housing Authority's public and assisted housing developments.
2. Make public housing the affordable housing of choice for the low-income residents of our County.

3. The Geneva Housing Authority shall continue the efforts to be a more customer-oriented organization.
4. Maintain Designated Housing status at the Elmcrest Apartments.

Objectives

1. The Geneva Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System by September 30, 2009.
2. The Geneva Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.
3. Maintain the already HUD approved a five-year Designated Housing Plan for the Elmcrest Apartments.
4. Request the NYS Legislator enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario County.

SECURITY ISSUES

Goals

1. Provide a safe and secure environment in the Geneva Housing Authority's public housing developments.
2. Improve resident and community perception of safety and security in the Geneva Housing Authority's public housing developments.
3. To continue Security Staff coverage at each of our housing developments and scattered site properties.

Objectives

1. The Geneva Housing Authority shall reduce crime in its developments by 50% by September 30, 2009.
2. The Geneva Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by September 30, 2009.

3. The Geneva Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by September 30, 2009, through aggressive screening procedures.
4. Secure additional funding that will allow us to maintain our Security Department at the current level of service for the benefit of our residents.

TENANT-BASED HOUSING ASSISTANCE ISSUES

Goals

1. Manage the Geneva Housing Authority's and Ontario County's tenant-based Section 8 programs in an efficient and effective manner thereby qualifying as a high performer under SEMAP.
2. Expand the range and quality of housing choices available to participants in the Geneva Housing Authority's tenant-based assistance program.
3. Provide financial assistance to private/not-for-profit housing developments through Section 8 subsidies for the purpose of expanding and retaining low-income housing developments for the elderly and disabled.
4. Assist Section 8 program participants in becoming new homeowners.
5. Request the NYS Legislator enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario County.

Objectives

1. The Geneva Housing Authority shall establish a program to help Section 8 participants use its tenant-based program to become homeowners.
2. The Geneva Housing Authority shall achieve and sustain a utilization rate of 97% by September 30, 2009, in its tenant-based program.
3. The Geneva Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2009.
4. Provide Project Based Section 8 for developments that house the Aging and Families with Disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.
5. Implement new preferences for the handicapped and disabled to allow for the issuance of tenant based housing vouchers to vacating project based participants under the multi-family programs that wish to relocate.

MAINTENANCE & MODERNIZATION ISSUES

Goals

1. Maintain the Geneva Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Geneva Housing Authority.
3. Work toward completing the modernization goals outline in the 5 year Capital Needs Plan and related studies.

Objectives

1. The Geneva Housing Authority will continue to create an appealing, up-to-date environment in its developments.
2. The Geneva Housing Authority shall maintain an average response time of 6 hours in responding to emergency work orders for the period through September 30, 2009.
3. The Geneva Housing Authority shall maintain an average response time of 15 days in responding to routine work orders by September 30, 2009.
4. Complete the modernization tasks as outlined in the Capital Fund Financing Program, (CFFP Bond Issue).
5. Complete the Energy Service Program and related work activities using the approved ESCO

EQUAL OPPORTUNITY ISSUES

Goals

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the Geneva Housing Authority in full compliance with all Equal Opportunity laws and regulations.
3. The Geneva Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

Objectives

1. The Geneva Housing Authority shall mix its public housing development populations ethnically, racially, and income wise to the fullest extent possible.
2. The Geneva Housing Authority shall achieve the Section 3 goals that it establishes annually.
3. Implement new preferences for the handicapped and disabled to allow for the issuance of tenant based housing vouchers to vacating project based participants under the multi-family programs that wish to relocate.

FISCAL RESPONSIBILITY ISSUES

Goals

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objectives

1. The Geneva Housing Authority shall operate so that income exceeds expenses every year.
2. Update current tenant charges for tenant damages and excess utility charges.

SUPPORTIVE SERVICE ISSUES

Goals

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.
3. Assist public housing residents and low-income individuals in becoming homeowners.

Objectives

1. The Geneva Housing Authority will implement new partnerships in order to enhance services to our residents by September 30, 2009.

2. Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Family Self-Sufficiency Program.
3. The Geneva Housing Authority, working with its partners, shall ensure that 95% of its TANF residents are working or engaged in job training by September 30, 2009.
4. Apply for and secure Resident Opportunities for Self-Sufficiency (ROSS) Grant funding.
5. Continue the already HUD approved Section 5(h) Homeownership Program, and sell additional scattered site housing units to qualified individuals.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. In summary, we are on course to improve the condition of affordable housing in Geneva.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[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 2005, 06 & 07 Capital Fund Program Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
[Attachment– Statement regarding Protection under the Violence Against Women Reauthorization Act of 2005 \(VAWA\)](#)

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 PHA's 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.

This annual plan continues the progressive and responsive actions of the Geneva Housing Authority in regard to the preservation of a safe, secure, and quality environment for its residents.

The coming year the GHA will continue the leveraging of Capital Funds by using the already issued tax exempt bonds, as authorized by HUD to increase the availability of modernization funds to perform major work activities as outlined in the five-year Capital Fund Plan.

This Plan, sets forth the policy initiatives, the fiscal plans, and the capital improvements which the Geneva Housing Authority will carry out in the FYE 2008 fiscal year.

VAWA Statement:

In order to assist victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing, the GHA will comply with all VAWA (Violence Against Women Act) requirements. Policies regarding compliance have been incorporated in the GHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Housing Choice Voucher Administrative Plan.

The GHA will provide notification to all applicants and residents of their rights under VAWA.

The GHA provides or offers the following activities, services or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

GHA will provide applications for placement on waiting lists for housing programs.

The GHA provides or offers the following activities, services or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing:

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

The above agencies will refer potential applicants to the GHA offices for placement on waiting lists.

GHA staff will comply with GHA policies and VAWA requirements.

The GHA provides or offers the following activities, services or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

GHA staff will comply with GHA policies and VAWA requirements.

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.** PHA's may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	707		110
Extremely low income <=30% AMI	529	75%	
Very low income (>30% but <=50% AMI)	147	21%	
Low income (>50% but <80% AMI)	15	2%	
Families with children	330	47%	
Elderly families	56	8%	
Families with Disabilities	112	16%	
White/Hispanic	212	30%	
White/Non-Hispanic	249	35%	
Black/Non-Hispanic	153	22%	
American Indian	8	1.0%	
Asian	1	0.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	156	42%	
2 BR	187	51%	
3 BR	23	6%	
4 BR	2	1%	
5 BR	1	0.3%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes – **Those who qualify for a preference**

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.

(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	\$ 669,456	
b) Public Housing Capital Fund	\$ 305,486	
c) HOPE VI Revitalization	\$ 0	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,840,539	
f) Resident Opportunity and Self-Sufficiency Grants		
• HCV FSS Coordinator	\$ 49,921	
• ROSS – 2008 Service Coordinator	\$ 83,333	
• ROSS – 2007 Service Coordinator	\$ 61,875	
g) Community Development Block Grant	\$ 0	Public Hsg. Renovations
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP - 2007	\$ 103,230	Public Hsg. Renovations
3. Public Housing Dwelling Rental Income	\$ 804,350	
4. Other income (list below)		
Non-Dwelling Rent	\$ 191,119	
Interest Income	\$ 5,543	
5. Non-federal sources (list below)		
Total resources	\$ 4,114,852	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

Exemptions: PHA's 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)
- 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) **Credit History**

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? **NO**
If yes, complete the following table; if not skip to d.

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? **3**

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**

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists? **3**

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)
- 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)

1. Homeless due to unit being rendered uninhabitable by Natural Disaster.

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
- 2 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)
- 3 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

1 Other preference(s) (list below)

1. Homeless due to unit being rendered uninhabitable by Natural Disaster.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: 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: PHA's that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below) **Names & Addresses of Prior Landlords**

(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) **Site Management Offices**

(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: **When a family has documented continued attempts to find housing and has been unable to locate suitable housing.**

(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)
 - 1. Homeless due to unit being rendered uninhabitable by Natural Disaster.**
 - 2. Elderly, disabled and displaced singles assisted ahead of other singles.**
 - 3. Multi-Family Project Based participants**

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)
- 2.** Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1.** Other preference(s) (list below)

- 1. Homeless due to unit being rendered uninhabitable by Natural Disaster.**
- 2. Elderly, disabled and displaced singles assisted ahead of other singles.**
- 3. Multi-Family Project Based participants**

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

- X** 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
- X** 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: PHA's 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) \$200/month
- Other (list below) All Decreases

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

Exemptions from sub-component 5A: PHA's that will not participate in the Capital Fund Program may skip to component 5B. All other PHA's 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 PHA's 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 PHA's 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? 25

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:

The HCV Homeownership Program is offered to eligible participants that have been admitted to the HCV rental assistance program for a minimum of 12 months, that have been determined to meet the first-time homebuyer requirements established by program regulations, and that have not defaulted on any mortgage used to purchase a home under the homeownership option.

Homeownership program participants should have a record of gainful employment for a minimum of one year, indicating a stable earning environment. Total annual household earnings should be a minimum of \$17,000.00 per year, however if the family demonstrates that it has been pre-qualified or pre-approved for financing that meets requirements and financing amount is sufficient to purchase a home that meets HQS standards, the family will be determined eligible as long as they meet the HUD minimum income as stated within the regulations.

In addition to these requirements, Geneva Housing Authority will also require participation in and completion of homeownership counseling as outlined in the attached documents. Participation in the Family Self-Sufficiency Program, although not required, will be strongly encouraged as additional supportive services will have a positive effect on the family’s ability to follow through and maintain its homeownership goals. Many families may wish to use their accrued escrow monies toward the purchase of their home.

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

The Homeownership program will be added to the normal Section 8 HCV briefing discussions. Reviewing and contacting strong candidates utilizing the updated Happy software database.

(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).

Rural Opportunities (35 years)
Keuka Housing Council (30 years)
City of Geneva – Economic Development (15 years)

- d. Demonstrating that it has other relevant experience (list experience below).

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

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
- b. Significant Amendment or Modification to the Annual Plan

The Geneva Housing Authority will not be allowed to deviate from this Five Year Agency Plan or yearly Annual Plan with out Public Notice and Public Hearing depicting such changes. The Housing Authority defines Substantial Deviation and Significant Amendment or Modifications as changes that will affect the following:

- Changes to rent or Admission Policies or organization of the Waiting List;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan or CFFP Bond Issue Proceeds);
- Additions or new activities not included in the current Public Housing Drug Elimination Program Plan;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to the above is in the case where any operational procedure, plan or policy is modified to reflect changes in HUD Regulatory Requirements. HUD will not consider these changes as significant amendments.

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:

No Comments offered – Approved drafted Plan

- 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)

(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:

Duane Jolley & Everlean Sullivan

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)

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 – **Nomination petition w/ 25 resident signatures required.**

Other: (describe) **Candidates were nominated by Public Housing Residents only.**

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 member 18 years of age or older, living in public housing for at least 90 days prior to the date of the election and is current with all rent or payment agreements.**

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 member 18 years of age or older, living in public housing for at least 90 days prior to the date of the election and is current with all rent or payment agreements.**

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: 9/30/2008

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: State of New York – Division of Housing & Community Renewal

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)

The Geneva Housing Authority's Plan is consistent with the New York State Consolidated Plan by the following means:

- 1. Preserve the existing housing for low-income individuals & families by maintaining an adequate supply of decent, safe and affordable housing units within the PHA's jurisdiction and also seek an increase in the availability in subsidized housing units to meet the needs of the community.**

2. **Continue the ongoing modernization program of existing public & assisted housing units.**
3. **Improve the openness to housing options of the low-income households through the Public Housing [Section 5 (h)] Homeownership Program, as well as through the Section 8 Homeownership Program.**
4. **Partner with affiliate Not-for Profit Corporations & Limited Partnerships and local government to develop additional housing units for the low-income seniors through the Low-Income Tax Credit program offered by the NYS-DHCR.**

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

No recommendations were received by the Consolidated Plan Jurisdiction: State of New York – Division of Housing & Community Renewal

(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):

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

PHA's 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
✓	<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
✓	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
✓	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
✓	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
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
✓	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. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
✓	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
✓	Results of latest Public Housing Assessment System (PHA'S) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHA'S Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
✓	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Any policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
✓	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
✓	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
✓	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
✓	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). X Check here if included in the public housing A & O Policy.	Pet Policy
✓	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450106 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: 6/1/2008 <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	50,000.00	47,297.12	47,297.12	47,297.12
3	1408 Management Improvements	7,653.00	4,153.00	4,153.00	4,153.00
4	1410 Administration	26,502.00	27,285.00	27,285.00	27,285.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	21,970.00	27,882.74	26,302.65	26,302.65
8	1440 Site Acquisition				
9	1450 Site Improvement	3,982.30	0	0	0
10	1460 Dwelling Structures	71,372.00	86,057.74	86,057.74	86,057.74
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0	2,034.52	2,034.52	0
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	83,540.00	78,139.88	78,139.88	20,218.75
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	265,020.00	272,850.00	272,850.00	211,314.26
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 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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450106 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.	Quan tity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406		50,000.00	47,297.12	47,297.12	47,297.12	completed
	Staff Training	1408		7,653.00	4,153.00	4,153.00	4,153.00	completed
	Administration	1410		26,502.00	27,285.00	27,285.00	27,285.00	completed
	Fees & Costs- CO fees	1430		672.45	1,200.00	0	0	
	CFFP-Debt Service	1501		83,540.00	75,437.00	75,437.00	20,218.75	
NY044-001 Elmcrest Apts	A&E & Inspection Services	1430		10,468.25	15,197.74	15,197.74	14,814.65	
	Cycle Painting – Forced Acct	1460		9,581.00	9,581.00	9,581.00	9,581.00	completed
	Cycle Painting materials	1460		2,000.00	500.00	500.00	500.00	completed
	Hot Water Tank Replacement	1460		0	2,290.00	2,290.00	2,290.00	completed
	Install Beauty Salon	1470		0	2,034.52	2,034.52	0	
NY044-003, 009 Scattered Sites	A&E & Inspection Services	1430		1,345.00	2,000.00	2,000.00	2,000.00	completed
	Misc. Site Improvements	1450		1,482.30	0	0	0	
	Cycle Painting – Forced Acct	1460		22,355.00	22,355.00	22,355.00	22,355.00	completed
	Cycle Painting materials	1460		1,000.00	250.00	250.00	250.00	completed
	ADA Chairlift	1460		0	1,819.74	1,819.74	1,819.74	completed
	Flooring Replacement	1460		0	3,086.00	3,086.00	3,086.00	completed

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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450106			Federal FY of Grant: 2006			
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quan tity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	General HVAC/Electrical	1460		1,000.00	6,940.00	6,940.00	6,940.00	<i>completed</i>
NY044-010 Courtyard Apts.	A&E & Inspection Services	1430		9,485.00	9,485.00	9,485.00	9,485.00	<i>completed</i>
	Misc. Site Improvements	1450		2,500.00	0	0	0	
	Cycle Painting – Forced Acct	1460		31,936.00	31,936.00	31,936.00	31,936.00	<i>completed</i>
	Cycle Painting materials	1460		2,500.00	2,500.00	2,500.00	2,500.00	<i>completed</i>

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: Geneva Housing Authority		Grant Type and Number Capital Fund Program No: NY06P04450106 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)			Development Number Name/HA-Wide Activities
	Original	Revised		Original	Revised		
							Original
NY044-001 Elmcrest Apts.	03/31/08			03/31/09			
NY044-003 Scattered Sites	03/31/08			03/31/09			
NY044-009 Scattered Sites	03/31/08			03/31/09			
NY044-010 Courtyard Apts.	03/31/08			03/31/09			
HA-wide	03/31/08			03/31/09			

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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450107 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					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	50,000.00	171,695.00	171,695.00	150,000.00
3	1408 Management Improvements	7,653.00	0.00	0.00	0.00
4	1410 Administration	27,323.00	27,323.00	27,323.00	20,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,121.45	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	18,933.55	0.00	0.00	0.00
10	1460 Dwelling Structures	81,428.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service	74,212.00	74,212.00	74,212.00	0.00
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	273,230.00	273,230.00	273,230.00	170,000.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	50,000.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	7,653.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related 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: Geneva Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P04450107 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	
HA-wide	Operations	1406		50,000.00	171,695	171,695	150,000.00	
	Staff Training	1408		7,653.00	0.00	0.00	0.00	
	Administration	1410		26,502.00	27,323.00	27,323.00	20,000.00	
	Fees & Costs- CO fees	1430		672.45	0.00	0.00	0.00	
	CFFP-Debt Service	1501		74,212.00	74,212.00	74,212.00	0.00	
NY044-001								
Elmcrest Apts	A&E & Inspection Services	1430		5,379.00	0.00	0.00	0.00	
	Misc. Site Improvements	1450		5,000.00	0.00	0.00	0.00	
	Cycle Painting – Forced Acct	1460		9,965.00	0.00	0.00	0.00	
	Cycle Painting materials	1460		1,000.00	0.00	0.00	0.00	
	HVAC-Electrical Improve.	1460		2,500.00	0.00	0.00	0.00	
NY044-003, 009	A&E & Inspection Services	1430		1,345.00	0.00	0.00	0.00	
Scattered Sites								

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: Geneva Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P04450107 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	
	Misc. Site Improvements	1450		3,000.00	0.00	0.00	0.00	
	Cycle Painting – Forced Acct	1460		23,250.00	0.00	0.00	0.00	
	Cycle Painting materials	1460		500.00	0.00	0.00	0.00	
	Flooring Replacement	1460		2,500.00	0.00	0.00	0.00	
	General HVAC/Electrical	1460		2,500.00	0.00	0.00	0.00	
NY044-010	A&E & Inspection Services	1430		6,725.00	0.00	0.00	0.00	
Courtyard Apts.								
	Misc. Site Improvements	1450		8,433.55	0.00	0.00	0.00	
	Site Lighting	1450		2,500.00	0.00	0.00	0.00	
	Cycle Painting – Forced Acct	1460		33,213.00	0.00	0.00	0.00	
	Cycle Painting materials	1460		3,000.00	0.00	0.00	0.00	
	Misc. Improvements	1460		2,500.00	0.00	0.00	0.00	
	General HVAC/Electrical	1460		500.00	0.00	0.00	0.00	

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: Geneva Housing Authority		Grant Type and Number Capital Fund Program No: NY06P04450107 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)			Development Number Name/HA-Wide Activities
	Original	Revised		Original	Revised		
NY044-001 Elmcrest Apts.	03/31/09			03/31/10			Original
NY044-003 Scattered Sites	03/31/09			03/31/10			
NY044-009 Scattered Sites	03/31/09			03/31/10			
NY044-010 Courtyard Apts.	03/31/09			03/31/10			
HA-wide	03/31/09			03/31/10			

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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450108 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	226,586.00		226,586.00	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	78,900.00		78,900.00	0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	305,486.00		305,486.00	0
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 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: Geneva Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04450108 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	
HA-wide	Operations	1406		226,586.00		226,586.00	0	open
	CFFP-Debt Service	1501		78,900.00		78,900.00	0	open

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: Geneva Housing Authority			Grant Type and Number Capital Fund Program No: NY06P04450108 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)			Development Number Name/HA-Wide Activities
	Original	Revised		Original	Revised		
							Original
HA-wide	03/31/10		HA-wide	03/31/12		HA-wide	

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Geneva Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: NY06P04450109 PHA FY: 2009	Work Statement for Year 3 FFY Grant: NY06P04450110 PHA FY: 2010	Work Statement for Year 4 FFY Grant: NY06P04450111 PHA FY: 2011	Work Statement for Year 5 FFY Grant: NY06P04450112 PHA FY: 2012
	Annual Statement				
NY44-001 ELMCREST APARTMENTS – AMP #001 – Operations – 15%		\$ 34,363	\$ 34,588	\$ 34,070	\$ 34,332
NY44-003 & 009 SCATTERED SITES – AMP #002 – Operation – 35%		\$ 80,180	\$ 80,705	\$ 79,498	\$ 80,108
NY44-010 GENEVA COURTYARD APTS – AMP #003 – Operation – 50%		\$114,543	\$113,293	\$113,568	\$114,440
Maint., Boys & Girls Club & Childcare Bldgs AMP #003		\$ -0-	\$ -0-	\$ -0-	\$ -0-
Management Improvements					
HA-Wide Non-Dwelling Structures & Equipment					
Administration					
Other Fess & Costs					
Operations					
CFPP – Bond Debt Obligations		\$76,400.00	\$74,900.00	\$78,350.00	\$76,606.00
CFP Funds Listed for 5-year planning	\$305,486	\$305,486	\$305,486	\$305,486	\$305,486
Replacement Housing Factor Funds					

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: NY06P04450109 PHA FY: 2009			Activities for Year : 2 FFY Grant: NY06P04450109 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NY44-001 ELMCREST APTS – AMP #001	Operations	34,363.00	NY44-010 GENEVA COURTYARD APTS – AMP #003	Operations	114,543.00
See		Site Improvements	0.00		Site Improvements	0.00
Annual		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
Statement		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	34,363.00		TOTAL	114,543.00
	NY44-003 & 009 SCATTERED SITES – AMP #002	Operations	80,180.00	Maint., Boys & Girls Club & Childcare Bldgs AMP #003		
		Site Improvements	0.00		Site Improvements	0.00
		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	80,180.00		TOTAL	0.00
				PHA-Wide	CFFP Debt Service	76,400.00
	Total CFP Estimated Cost for YEAR 2					\$ 305,486.00

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 3 FFY Grant: NY06P0445010 PHA FY: 2010			Activities for Year : 3 FFY Grant: NY06P04450110 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NY44-001 ELMCREST APTS – AMP #001	Operations	34,588.00	NY44-010 GENEVA COURTYARD APTS – AMP #003	Operations	113,293.00
See		Site Improvements	0.00		Site Improvements	0.00
Annual		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
Statement		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	34,588.00		TOTAL	113,293.00
	NY44-003 & 009 SCATTERED SITES – AMP #002	Operations	80,705.00	Maint., Boys & Girls Club & Childcare Bldgs AMP #003		
		Site Improvements	0.00		Site Improvements	0.00
		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	80,705.00		TOTAL	0.00
				PHA-Wide	CFFP Debt Service	74,900.00
Total CFP Estimated Cost for YEAR 3						\$ 305,486.00

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 4 FFY Grant: NY06P04450111 PHA FY: 2011			Activities for Year : 4 FFY Grant: NY06P04450111 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NY44-001 ELMCREST APTS – AMP #001	Operations	34,070.00	NY44-010 GENEVA COURTYARD APTS – AMP #003	Operations	113,568.00
See		Site Improvements	0.00		Site Improvements	0.00
Annual		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
Statement		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	34,070.00		TOTAL	113,568.00
	NY44-003 & 009 SCATTERED SITES – AMP #002	Operations	79,498.00	Maint., Boys & Girls Club & Childcare Bldgs AMP #003		
		Site Improvements	0.00		Site Improvements	0.00
		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	79,498.00		TOTAL	0.00
				PHA-Wide	CFFP Debt Service	\$76,606.00
	Total CFP Estimated Cost for YEAR 5					\$ 305,486.00

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 5 FFY Grant: NY06P04450112 PHA FY: 2012			Activities for Year :5 FFY Grant: NY06P04450112 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	NY44-001 ELMCREST APTS – AMP #001	Operations	34,363	NY44-010 GENEVA COURTYARD APTS – AMP #003	Operations	114,543
See		Site Improvements	0.00		Site Improvements	0.00
Annual		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
Statement		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	34,363.00		TOTAL	114,543.00
	NY44-003 & 009 SCATTERED SITES – AMP #002	Operations	80,180	Maint., Boys & Girls Club & Childcare Bldgs AMP #003		
		Site Improvements	0.00		Site Improvements	0.00
		Mechanical & Electrical	0.00		Mechanical & Electrical	0.00
		Building Exterior	0.00		Building Exterior	0.00
		Dwelling Units	0.00		Dwelling Units	0.00
		Dwelling Equipment	0.00		Dwelling Equipment	0.00
		Interior Common Areas	0.00		Interior Common Areas	0.00
		Site-Wide Facilities	0.00		Site-Wide Facilities	0.00
		Non-Dwelling Equip.	0.00		Non-Dwelling Equip.	0.00
		TOTAL	80,180.00		TOTAL	0.00
						PHA-Wide

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

13. Attachments

STATEMENT REGARDING PROTECTIONS UNDER THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

The Geneva Housing Authority understands that the primary objectives of VAWA are to reduce violence against women and to protect, or increase the protection of, the safety and confidentiality of persons who are victims of domestic violence.

To assist with this effort, the GHA will:

- provide all Public Housing tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. The notice will explain the protections afforded under the law, inform the tenant of GHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.
- include in all Public Housing lease termination notices a statement explaining the protection against termination or eviction provided by VAWA.
- provide all Housing Choice Voucher (both tenant-based and project-based) participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. The notice will explain the protections afforded under the law, inform the participant of GHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.
- include in all HCV assistance termination notices a statement explaining assistance termination protection provided by VAWA.
- inform property owners and managers who participate in the HCV Program of their screening and termination responsibilities related to VAWA.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Streamlined Annual PHA Plan***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 10/1/2008, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
 19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
 20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
 (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
 (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Geneva Housing Authority
 PHA Name

NY-044
 PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 10/1/2008

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Dominick E. Vedora	Chairman
Signature	Date
X 	7/15/2008

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Lorrie Pizzola the DHCR Deputy Commissioner certify
that the Five Year and Annual PHA Plan of the Geneva Housing Authority is
consistent with the Consolidated Plan of the State of New York prepared
pursuant to 24 CFR Part 91.

 7-8-08

Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Geneva Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Agency Plan Submission

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

41 Lewis Street, Geneva, Ontario County, NY 14456 (GHA Administrative Office)

99 Lewis Street, Geneva, Ontario County, NY 14456 (Elmcrest Apartments)

10 Goodman Street, Geneva, Ontario County, NY 14456 (Geneva Courtyard Apartments)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

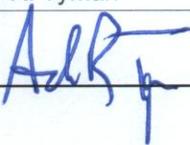
Name of Authorized Official

Andrew R. Tyman

Title

CEO

Signature



Date

July 15, 2008

X

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Geneva Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Agency Plan Submission

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

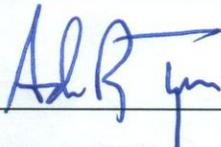
Name of Authorized Official

Andrew R. Tyman

Title

Chief Executive Officer

Signature



Date (mm/dd/yyyy)

07/15/2008

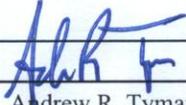
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 24th	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S Department Of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> Tyman, Andrew R. 41 Lewis Street Geneva, NY 14456	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Andrew R. Tyman</u> Title: <u>CEO</u> Telephone No.: <u>315.789.8010</u> Date: <u>7/15/2008</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)