

PHA Plans
Streamlined Annual
Version

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

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

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Streamlined Annual PHA Plan for
Fiscal Year: 2009

PHA Name: VILLAGE OF WALTON
NY 541

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

**Streamlined Annual PHA Plan
Agency Identification**

PHA Name: VILLAGE OF WALTON

PHA Number: NY541

PHA Fiscal Year Beginning: 10/2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units: 406

Public Housing Only

Number of public housing units:

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

No Consortia

PHA Plan Contact Information:

Name: John M. Eberhard

Phone: (607) 746-1600

TDD:

Email (if available): exdir@delawareopportunities.org

Public Access to Information

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

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

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

If yes, select all that apply:

Main administrative office of the PHA: Delaware Opportunities Inc. 35430 State Highway 10, Hamden, New York

PHA development management offices

Main administrative office of the local, county or State government: Village of Walton, 21 North Street, PO Box 29, Walton, New York 13856

Public library

PHA website

Other (list below)

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

Main business office of the PHA PHA development management offices

Other (list below) Village of Walton, 21 North Street, PO Box 29, Walton, New York 13856

Streamlined Annual PHA Plan
Fiscal Year 2009
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions

- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed

- 3. Section 8(y) Homeownership **Page 4**
903.7(k)(1)(i) Statement of Homeownership Programs

- 4. Project-Based Voucher Programs : Not Applicable, no vouchers allocated to projects.

- 5. PHA Statement of Consistency with Consolidated Plan. Complete **Page 6**
only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
The PHA effectively consolidated ten individual PHA Housing Choice Voucher programs under the Village of Walton. This officially occurred March 1, 2008.

- 6. Supporting Documents Available for Review **Page 7**

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

- 8. Capital Fund Program 5-Year Action Plan

Attachments

NY541d01 (Report on progress toward meeting goals of 5-Year Plan)

NY541e01 (Comments on the Annual Plan and Results of Survey)

NY541f01 (VAWA Compliance)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and

assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office.

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

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

No site based vouchers in use. Program is Section 8 only and response to this section is exempted.

2. Capital Improvement Needs

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

The PHA is a Section 8 only program and does not make capital improvements.

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

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?

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

The PHA has implemented the homeownership program. The homeownership option is discussed with all applicants at the time of the initial briefing and issuance of a voucher. The option is subsequently discussed with each voucher holder at recertification. The PHA has operated a CDBG Homeownership program with financial assistance available. Any program income returning to this program will be used to expand the homeownership option. Additionally, Delaware Opportunites, the administrator of the PHA Housing Choice Vouchers Program is operating a HOME homeownership assistance program and assistance through this program may also be incorporated to the housing choice vouchers homeownership efforts.

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

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

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

The Village of Walton will implement the home ownership option for the entire service area. These services will be provided under administrative contract with Delaware Opportunities Inc.. Delaware Opportunities is a HUD approved housing counseling agency. The agency has operated Community Development Block Grant homeownership programs in conjunction with local financial institutions and the housing choice vouchers program. Currently the agency has a county-wide HOME homeownership program which will be available to provide additional assistance in the Village of Walton and the extended service area for coupling with the housing voucher program.

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

1. Consolidated Plan jurisdiction: New York State

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

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

The PHA obtained a letter from the New York State Division of Housing and Community Renewal indicating that the 5 year and annual plan were consistent with the New York State Consolidated Plan. This letter was dated in December of 2005 and the New York State Consolidated Plan is essentially the same as it relates to the goals and objectives of the housing choice voucher program.

In preparation of the Fiscal Year 2008 PHA Annual Plan, it was noted that the PHA expected to consolidate the programs of ten PHAs. This activity was accomplished effective March 1, 2008. The PHA is now providing all services consistent with the New York State consolidated, only over a larger geographic area.

Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: See 5 year plan

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
x	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
x	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year Plan
x	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
x	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
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	Policies governing any Section 8 Homeownership program (Section 4.410 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
x	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
x	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA’s response to any findings.	Annual Plan: Annual Audit
x	Compliance with Violence Against Women Act: The administrative plan provides for local preferences for applicants who are victims of domestic violence. The PHA follows all HUD requirements and guidance relative to VAWA. See also PHA Plan Attachment.	Section 8 Administrative Plan

VILLAGE OF WALTON NY541

REPORT ON FIVE YEAR PLAN

PHA FISCAL YEAR BEGINNING OCTOBER 1, 2008

The Village of Walton adopted a five year PHA Plan for the operation of housing programs. The most recent plan was adopted in December of 2005. This document identifies the originally established goals and progress toward those goals.

Apply for additional rental vouchers

The opportunity to apply for additional vouchers has not been possible due to the lack of new federal funding. In addition to the lack of ability to apply for additional vouchers, the number of households which can be assisted is likely to decline each year as the average Housing Assistance Payment average has been increasing faster than the allocation of additional funds to meet such issues. Additional funding is required at the national level for the Village of Walton to approach this goal. To forestall additional budget reductions, the Village of Walton has requested that the ACC be recalculated based on a full year of operations rather than a three month period as originally established. In addition, the Village has consolidated its housing choice vouchers program with other such programs in Delaware County. It is expected that this effort will lead to more efficient management of the program and reduce the likelihood of further loss of funding availability

Improve voucher management: (SEMAP Score)

In 2005, the most recent SEMAP score for the Village of Walton was 100%. In 2006, the SEMAP score was 92%. The Village of Walton has consolidated its Housing Choice Vouchers program with that of 9 other small PHAs in Delaware County effective March 1, 2008. The SEMAP will be conducted for the PHA inclusive of the expanded service area and number of vouchers in 2008.

Increase Customer Satisfaction: Institute annual satisfaction questionnaire. A customer satisfaction survey is being completed in concert with the development of the annual PHA plan and the results will be reported in the comments section of the PHA plan.

Increase assisted housing choices by:

- **Provide voucher mobility counseling.**

Voucher mobility counseling occurs as a regular part of the tenant briefing process. Information regarding voucher mobility is included in the tenant packet. Voucher mobility counseling also occurs during the recertification process.

- **Conduct outreach efforts to potential voucher landlords**

Landlord outreach activities are ongoing. Most landlords in the community are familiar with the program and are willing to accept rental assistance payments.

- **Increase voucher payments standards.**

The Village of Walton has established the payment standard at 100% of the fair market rent established by HUD. The Village increases the payment standard when HUD publishes changes to the FMR.

- **Implement voucher homeownership program.**

The Village of Walton has amended its administrative plan to permit operation of the homeownership program. Agreements have been reached with local lending institutions to “grow” the income of loan applicants by the amount of the rental assistance. Program participants must be enrolled in the program for a year prior to applying for the homeownership program. Applicants must complete a homeownership counseling course offered by the agency, and must demonstrate to a private lender the ability to repay the loan, understanding the availability of rental assistance toward homeownership. Program participants have expressed interest in this option, but have not yet achieved homeownership. In 2006, the Village of Walton amended its administrative plan to permit 10% of program participants to enroll in a “voluntary” Family Self Sufficiency program so that participants can establish escrow accounts to utilize in conjunction with home ownership.

**Increase the number and percentage of employed persons in assisted families:
Increase by 5%**

When the five year plan established this goal in December of 2005, there were 66 of 167 (39.5%) families with income from employment. In June of 2007 there were 52 families with reported income from employment of a total of 154 families (33.8%). In May of 2008, there were 127 families with reported income from employment in a total of 359 families in the expanded, consolidated program or approximately 35.4%. With the increased number of vouchers due to the consolidation, the May 2008 figure should provide the basis for this analysis in the next annual plan.

Provide or attract supportive services to improve assistance recipients' employability: Encourage participation in BEST, Job Coaching, Etc.

Delaware Opportunities has entered into a number of collaborative agreements with the Delaware County Department of Social Services and others to assure the availability of

supportive services. These programs are available to all participants in the Village of Walton Housing Choice Vouchers program.

Ensure Equal Opportunity in Housing for all Americans by:

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

Day to day operations stress affirmative measures to ensure fair access and equal opportunity in housing. Brochures and advertising include the HUD Fair Housing Logo and fair housing statements. Applicants and program participants are encouraged to identify housing of their choice. There are no concentrations of minorities in the community. Current participants live throughout the service area which extends to most all areas of Delaware County. It is expected that in future years the program will be further expanded to reach: The Towns of Sidney, Deposit, Colchester, Harpersfield, and Masonville, if those municipalities formally request participation in the program. Housing choice also now includes home ownership and the incorporation of a voluntary FSS program is expected to make this housing choice more accessible. There are no concentrations of minorities in the community. The Village has consistently and historically expanded housing choice by expanding its service area and intends to continue to do so until the entire county can be served through this program.

VIOLENCE AGAINST WOMEN ACT COMPLIANCE

The administrator of the Village of Walton Housing Choice Vouchers Program is Delaware Opportunities Inc. The Village of Walton, as the PHA, complies with VAWA programs through this partnership with Delaware Opportunities.

Delaware Opportunities is the licensed provider of services to residential victims of domestic violence and their dependent children, operating a nine bed shelter. That agency provides shelter, 24 hour, 7 day per week hot line counseling services, information and referral, accompaniment to other service providers including medical providers, transportation, public information and awareness, and crisis counseling. Persons in shelter are assisted in finding safe, affordable housing. The Housing Choice Vouchers Program provides a local preference for domestic violence victims to obtain a voucher. In addition to the residential program, Delaware Opportunities contracts with the Delaware County Department of Social Services for the provision of these services (excepting shelter) for non-residential victims of domestic violence and their dependent children.

Delaware Opportunities is also the designated provider of Rape Crisis Counseling services. This program provides assistance to victims of sexual assault, and also preventive and public awareness education.

Delaware Opportunities also is the Crime Victims agency serving Delaware County.

Persons being served by the domestic violence, rape crisis, or crime victims programs are advised of the availability of housing services available through Delaware Opportunities, including rental assistance, homeless housing assistance, emergency food and shelter, and many more. Applicants for rental assistance are provided with information, including rights under VAWA as a part of the tenant briefing.