

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

Town of Islip PHA Plans PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008



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

PHA Plan Agency Identification

PHA Name: Town of Islip Pubic Housing Authority

PHA Number: NY077

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

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

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website www.isliphousing.org

Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The mission of the Town of Islip Housing Authority is to provide effective and efficient delivery of decent, safe and affordable housing to eligible tenants and applicants, while maintaining an overall commitment to the local communities and governmental entities within the HA jurisdiction.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers – as they become available:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities – by continuing to work with the Town of Islip Community Development Agency (CDA), not-for-profits or related entities.
- Acquire or build units or developments
- Other (list below)
- The Authority shall maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
 - The Authority has developed a Section 8 Homeownership Plan for up to five (5) families per year.
 - The Authority is working closely with the CDA and the Town's Planning Department to identify the magnitude and specific type of affordable housing needs, as well as obtain state, county and local

legislative approvals for acquisition of properties, zoning changes, and other action necessary to promote affordable housing.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) - yearly over the next five years, the goal is always 100%.
 - Improve voucher management: (SEMAP score) – yearly over the next five years.
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
 - **The Authority is taking strides to increase customer satisfaction. Please see the Executive Summary/Progress Report.**
 - **The Authority is continuing its commitment to improve efficiency of management of supplies and materials and renovate or modernize public housing units as needed.**

- 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 – Develop a Section 8 Homeownership Plan for up to five (5) families per year.
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists for all new public housing:
 - Convert public housing to vouchers:
 - Other: (list below)
 - **The Authority shall renovate or modernize public housing units as needed.**
 - **The Authority is working closely with the CDA to implement public housing or other homeownership programs. Specifically, the Authority is supporting, when able, the following CDA assisted housing programs cited in the Town’s Five-Year Consolidated Plan:**
 - **The development of ten senior citizen rental units**
 - **The rehabilitation of 100 homes – specifically, the correction of physical defects in the units for households with income categories within the entire 0-80% MFI range**
 - **The purchase and renovation (or rebuilding) of thirty five (35) scattered site existing homes for their direct sale or rent with an option to buy programs, targeted to families between 31-80% MFI.**

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - The Authority shall evaluate the benefit cost ratio of public housing security improvements including the installation or rehabilitation of security systems in all public housing units by 2008.
 - The Authority shall implement measures to combat the under-utilization of the community rooms within its elderly developments

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

The Authority shall develop and deliver to all residents a 'Where to Turn' core community service annual publication – highlighting local, State and Federal programs and opportunities for all public housing and voucher program participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)
The Authority will continue as a priority to expand housing opportunities beyond areas of traditional low-income and minority concentration.

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Moving Forward

Over the past several years, the Town of Islip Housing Authority (the “Authority”) has continued its commitment to efficient and effective administration of affordable housing. By incorporating innovative management techniques, developing an active recruiting and retention policy for local rental housing landlords, and recognizing the housing needs of both the existing tenants and the greater housing needs of an ever-changing community, the Authority is expanding its commitment to “provide effective and efficient delivery of decent, safe and affordable housing to eligible tenants and applicants.”

The Authority continues to update its existing management and operations policies to include all HUD mandates, and has engaged throughout the year in pro-active strategic planning and needs assessment processes to ensure fair housing and community development within the Town.

Authority Achievements and Updates to Management and Operations Policies

The following list highlights the Authority’s achievements over the past year, as well as the changes that have been made to the Authority’s management and operations policies:

Achievements

- The Authority was designated a Public Housing “High Performer” in FY 2007. The total score was 96; 27 for Physical condition, 30 for financial condition, 30 for Management (max of 30 in each category) and 9 out of 10 in Resident Services.
- The Authority was designated a Section 8 High Performer in FY 2007. The total score was 97 covering 15 scoring areas from inspections, to recertifications, rent calculations, etc.
- The Authority continues to explore additional housing opportunities and to be involved with the CDA, as well as the Long Island Housing Partnership, and

works in conjunction with these entities to help provide low-income homeownership and rental opportunities within their service area, as well as make available the numerous social service programs these two groups offer to Authority residents and program participants.

- By partnering with the “Never Too Late News,” the Authority is actively fulfilling its goal of providing a core community services guide to all residents. This guide is made available to all Authority residents, and is published by the Town of Islip Department of Human Services, Division of Senior Citizen Services. Many social, educational and recreational programs are announced in this guide, as well as information on personal and family support services.
- The Authority has upheld its commitment to publish periodic re-certification guides in the Resident Newsletter, and the overall re-certification process continues to be a success.
- The Authority has also upheld its commitment to present public safety forums for its residents. COPE officers continue to present safety forums to participant families. Emergency preparedness speakers attended community meetings, safety concerns and frequent advisory notices were distributed throughout the year
- The Authority’s Nutrition Program has been expanded to 5-days a week, and was listed by the RAB as one the most beneficial and useful service program offered by the Authority. Additionally, the use of the community rooms in each community has continued to rise, thus meeting one of the Authority’s goals.
- The Authority utilizes a resident services and conflict resolution program in order to provide the residents with ample and expedient opportunities to discuss and/or mediate issues pertinent to achieving a high level of resident satisfaction.
- The Authority renewed efforts to improve the physical conditions of the developments and to provide enhancements to resident services. During calendar year 2008, the HA selected an Architect/Engineering firm to further CFP efforts.
- Installation of receptacles to receive plug for portable generators sufficient to operate one site community room in an emergency.
- Purchase of large generator.
- Opt out of, but be ready for, the Implementation of Asset Management site based maintenance and HA staff.
- Increased overall profit across programs as compared to FYE 2006.
- Significantly increased investment income.
- Hired additional staff to improve services while maintaining an overall increase in profit margins.
- Conducted Board of Commissioners training.
- Insured that monthly meetings provided for a public comment agenda item.
- Scheduled two Board meetings at the public housing sites to increase tenant access.
- Participated in HUD sponsored Asset Management Reform Committee.
- Established Facilities use policy at South Wind Village
- Established on-line calendar for public notices.
- Opened programs waiting lists.
- Established on-line access to check application status.

Updates to Management and Operations Policies

- Lease revisions, Admin Plan and Occupancy Policy amendments were made to reflect any HUD regulations changes.
- The HA revised the procurement policies and procedures.
- The HA implemented a new ethics policy and ethics policy statement
- The HA revised records disposition and destruction policies.
- The HA revised preventative maintenance policies.
- The HA established a Maintenance Plan.
- The HA revised emergency management policies.
- The HA revised office procedural policies regarding customer service.
- The HA revised the Board of Commissioners Bylaws for consistency with State laws and operational changes.
- The HA revised compensated time accrual policies.
- The HA revised the cell phone use policy.
- The HA revised the vehicle use policies.
- The HA implemented a GPS system for vehicle use & safety monitoring.
- The HA established a regular staff training policy and program.

Resident Advisory Board Participation

On December 12, 2007 the Resident Advisory Board met to once again participate in the Agency Plan planning process. It was explained to the participant families that an important part of the planning process is resident input, and that Authority was again eliciting comments and suggestions from program participants regarding housing operations, safety, security, quality of housing, etc. Five(5) residents participated on the RAB. Participants included: Mr. Edward Porter, Mrs. Lillian Hopke, Ms. Sally Awe, Ms. Ella Totter and Mrs. Jean Anzalone. It is significant to note that two of the resident representatives are on the Authority's Board of Commissioners. The planning process was again explained to the RAB, and the HUD Goals and Strategic Goals were discussed in detail. Also discussed were the general operations of the Authority, customer service, overall Public Housing and Section 8 Administration policies and quality of housing and the surrounding community.

- The initial discussion at the RAB meeting focused on the tenants concerns regarding the overall condition, maintenance and repair services the Authority provides. The RAB stated that they and the other Authority residents were very pleased with the response time to maintenance repairs was very good. They stated that HA communication has improved greatly over the last six months, that they have recognized the improvements to the facilities and that they are very thankful for the efforts of the HA. They stated again that they were very pleased with the response time to maintenance requests, and their overall satisfaction with regard to maintenance and repair services was an "A+." The Mill Pond Lane facility representative did inquire about the status of several smaller items the HA had planned to accomplish, i.e. new door bells, new benches, new building signs and security cameras.

Following is a summary of the relevant issues discussed at the RAB meeting.

Ockers – Tree Trimming – Liked

C.I. & B.S. Continuing Problem with lights
Tony – Identify

- Doorbells on lower Level
- Intercom possible for lower level units?
- Walk-in shower for disabled family
- Handicapped adaptable mirror for disabled family
- Double switch in bathroom for light and fan
- Higher toilets
- Fire extinguishers in all units
- BS / Water in front of apt. 29 puddling from sprinklers
- BS / Trees trimmed
- BS / Caulk windows in/out
- Siding replacements at bottom where landscaper trims.
- Mail to Units/Building at Bay Shore rather than central location.
- Bigger signs ordered for BS/CI
- Motion lights above sign/security
- Wall between laundry room & apartment sound proof further?
- Third dryer expand laundry room/renovate.

Questionnaire – thermostats – send questionnaire regarding ability to read numbers on thermostats.

Recert process

- Soften letter (recert)
- Different forms to submit – change instructions

Senior Connection

- Notices-
- Stickers inside cabinets with all #'s alarm, fire dept. etc..

BS – outside of door in community room – handrail look at small rail

Install Bench outside community room between maintenance door and entrance

Benches not placed on site yet

Stripping of parking lots

Car/truck on McNulty property contact town to move it

The RAB Board, which includes T.O.I.H.A. Resident Commissioners and resident volunteers, was commended for the invaluable input and efforts that the RAB puts forth during the Agency Plan planning process.

Discussions regarding the quality of customer service provided by the Authority were again positive. The RAB members all felt comfortable regarding the safety of the community where the housing units were located, and were very pleased with the quality and timeliness of the unit inspectors. All RAB recommendations listed above have been considered during the formulation of this plan.

Progress Report on 5-Year Strategic Goals and Objectives

Mission

The mission of the Town of Islip Housing Authority is to provide effective and efficient delivery of decent, safe and affordable housing to eligible tenants and applicants, while maintaining an overall commitment to the local communities and government entities of seamless integration within residential neighborhoods.

GOAL 1: Increase the availability of decent, safe and affordable housing

- The Authority has developed and implemented a Section 8 Homeownership Plan for up to five (5) participants a year.
- The Authority is leveraging private or other public funds to create additional housing opportunities.
- The Authority is working closely with the Community Development Agency (CDA) and the Town's Planning Department to identify the magnitude and specific type of affordable housing need, as well as obtain, state, county and local legislative approvals for acquisition of properties, zoning changes, and other actions necessary to promote affordable housing.
- The Authority is also monitoring and assisting, when appropriate, the CDA's own affordable housing projects, using HOME and CDBG funds.
- The Authority will apply for additional rental vouchers if HUD makes them available.

GOAL 2: Improve the quality of assisted housing

- The Authority strives to improve its public housing management score and has maintained its "high performer" status.
- The Authority is taking strides to increase customer satisfaction.
- The Authority continues to concentrate on efforts to improve specific management functions.
- The Authority is continuing its commitment to improve efficiency of management of supplies and materials and renovate or modernize public housing units as needed.

GOAL 3: Increase assisted housing choices

- The Authority has developed and implemented a Section 8 Homeownership Plan for up to five (5) participants a year.
- The Authority is continuing its efforts to conduct outreach to potential voucher landlords.

- The Authority is working closely with the CDA to implement public housing or other homeownership programs. Specifically, the Authority is supporting, when able, the following CDA assisted housing programs cited in the Town's 5-Year Consolidated Plan:
- The development of ten senior citizen rental units.
- The rehabilitation 200 homes – specifically, the correction of physical defects in the units for households with income categories within the entire 0-80% MFI range.
- The purchase and renovation (or rebuilding) of 60 scattered-site existing homes for their direct sale or rent with an option to buy programs, targeted to families between 31-80% MFI.
- The Authority funding a loan to construct a new home to improve a neighborhood block and provide a first time home buyer an opportunity.

GOAL 4: Improve community quality of life and economic vitality

- The Authority continues to implement measures to de-concentrate poverty by offering higher income public housing households tenancy into lower income developments.
- The Authority continues to implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- The Authority has implemented a successful nutrition program 5-days/week and has significantly increased the utilization of the community rooms within its senior developments.

GOAL 5: Promote self-sufficiency and asset development of assisted households.

The Authority gained HUD approval to allow 18 units at Tudor Lane to be converted into Home Ownership opportunities. 6 units have been sold and 2 are in contract for sale.

- The Authority continues to attract supportive services to improve resident employability.
- The Authority continues to provide and attract supportive services to increase independence for the elderly or families with disabilities. The elderly represent a significant majority of the Town's public housing residents, and are therefore a key to the Authority's success. They are also involved in neighborhood watch initiatives and serve on neighborhood-based anti-drug committees. The elderly tenants are also now in charge of the laundromats within housing authority complexes. Service contracts are used for repairs, but residents run the operation and 10% of the profits are returned to the residents. This has resulted in not only a feeling of independence and ownership for the residents, but also significant savings for the Authority. Finally, the Authority makes maximum use of tenant skills by arranging for a crew of approximately 3 tenants to perform volunteer supportive services while still other residents run the nutrition program. Thus, tenants are intimately involved in the daily operations of their housing complexes.
- By partnering with the "Never Too Late News," the Authority is actively fulfilling its goal of providing a core community services guide to all residents. This guide is made available to all Authority residents, and is published by the Town of Islip Department of Human Services, Division of Senior Citizen Services. Many social, educational and recreational programs are announced in this guide, as well as information on personal and family support services.

GOAL 6: Ensure equal opportunity and affirmatively further fair housing

- The Authority continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.
- The Authority continues to 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.

GOAL 7: Encourage coordination and innovation in the delivery of public housing

- The Authority continues to support and promote both formal and informal joint venture and/or partnerships among the private sector, other public agencies, and Authority residents.
- The Authority plans to assist, when possible, with the development of a comprehensive town-wide self-sufficiency plan.
- The Authority continues to maintain its community housing web site, www.isliphousing.org

Public Hearing

On March 5, 2008 the Authority held its public hearing for the 5-Year and Annual Plan in accordance with QHWRA requirements. There were no comments submitted regarding the specifics of the plan as proposed. The Public Hearing was attended by zero members of the public.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments 51

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy
- FYE 2004, 2005, 2006 & 2007 Capital Fund Program Annual Statements as of 12/31/2007 ny077a01, & ny077b01, ny077c01 & ny077d01 and Capital Fund Program Initial Annual Statement for 2008 ny077e01
- VAWA Statements

Optional Attachments:

- PHA Management Organizational Chart
- Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - INCLUDED

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	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
X	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	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHA's: MOA/Recovery Plan	Troubled PHA's
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Authority-Resident Lease	5 Year and Annual Plans
X	Capitalization Policy	5 Year and Annual Plans
X	Disposition Policy	5 Year and Annual Plans
X	Grievance Procedure	5 Year and Annual Plans
X	Investment Policy	5 Year and Annual Plans
X	Non-Discrimination Policy	5 Year and Annual Plans
X	Pre-Rental and Annual Inspection Guidelines	5 Year and Annual Plans
X	Procurement Policy	5 Year and Annual Plans
X	Ethics Policy	5 Year and Annual Plans

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

Annual Plan Update

No significant change in population, households, household size, housing units, housing breakdown by number of units in the structure, gross rent as a percentage of income, population by race, per capita income, average household income, median household income, or median family household income were found.

The Statement of Housing Needs has remained consistent with those listed in the Town's Consolidated Plan, and therefore, the Authority's strategies developed to address those needs have not been altered. There has also been a purging of applicant names on the Authority's Public Housing and Section 8 waiting lists. Updated information will not be available prior to submission of the 2008 plan.

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of MFI	4,871	5	4	4	1	3	4
Income >30% but <=50% of MFI	3,304	5	4	4	1	3	4
Income >50% but <80% of MFI	3,174	4	3	3	1	3	3
Elderly	2,775	5	4	5	4	2	5
Families with Disabilities	5,806	3	5	5	5	5	5
Hispanic Households	2903	5	4	4	1	3	4
White Families	3,417	5	4	4	1	3	4
Black Families	1,939	5	4	4	1	3	4
Asian Families	279	5	4	4	1	3	4
American Indian, Alaskan, Pacific Islander Families/Other	4	5	4	4	1	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000 <http://socds.huduser.org/chas>
- American Housing Survey data

Indicate year:
 Other housing market study
 Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8
 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List. NOTE-the data presented is the most accurate at the time of submission. The HA opened the list in 10/07 and has completed about 50% of the data entry.			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6,041		15%
Extremely low income <=30% AMI		99%	
Very low income (>30% but <=50% AMI)		1%	
Low income (>50% but <80% AMI)		0%	
Families with children	3,504	58%	
Elderly families	461	8%	
Families with Disabilities	1,261	21%	
White Families	3,455	57%	
Black Families	2,471	41%	
Hispanic Families	843	25%	
Asian Families	29	0%	
American Indian, Alaskan, Pacific Islander Families/Other	86	1%	

Housing Needs of Families on the Waiting List. NOTE-the data presented is the most accurate at the time of submission. The HA opened the list in 10/07 and has completed about 50% of the data entry.

Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:
 How long has it been closed (# of months)? 5
 Does the PHA expect to reopen the list in the PHA Plan year? X No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No Yes

Housing Needs of Families on the Waiting List NOTE-the data presented is the most accurate at the time of submission. The HA opened the list in 10/07 and has completed about 50% of the data entry.

Waiting list type: (select one)

Section 8 tenant-based assistance

X Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4190		5%
Extremely low income <=30% AMI		99%	
Very low income (>30% but <=50% AMI)		1%	
Low income (>50% but <80% AMI)		0%	
Families with	1676	40%	

Housing Needs of Families on the Waiting List NOTE-the data presented is the most accurate at the time of submission. The HA opened the list in 10/07 and has completed about 50% of the data entry.			
children			
Elderly families	1392	33%	
Families with Disabilities	1,721	42%	
White Families	3164	76%	
Black Families	959	23%	
Hispanic Families	674	16%	
Asian Families	20	0%	
American Indian, Alaskan, Pacific Islander Families/Other	47	1%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1980	47%	
1BR	1453	35%	
2 BR	563	13%	
3 BR	159	4%	
4 BR	29	0	
5 BR	5	0	
5+ BR	1	0	
Is the waiting list closed (select one)? No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Continue to 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)
Continue fast turnover and lease up rates for PH

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available, if Authority resources are available
- Leverage affordable housing resources in the community through the creation joint venture partnerships for the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Develop a Section 8 Homeownership Plan for up to five (5) participant families a year.
 - Work closely with the CDA and the Town's Planning Department to identify the magnitude and specific type of affordable housing need, as well as obtain state, county and local legislative approvals for acquisition of properties, zoning changes, and other actions necessary to promote affordable housing.
 - Monitor and assist, when appropriate, the CDA's own affordable housing projects, using HOME and CDBG funds, which may enable 8-10 rehabilitated units to come on-line for homeownership opportunities this fiscal year.
 - Establish Not or Profit entity to further goals consistent with eligible Section 8 admin fee reserve availability.

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)
 - Continue designation of public housing for the elderly.
 - Apply for special-purpose vouchers targeted to the elderly should they become available.

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)

(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)
Results of consultation with the Town of Islip Community Development Agency, the Town of Islip Planning Department and the Town of Islip Human Development Department

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

Annual Plan Update

Any changes made in the Authority's Eligibility, Selection and Admission policies can be found in the Public Housing Admissions and Occupancy Policy as well as the Section 8 Administration Plan. Both documents are supporting documents to the Annual Plan. Information regarding the major changes to the Authority's Administrative plans; policies and procedures can be found in the Annual Plan Progress Report.

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:
- Other: (describe)
When there are an insufficient number of eligible families in the eligibility bank, the HA conducts a mass briefing to gather eligibility documentation for review and determination of program eligibility.

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)
Past credit practices of applicants

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. 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? 1
The Authority operates one site-based waiting list for the joint venture 'South Wind Village' project, in conjunction with the Town of Islip Community Development Association. Those completing the application for this project were given the option to be placed on the Authority's general waiting list in addition to the waiting list for 'South Wind Village.'

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

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

(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)
 - Elderly Household-Elderly family means a family whose head, spouse, or sole member is an elderly person. The term “elderly family” includes an elderly person, two or more elderly persons living together, and one or more elderly persons living with one or more persons who are determined to be essential to the care or well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly.
 - Near Elderly Household aged 50 and over

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.

Former Federal preferences: None.

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families - 4
- Applicants who live and/or work and/or attend school in the jurisdiction -1
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Elderly Household -2 Elderly family means a family whose head, spouse, or sole member is an elderly person. The term “elderly family” includes an elderly person, two or more elderly persons living together, and one or more elderly persons living with one or more persons who are determined to be essential to the care or well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly.
 - Near Elderly Household aged 50 and older -3

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, and seeks Authority approval to add a family member when applicable.
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

d. If the answer to d was yes, how would you describe these changes?
(Select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

e. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families?

(Select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families?

(Select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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)

- Eviction History (based on documentation in its possession)
- Damage to Rental Units (based on documentation in its possession)
- Drug trafficking by family members

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

The family must submit a Request for Approval of the Tenancy and Lease within the sixty-day period. Two thirty day extensions are given upon request.

Two thirty-day extensions are permissible as a reasonable accommodation to persons with disabilities primarily for these reasons:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time that has affected the family's ability to find a unit within the initial sixty-day period.

- The Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Authority, through the initial sixty-day period.
- The family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirement.
- If the vacancy rate for rental housing in the jurisdiction is less than 4%, extensions will be granted automatically on request up to a total of 120 days
- The family can document that a verifiable disability requires additional time.

The Authority will extend the term from the beginning of the initial term if the family needs and requests and extension as a reasonable accommodation to make the program

accessible to and usable by a family member with a disability. The family will be required to submit documentation regarding their continued search for 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 and/or attend school 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)
 - Elderly Household- Elderly family means a family whose head, spouse, or sole member is an elderly person. The term "elderly family" includes an elderly person, two or more elderly persons living together, and one or more elderly persons living with one or more persons who are determined to be essential to the care or well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly.
 - Near Elderly Household Age 50 and Older

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.

Former Federal preferences

None.

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families - 4
- Applicants who live and/or work and/or attend school in your jurisdiction - 1
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Elderly Household – 2 Elderly family means a family whose head, spouse, or sole member is an elderly person. The term “elderly family” includes an elderly person, two or more elderly persons living together, and one or more elderly persons living with one or more persons who are determined to be essential to the care or well-being of the elderly person or persons. An elderly family may include elderly persons with disabilities and other family members who are not elderly.

Near Elderly Household Age 50 and Older - 3

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

Any changes made in the Authority's rent determination policies can be found in the Public Housing Admissions and Occupancy Policy as well as the Section 8 Administration Plan. Both documents are available for review in accordance with the Annual Plan. Information regarding the major changes to the Authority's Administrative plans; policies and procedures can be found in the Annual Plan Progress Report.

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)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

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

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

The Authority recognized that in some circumstances even the minimum rent may create a financial hardship for families. The Authority will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. Criteria for Hardship Exemption include:

- The family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance;
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment, death in the family or other circumstances as determined by the PHA or HUD.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) The Authority does not adopt any additional exclusions or adjustments to annual income of tenants.

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income)
(Select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISA's) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

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)

- FMR's 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 or
- Other (list below)
When necessary to reduce costs to the HA

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)
 - Suitable vacant units available below the payment standard.
 - HA budget reductions due to HUD funding shortages

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (Select one)

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

Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)
See admin plan

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)
- (3)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- FYE 2004, 2005, 2006 & 2007 Capital Fund Program Annual Statements as of 12/31/2007 ny077a01, & ny077b01, ny077c01 & ny077d01 and Capital Fund Program Initial Annual Statement for 2008 ny077e01

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

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

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Annual Plan Update

A. Public Housing

Exemptions from Component 11A: Section 8 only PHA's are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHA's completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name: Tudor Village 1b. Development (project) number: NY36P07701A
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 02/2005
5. Number of units affected: 18 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Participant in the FSS Program

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly testify in and otherwise support eviction cases
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

This section of the Five-Year Agency and Annual Plan is only required for standard, troubled and at-risk of being troubled housing authorities. The Town of Islip Housing Authority is exempt from the component because it is a high performing agency.

However, to secure compliance with HUD regarding this submission of this Agency Plan, the Town of Islip Housing Authority's Pet Policy can also be found in Chapter 10 of the Public Housing Occupancy and Administrative Plan.

Chapter 10 of the Public Housing Occupancy and Administrative Plan, and the stand-alone Pet Policy (both containing the same language) explain the Authority's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonable related to the legitimate interest of the Authority to provide a decent, safe and sanitary living environment for all tenants, to protect and preserve the physical condition of the property and the financial interest of the Authority.

The purpose of this policy is to establish the Authority's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also established reasonable rules governing the keeping of common household's pets. Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

Violations of the pet policy will be subject to a \$150 fine and termination of the lease for three (3) or more violations.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

Resident Advisory Board Participation

On December 12, 2007 the Resident Advisory Board met to once again participate in the Agency Plan planning process. It was explained to the participant families that an important part of the planning process is resident input, and that Authority was again eliciting comments and suggestions from program participants regarding housing operations, safety, security, quality of housing, etc. Five(5) residents participated on the RAB. Participants included: Mr. Edward Porter, Mrs. Lillian Hopke, Ms. Sally Awe, Ms. Ella Totter and Mrs. Jean Anzalone. It is significant to note that two of the resident representatives are on the Authority's Board of Commissioners. The planning process was again explained to the RAB, and the HUD Goals and Strategic Goals were discussed in detail. Also discussed were the general operations of the Authority, customer service, overall Public Housing and Section 8 Administration policies and quality of housing and the surrounding community.

- The initial discussion at the RAB meeting focused on the tenants concerns regarding the overall condition, maintenance and repair services the Authority provides. The RAB stated that they and the other Authority residents were very pleased with the response time to maintenance repairs was very good.. They stated that HA communication has improved greatly over the last six months, that they have recognized the improvements to the facilities and that they are very thankful for the efforts of the HA. They stated again that they were very pleased with the response time to maintenance requests, and their overall satisfaction with regard to maintenance and repair services was an "A+." The Mill Pond Lane facility representative did inquire about the status of several smaller items the HA had planned to accomplish, i.e. new door bells, new benches, new building signs and security cameras.

Following is a summary of the relevant issues discussed at the RAB meeting.

Ockers – Tree Trimming – Liked

C.I. & B.S. Continuing Problem with lights
Tony – Identify

- Doorbells on lower level
- Intercom possible for lower level units?
- Walk-in shower for disabled family
- Handicapped adaptable mirror for disabled family
- Double switch in bathroom for light and fan
- Higher toilets
- Fire extinguishers in all units
- BS / Water in front of apt. 29 puddling from sprinklers
- BS / Trees trimmed
- BS / Caulk windows in/out
- Siding replacements at bottom where landscaper trims.
- Mail to Units/Building at Bay Shore rather than central location.
- Bigger signs ordered for BS/CI
- Motion lights above sign/security
- Wall between laundry room & apartment sound proof further?
- Third dryer expand laundry room/renovate.

Questionnaire – thermostats – send questionnaire regarding ability to read numbers on thermostats.

Recert process

- Soften letter (recert)
- Different forms to submit – change instructions

Senior Connection

- Notices-
- Stickers inside cabinets with all #'s alarm, fire dept. etc..

BS – out of door in community room – handrail look at small rail

Install Bench outside community room between maintenance door and entrance

Benches not placed on site yet

Stripping of parking lots

Car/truck on McNulty property contact town to move it

The RAB Board, which includes T.O.I.H.A. Resident Commissioners and resident volunteers, was commended for the invaluable input and efforts that the RAB puts forth during the Agency Plan planning process.

Discussions regarding the quality of customer service provided by the Authority were again positive. The RAB members all felt comfortable regarding the safety of the community where the housing units were located, and were very pleased with the quality and timeliness of the unit inspectors. All RAB recommendations listed above have been considered during the formulation of this plan.

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: Town of Islip

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

- Other: (list below)

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

Attachments

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

Violence Against Women Act.

The Violence Against Women Reauthorization Act of 2005 (VAWA) prohibits denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Specifically, Section 606(1) of VAWA adds the following provision to Section 8 of the U.S. Housing Act of 1937, which lists contract provisions and requirements for the housing choice voucher program:

- That an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the PHA's policies. Therefore, if the PHA makes a determination to deny admission to an applicant family, the PHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking

The PHA will make a referral to an appropriate third party organization for families affected by the provisions of VAWA for services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence,

sexual assault, or stalking; (2) any activities, services, or programs provided or offered that helps child or adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; (3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Town of Islip Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2004</i>
Original Annual Statement		Revised Annual Statement (revision no:)			
Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00		
2	1406 Operations	0.00	0.00		
3	1408 Management Improvements Soft Costs	0.00	0.00		
	Management Improvements Hard Costs	98,991.00	58,991.00	58,991.00	58,991
4	1410 Administration	49,495.00	49,370.00	49,370.00	49,370
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages	0.00	0.00		
7	1430 Fees and Costs	55,000.00	45,000.00	45,000.00	44,753.72
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvement	30,000.00	210,000.00	210,000.00	210,000
10	1460 Dwelling Structures	155,760.00	65,760.00	65,760.00	62,136.91
11	1465.1 Dwelling Equipment—Nonexpendable	55,709.00	35,709.00	35,709.00	34,347.02
12	1470 Nondwelling Structures	50,000.00	30,000.00	30,000.00	11,742.76
13	1475 Nondwelling Equipment	0.00	0.00		
14	1485 Demolition	0.00	0.00		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages Performance and Evaluation Report for Period Ending: 12/31/06

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-04 Replacement Housing Factor Grant No:				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<i>HA WIDE</i>	<i>Security Improvements</i>	<i>1408</i>	<i>15,000</i>					
	<i>Preventive Maintenance Program</i>	<i>1408</i>	<i>18,000</i>					
	<i>Resident Training</i>	<i>1408</i>	<i>8,991</i>					
	<i>Staff Profess.Development Training</i>	<i>1408</i>	<i>17,000</i>	<i>58,991.00</i>				
	<i>Administration (Staff Time)</i>	<i>1410</i>	<i>49,370</i>	<i>49,370.00</i>				
	<i>A/E Services</i>	<i>1430</i>	<i>20,000</i>					
	<i>Social Worker for Self-sufficiency</i>	<i>1430</i>	<i>25,000</i>					
		<i>1430</i>		<i>45,000.00</i>				
	<i>Landscaping, Concrete, Parking paving</i>	<i>1450</i>	<i>210,000.00</i>	<i>210000.00</i>				
	<i>Replace Screen Doors</i>	<i>1460</i>	<i>20,000</i>					
	<i>Repair Outside House Connection</i>	<i>1460</i>	<i>5,000</i>					
	<i>Replace Carpets as needed</i>	<i>1460</i>	<i>15,000</i>					
	<i>Preventative Toilet flappers, lights.</i>	<i>1460</i>	<i>10,000</i>					
	<i>Replace Aluminum Soffits & Trims</i>	<i>1460</i>	<i>15,760</i>	<i>65,760.00</i>				
	<i>Replace Referigerators/Stove/HWHs</i>	<i>1465</i>	<i>35,709.00</i>	<i>35,709.00</i>				
	<i>Addition to Maintenance Area</i>	<i>1470</i>	<i>30,000</i>	<i>30,000</i>				
<i>Total :</i>				<i>494,830.00</i>				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: <div style="text-align: center;"><i>Town of Islip Housing Authority</i></div>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center;"><i>2006</i></div>	
Original Annual Statement XX Performance and Evaluation Report for Period Ending: 12/31/2007		Revised Annual Statement (revision no: <input type="checkbox"/> Final Performance and Evaluation Report)				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0.00				
2	1406 Operations	0.00				
3	1408 Management Improvements Soft Costs	0.00				
	Management Improvements Hard Costs	87,214.00	94,593			
4	1410 Administration	43,607.00	47,296	43,607	43,607	
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	55,000.00	6,718			
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	30,000.00	30,000	30,000	30,000	
10	1460 Dwelling Structures	114,541.00	140,368	7,311.51	7,311.51	
11	1465.1 Dwelling Equipment—Nonexpendable	55,709.00	55,709	3,246.17	3,246.17	
12	1470 Nondwelling Structures	50,000.00	50,000			
13	1475 Nondwelling Equipment	0.00	48,282	48,282	48,282	
14	1485 Demolition	<i>0.00</i>				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-06 Replacement Housing Factor Grant No: Revised Annual Statement (revision no:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
<i>HA WIDE</i>	<i>Security Improvements</i>		<i>1408</i>	22,379				
	<i>Social Worker for Self-sufficiency</i>		<i>1408</i>	25,000				
	<i>Preventive Maintenance Program</i>		<i>1408</i>	23,223				
	<i>Management Improvement Consult</i>		<i>1408</i>					
	<i>Resident Training</i>		<i>1408</i>	8,991				
	<i>Staff Profess.Development Training</i>		<i>1408</i>	15,000	1408	94,593		
	<i>Administration (Staff Time)</i>		<i>1410</i>	47,296	1410	47,296		
	<i>Planning Fee</i>		<i>1430</i>	6,718				
	<i>Mod.Coordination Services</i>		<i>1430</i>		1430	6,718		
	<i>Landscaping</i>		<i>1450</i>	30,000	1450	30000	30,000	Completed
	<i>Replace Screen Doors</i>		<i>1460</i>	20,000				
	<i>Repair Outside House Connection</i>		<i>1460</i>	5,000				
	<i>Replace Carpets as needed</i>		<i>1460</i>	15,000				
	<i>Kitchens, Baths</i>		<i>1460</i>	59,608				
	<i>Replace Aluminum Soffits & Trims</i>		<i>1460</i>	40,760	1460	140,368		
	<i>Replace Referigerators/Stove/HWHs</i>		<i>1465</i>	55,709	1465	55,709.00		
	<i>Addition to Maintenance Area</i>		<i>1470</i>	50,000	1470	50,000.00		
	<i>Generator and Truck</i>		<i>1475</i>	48,282	1475	48,282	48,282	Completed
<i>Total :</i>				472.966		472.966	48,282	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Town of Islip Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2006</i>
Original Annual Statement		Revised Annual Statement (revision no:			
XX Performance and Evaluation Report for Period Ending: 12/31/2007		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements Soft Costs	0.00			
	Management Improvements Hard Costs	87,214.00	94,593		
4	1410 Administration	43,607.00	47,296	43,607	43,607
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	55,000.00	6,718		
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	30,000.00	30,000	30,000	30,000
10	1460 Dwelling Structures	114,541.00	140,368	7,311.51	7,311.51
11	1465.1 Dwelling Equipment—Nonexpendable	55,709.00	55,709	3,246.17	3,246.17
12	1470 Nondwelling Structures	50,000.00	50,000		
13	1475 Nondwelling Equipment	0.00	48,282	48,282	48,282
14	1485 Demolition	<i>0.00</i>			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-06 Replacement Housing Factor Grant No: Revised Annual Statement (revision no:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
<i>HA WIDE</i>	<i>Security Improvements</i>		<i>1408</i>	22,379				
	<i>Social Worker for Self-sufficiency</i>		<i>1408</i>	25,000				
	<i>Preventive Maintenance Program</i>		<i>1408</i>	23,223				
	<i>Management Improvement Consult</i>		<i>1408</i>					
	<i>Resident Training</i>		<i>1408</i>	8,991				
	<i>Staff Profess.Development Training</i>		<i>1408</i>	15,000	1408	94,593		
	<i>Administration (Staff Time)</i>		<i>1410</i>	47,296	1410	47,296		
	<i>Planning Fee</i>		<i>1430</i>	6,718				
	<i>Mod.Coordination Services</i>		<i>1430</i>		1430	6,718		
	<i>Landscaping</i>		<i>1450</i>	30,000	1450	30000	30,000	Completed
	<i>Replace Screen Doors</i>		<i>1460</i>	20,000				
	<i>Repair Outside House Connection</i>		<i>1460</i>	5,000				
	<i>Replace Carpets as needed</i>		<i>1460</i>	15,000				
	<i>Kitchens, Baths</i>		<i>1460</i>	59,608				
	<i>Replace Aluminum Soffits & Trims</i>		<i>1460</i>	40,760	1460	140,368		
	<i>Replace Referigerators/Stove/HWHs</i>		<i>1465</i>	55,709	1465	55,709.00		
	<i>Addition to Maintenance Area</i>		<i>1470</i>	50,000	1470	50,000.00		
	<i>Generator and Truck</i>		<i>1475</i>	48,282	1475	48,282	48,282	Completed
<i>Total :</i>				472.966		472.966	48,282	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Town of Islip Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2007</i>
<input checked="" type="checkbox"/> Original Annual Statement		Revised Annual Statement (revision no:			
Performance and Evaluation Report for Period Ending: 12/31/07		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	<i>0.00</i>			
2	1406 Operations	<i>0.00</i>			
3	1408 Management Improvements Soft Costs	<i>0.00</i>			
	Management Improvements Hard Costs	<i>87,214.00</i>			
4	1410 Administration	<i>43,607.00</i>		<i>43,607.00</i>	<i>43,607.00</i>
5	1411 Audit	<i>0.00</i>			
6	1415 Liquidated Damages	<i>0.00</i>			
7	1430 Fees and Costs	<i>41,594.00</i>			
8	1440 Site Acquisition	<i>0.00</i>			
9	1450 Site Improvement	<i>30,000.00</i>		15,620.88	15,620.88
10	1460 Dwelling Structures	<i>154,541.00</i>			
11	1465.1 Dwelling Equipment—Nonexpendable	<i>55,709.00</i>			
12	1470 Nondwelling Structures	<i>10,000.00</i>			
13	1475 Nondwelling Equipment	<i>36,885.00</i>			
14	1485 Demolition	<i>0.00</i>			
15	1490 Replacement Reserve				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-07 Replacement Housing Factor Grant No:				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
<i>HA WIDE</i>	<i>Security Improvements</i>	<i>1408</i>	<i>15,000</i>					
	<i>Social Worker for Self-sufficiency</i>	<i>1408</i>	<i>25,000</i>					
	<i>Preventive Maintenance Program</i>	<i>1408</i>	<i>18,000</i>					
	<i>Management Improvement Consult</i>	<i>1408</i>	<i>5223</i>					
	<i>Resident Training</i>	<i>1408</i>	<i>8,991</i>					
	<i>Staff Profess.Development Training</i>	<i>1408</i>	<i>15,000</i>	<i>1408</i>	<i>87,214</i>			
	<i>Administration (Staff Time)</i>	<i>1410</i>	<i>43607</i>	<i>1410</i>	<i>43,607</i>	<i>43,607.00</i>		Completed
	<i>A/E Services</i>	<i>1430</i>	<i>30,000</i>					
	<i>Planning Fee</i>	<i>1430</i>	<i>5,000</i>					
	<i>Mod.Coordination Services</i>	<i>1430</i>	<i>6,594</i>	<i>1430</i>	<i>41,594.00</i>			
	<i>Landscaping</i>	<i>1450</i>	<i>30,000</i>	<i>1450</i>	<i>30000</i>			
	<i>Replace Screen Doors</i>	<i>1460</i>	<i>20,000</i>					
	<i>Repair Outside House Connection</i>	<i>1460</i>	<i>5,000</i>					
	<i>Replace Carpets as needed</i>	<i>1460</i>	<i>15,000</i>					
	<i>Kitchens, Baths</i>	<i>1460</i>	<i>73,781</i>					
	<i>Replace Aluminum Soffits & Trims</i>	<i>1460</i>	<i>40,760</i>	<i>1460</i>	<i>154,541.00</i>			
	<i>Replace Referigerators/Stove/HWHs</i>	<i>1465</i>	<i>55,709</i>	<i>1465</i>	<i>55,709.00</i>			
	<i>Addition to Maintenance Area</i>	<i>1470</i>	<i>10,000</i>	<i>1470</i>	<i>10,000.00</i>			
	<i>Nondwelling Equipment</i>	<i>1475</i>	<i>36,885.00</i>	<i>1475</i>	<i>36,885.00</i>			

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

PHA Name:		Grant Type and Number				Federal FY of Grant:			
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-07 Replacement Housing Factor Grant No:				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	
<i>HA WIDE</i>									
<i>Total :</i>					459,550	43,607.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: <i>Town of Islip Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: <i>2008</i>
Original Annual Statement		xxx Revised Annual Statement (revision no: 1			
Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	<i>0.00</i>			
2	1406 Operations	<i>30,000</i>			
3	1408 Management Improvements Soft Costs	<i>0.00</i>			
	Management Improvements Hard Costs	<i>87,214.00</i>			
4	1410 Administration	<i>43,607.00</i>			
5	1411 Audit	<i>0.00</i>			
6	1415 Liquidated Damages	<i>0.00</i>			
7	1430 Fees and Costs	<i>55,000.00</i>			
8	1440 Site Acquisition	<i>0.00</i>			
9	1450 Site Improvement	<i>30,000.00</i>			
10	1460 Dwelling Structures	<i>166,624.00</i>			
11	1465.1 Dwelling Equipment—Nonexpendable	<i>35,709.00</i>			
12	1470 Nondwelling Structures	<i>10,000.00</i>			
13	1475 Nondwelling Equipment	<i>26,885.00</i>			
14	1485 Demolition	<i>0.00</i>			

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

PHA Name:		Grant Type and Number					Federal FY of Grant:		
<i>Town of Islip Housing Authority</i>		Capital Fund Program Grant No: NY36P077501-08 Replacement Housing Factor Grant No:					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
<i>HA WIDE</i>	<i>Operations</i>		<i>1406</i>	<i>30,000</i>	<i>1406</i>	<i>30,000</i>			
	<i>Security Improvements</i>		<i>1408</i>	<i>15,000</i>					
	<i>Violence Workplace Act Security</i>		<i>1408</i>	<i>25,000</i>					
	<i>Energy Audit- "Go Green"</i>		<i>1408</i>	<i>18,000</i>					
	<i>Management Improvement Consult</i>		<i>1408</i>	<i>5223</i>					
	<i>Resident Training</i>		<i>1408</i>	<i>8,991</i>					
	<i>Staff Profess.Development Training</i>		<i>1408</i>	<i>15,000</i>	<i>1408</i>	<i>87,214</i>			
	<i>Administration (Staff Time)</i>		<i>1410</i>	<i>43607</i>	<i>1410</i>	<i>43,607</i>			
	<i>Planning Fee</i>		<i>1430</i>	<i>5,000</i>					
	<i>A/E Services</i>		<i>1430</i>	<i>50,000</i>	<i>1430</i>	<i>55000</i>			
	<i>Energy Conservation</i>		<i>1450</i>	<i>30,000</i>	<i>1450</i>	<i>30000</i>			
	<i>Green initiatives</i>		<i>1460</i>	<i>32,083</i>					
	<i>Repair Outside House Connection</i>		<i>1460</i>	<i>5,000</i>					
	<i>Replace Carpets as needed</i>		<i>1460</i>	<i>15,000</i>					
	<i>Kitchens, Baths</i>		<i>1460</i>	<i>73,781</i>					
	<i>Replace Aluminum Soffits & Trims</i>		<i>1460</i>	<i>40,760</i>	<i>1460</i>	<i>166,624.00</i>			
	<i>Replace Referigerators/Stove/HWHs</i>		<i>1465</i>	<i>35,709</i>	<i>1465</i>	<i>35,709.00</i>			
	<i>Addition to Maintenance Area</i>		<i>1470</i>	<i>10,000</i>	<i>1470</i>	<i>10,000.00</i>			

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

PHA Name: <i>Town of Islip Housing Authority</i>		Grant Type and Number Capital Fund Program Grant No: NY36P077501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
<i>HA WIDE</i>									
	Nondwelling Equipment		1475	26,885.00	1475	26,885.00			
<i>Total :</i>				485,039		485,039			

