

1.0	PHA Information PHA Name: Cortland Housing Authority PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 4/1/2009 PHA Code: NY021				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 380 Number of HCV units: 306				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Grievance Procedures were updated with an Admissions and Occupancy Policy revision in March 2008 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions: Cortland Housing Authority 42 Church Street Cortland, NY 13045				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Part I: Summary

PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150109 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2009 FFY of Grant Approval: _____
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual statement (revision no: _____)

Performance and Evaluation report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	105,348.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	52,674.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	84,000.00			
10	1460 Dwelling Structures	195,121.00			
11	1465.1 Dwelling Equipment - Nonexpendable	36,600.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	33,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	526,743.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: Cortland Housing Authority		Grant Type and Number: Capital Fund Program Grant No.: NY06P02150109 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval: _____
Type of Grant				
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual statement (revision no: _____)
<input type="checkbox"/> Performance and Evaluation report for Program Year Ending _____		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director 		Date 12/2/08	Signature of Public Housing Director Date	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund program Replacment Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

Part II: Supporting Pages								
PHA Name: Cortland Housing Authority			Grant Type and Number: Capital Fund Program Grant No.: <u>NY06P02150109</u> CFFP (Yes/No): Replacement Housing Factor Grant No.: _____				Federal FY of Grant: 2009	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA Wide	Operations	1406		105,348.00				
HA Wide	Administration	1410		52,674.00				
HA Wide	A & E	1430		20,000.00				
21-1 AMP 1	Maintenance vehicle/equip/office	1475		30,000.00				
	Corridor/Community room improvements	1460		48,121.00				
	Landscape/Outdoor furn/lighting	1450		10,500.00				
	Kitchen/bath renovations	1460		8,000.00				
	Appliances	1465		8,000.00				
	Site Improvements	1450		8,000.00				
	Smoke Detectors	1460		25,000.00				
	Plumbing/heating renovations	1460		4000.00				
21-2 AMP 1	Kitchen/bath renovations	1460		8000.00				
	Corridor/Community room improvements	1460		5,000.00				
	Landscape/Outdoor furn/lighting	1450		10,500.00				
	Appliancaes	1465		8,000.00				
	Plumbing/heating renovations	1460		30,000.00				
	Site Improvements	1450		8,000.00				
	Smoke Detectors	1460		25,000.00				
21-3 AMP 2	Doors	1460		15,000.00				
	Playground equipment	1475		3,000.00				
	Site Improvements/Parking	1450		37,000.00				
	Appliances	1465		3,000.00				
	Flooring	1465		3,000.00				
	Windows	1460		5,000.00				
	Extraordinary Maintenance	1460		1,000.00				
21-5 AMP 2	Insulation	1460		10,000.00				
	Appliances	1465		1,000.00				
	Carpet/flooring	1465		13,000.00				
	Door replacement	1460		10,000.00				
	Extraordinary Maintenance	1460		1,000.00				
	Site improvements/paving	1450		10,000.00				
21-6 AMP 2	Appliances	1465		600.00				

¹ To be completed for the Performance and Evaluation Report or a revised Annual Statement
² To be completed for the Perfomance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cortland Housing Authority			Federal FFY of Grant: 2009		
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Development Number/Name	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide Activities					
HA Wide operations	9/2011		9/2013		
HA wide Administration	9/2011		9/2013		
HA Wide A & E	9/2011		9/2013		
21-1 AMP 1	9/2011		9/2013		
21-2 AMP 1	9/2011		9/2013		
21-3 AMP 2	9/2011		9/2013		
21-5 AMP 2	9/2011		9/2013		
21-6 AMP 2	9/2011		9/2013		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150108 Date of CFFP: _____ Replacement Housing Factor Grant No: _____	FFY of Grant: 2008 FFY of Grant Approval: 2008
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual statement (revision no: _____)
 Performance and Evaluation report for Program Year Ending 9/30/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	105,348.00	105,348.00	105,348.00	105,348.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	52,674.00	52,674.00	52,674.00	52,674.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	13,000.00	13,000.00	3,975.20	436.20
10	1460 Dwelling Structures	288,000.00	288,000.00	28,538.55	24,950.92
11	1465.1 Dwelling Equipment - Nonexpendable	33,390.00	33,390.00	695.14	695.14
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	34,331.00	34,331.00	304.14	304.14
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	526,743.00	526,743.00	191,535.03	184,408.40
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150108 Replacement Housing Factor Grant No.: Date of CFFP: _____
	FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual statement (revision no: _____) <input checked="" type="checkbox"/> Performance and Evaluation report for Program Year Ending 9/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account
	Total Estimated Cost Total Actual Cost ¹ Original Revised ² Obligated Expended
Signature of Executive Director 	Date: 12/2/2008 Signature of Public Housing Director Date:

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number:				Federal FY of Grant:		
Cortland Housing Authority		Capital Fund Program Grant No.:		NY06P02150108		CFFP (Yes/No): No		
		Replacement Housing Factor Grant No.:				2008		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		105,348.00		105,348.00	105,348.00	Complete
HA Wide	Administration	1410		52,674.00		52,674.00	52,674.00	Complete
HA Wide	Management Improvements Computer/Office Equip/Vehicle and Equip	1475		34,331.00		0.00	0.00	
NY021001 AMP 1	Kitchen/Bath renovations	1460		10,000.00		0.00	0.00	
	Exit enhancements	1460		15,000.00		0.00	0.00	
	Appliances	1465		4,195.00		695.14	695.14	Underway
	Extraordinary Maintenance	1460		1,000.00		0.00	0.00	
	Site Improvements	1450		1,000.00		0.00	0.00	
	Plumbing/heating renovations	1460		4,000.00		0.00	0.00	
	Corridor/Community Room Improvements	1460		5,000.00		0.00	0.00	
NY021002 AMP 1	Kitchen/Bath renovations	1460		10,000.00		0.00	0.00	
	Façade Restoration	1460		100,000.00		26,340.00	23,968.78	Underway
	Exit enhancements	1460		15,000.00		0.00	0.00	
	Plumbing/heating renovations	1460		4,000.00		0.00	0.00	
	Extraordinary Maintenance	1460		1,000.00		0.00	0.00	
	Site Improvements	1450		1,000.00		0.00	0.00	
	Appliances	1465		4,195.00		0.00	0.00	
	Corridor/Community Room Improvements	1460		5,000.00		1,000.00	0.00	Underway
NY021003 AMP 2	Kitchen/Bath renovations	1460		10,000.00		524.30	415.82	Underway
	Tile/carpet replacement	1465		3,000.00		0.00	0.00	
	Window replacement	1460		5,000.00		0.00	0.00	
	Appliances	1465		4,000.00		0.00	0.00	
	Extraordinary Maintenance	1460		1,000.00		0.00	0.00	
	Site Improvements	1450		5,000.00		0.00	0.00	
	Door Replacement	1460		5,000.00		596.18	488.25	Underway
NY021005 AMP 2	Site Improvements	1450		5,000.00		3,975.20	436.20	Underway
	Kitchen/Bath renovations	1460		70,000.00		0.00	0.00	
	Carpet/Tile	1465		15,000.00		0.00	0.00	
	Plumbing/heating renovations	1460		25,000.00		78.07	78.07	Underway
	Appliances	1465		2,000.00		0.00	0.00	
	Extraordinary Maintenance	1460		1,000.00		0.00	0.00	
NY021006 AMP 2	Appliances	1465		1,000.00		0.00	0.00	
	Extraordinary Maintenance	1460		1,000.00		0.00	0.00	
	Site Improvements	1450		1,000.00		0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cortland Housing Authority				Federal FFY of Grant: 2008	
Development Number/Name	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide Activities					
PHA Wide Operations	6/1/2010		6/1/2012		
PHA Wide Administration	6/1/2010		6/1/2012		
NY021001 AMP 1	6/1/2010		6/1/2012		
NY021002 AMP 1	6/1/2010		6/1/2012		
NY021003 AMP 2	6/1/2010		6/1/2012		
NY021005 AMP 2	6/1/2010		6/1/2012		
NY021006 AMP 2	6/1/2010		6/1/2012		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150107 Date of CFFP: _____ Replacement Housing Factor Grant No:	FFY of Grant: 2007 FFY of Grant Approval: 2007
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Type of Grant

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual statement (revision no: _____)

Performance and Evaluation report for Program Year Ending 9/30/2008
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	104,380.00	104,380.00	104,380.00	104,380.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	52,190.00	52,190.00	52,190.00	52,190.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	20,000.00	3,325.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	86,071.00	86,071.00	56,242.97	55,873.70
10	1460 Dwelling Structures	80,000.00	180,000.00	141,694.11	134,720.10
11	1465.1 Dwelling Equipment - Nonexpendable	27,000.00	27,000.00	26,904.50	26,904.50
12	1470 Non-dwelling Structures	26,472.00	26,472.00	1,472.00	1,341.00
13	1475 Non-dwelling Equipment	25,788.00	25,788.00	18,951.59	18,186.60
	1490 Replacement Reserve	100,000.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	521,901.00	521,901.00	405,160.17	393,595.90
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part I: Summary

PHA Name: Cortland Housing Authority		Grant Type and Number: Capital Fund Program Grant No.: NY06P02150107 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual statement (revision no: _____) <input checked="" type="checkbox"/> Performance and Evaluation report for Program Year Ending 9/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 12/2/2008	Signature of Public Housing Director		Date

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number:					Federal FY of Grant:	
Cortland Housing Authority		Capital Fund Program Grant No.:		NY06P02150107	CFFP (Yes/No): No		2007	
Replacement Housing Factor Grant No.:								
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations	1406		104,380.00	104,380.00	104,380.00	104,380.00	Complete
HA Wide	Administration	1410		52,190.00	52,190.00	52,190.00	52,190.00	Complete
HA Wide	Fees and Costs	1430		20,000.00	20,000.00	3,325.00	0.00	Underway
HA Wide	Management Improvements	1475		15,788.00	15,788.00	11,053.52	10,653.27	Underway
	Computer/Office Equip/Vehicle and Equip							
HA Wide	Replacement Reserve	1490		100,000.00	0.00	0.00	0.00	
NY021001	Kitchen/Bath renovations	1460		5,000.00	5,000.00	3,795.57	3,495.72	Underway
AMP 1	Landscape/Lighting	1450		1,500.00	1,500.00	196.01	196.01	Underway
	Corridor/Community Room Improvements	1475		5,000.00	5,000.00	2,898.07	2,533.33	Underway
	Building Entry Upgrade	1460		5,500.00	5,500.00	5,500.00	3,059.34	Underway
	Fire Panel Upgrade	1460		10,000.00	10,000.00	0.00	0.00	
	Extraordinary Maintenance	1460		1,000.00	1,000.00	0.00	0.00	
	Site Improvements	1450		1,000.00	1,000.00	431.65	431.65	Underway
	Plumbing Heating renovations	1460		4,000.00	4,000.00	1,592.83	1,592.83	Underway
	Appliances	1465		3,000.00	3,000.00	3,000.00	3,000.00	Complete
NY021002	Kitchen/Bath renovations	1460		5,000.00	5,000.00	5,000.00	5,000.00	Complete
AMP 1	Landscape/Lighting	1450		1,500.00	1,500.00	30.00	30.00	Underway
	Thermostatic Controls	1460		10,000.00	10,000.00	3,654.64	3,654.64	Underway
	Corridor/Community Room Improvements	1475		5,000.00	5,000.00	5,000.00	5,000.00	Complete
	Building Entry Upgrade	1460		5,500.00	5,500.00	5,500.00	1,266.50	Underway
	Plumbing Heating renovations	1460		4,000.00	4,000.00	3,082.29	3,082.29	Underway
	Extraordinary Maintenance	1460		1,000.00	1,000.00	250.00	250.00	Underway
	Site Improvements	1450		1,000.00	1,000.00	45.00	45.00	Underway
	Appliances	1465		3,000.00	3,000.00	3,000.00	3,000.00	Complete
	Facade Restoration	1460		0.00	100,000.00	100,000.00	100,000.00	Complete
NY021003	Site Improvements	1450		72,071.00	72,071.00	47,540.31	47,171.04	Underway
AMP 2	Building Ventilation	1460		25,000.00	25,000.00	10,540.00	10,540.00	Underway
	Roof Replacement	1460		25,000.00	25,000.00	0.00	0.00	
	Appliances	1465		3,000.00	3,000.00	3,000.00	3,000.00	Complete
	Extraordinary Maintenance	1460		1,000.00	1,000.00	0.00	0.00	
NY021005	Site Improvements	1450		8,000.00	8,000.00	8,000.00	8,000.00	Complete
	Carpet/tile	1465		15,000.00	15,000.00	14,904.50	14,904.50	Underway
	Exit Enhancement	1470		1,472.00	1,472.00	1,472.00	1,341.00	Underway
	Plumbing Heating renovations	1460		1,000.00	1,000.00	1,000.00	1,000.00	Complete
	Appliances	1465		2,000.00	2,000.00	2,000.00	2,000.00	Complete
	Extraordinary Maintenance	1460		1,000.00	1,000.00	778.78	778.78	Underway

¹ To be completed for the Performance and Evaluation Report or a revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacment Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cortland Housing Authority				Federal FFY of Grant: 2007	
Development Number/Name	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide Activities					
PHA Wide Operations	9/2009		9/2011		
PHA Wide Administration	9/2009		9/2011		
NY021001 AMP 1	9/2009		9/2011		
NY021002 AMP 1	9/2009		9/2011		
NY021003 AMP 2	9/2009		9/2011		
NY021005 AMP 2	9/2009		9/2011		
NY021006 AMP 2	9/2009		9/2011		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150106 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2006 FFY of Grant Approval: 2006
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual statement (revision no: _____)
 Performance and Evaluation report for Program Year Ending 9/30/2008 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	102,819.00	102,819.00	102,819.00	102,819.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	51,409.00	51,409.00	51,409.00	51,409.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000.00	25,000.00	25,000.00	19,325.00
8	1440 Site Acquisition				
9	1450 Site Improvement	49,999.71	49,424.20	49,424.20	40,211.75
10	1460 Dwelling Structures	192,609.52	191,580.03	191,580.03	188,480.03
11	1465.1 Dwelling Equipment - Nonexpendable	35,328.00	36,933.00	36,933.00	36,933.00
12	1470 Non-dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	56,933.77	56,933.77	56,933.77	56,933.77
	1490 Replacement Reserve	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	514,099.00	514,099.00	514,099.00	496,111.55
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary			
PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150106 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2006	FFY of Grant Approval: 2006
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual statement (revision no: _____) <input checked="" type="checkbox"/> Performance and Evaluation report for Program Year Ending 9/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised ²
		Obligated	Expended
Signature of Executive Director 		Date 12/2/2008	Signature of Public Housing Director Date

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name:		Grant Type and Number:						Federal FY of Grant:	
Cortland Housing Authority		Capital Fund Program Grant No.:		NY06P02150106		CFFP (Yes/No): No		2006	
		Replacement Housing Factor Grant No.:							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
HA Wide	Operations	1406		102,819.00	102,819.00	102,819.00	102,819.00	Complete	
HA Wide	Administration	1410		51,409.00	51,409.00	51,409.00	51,409.00	Complete	
HA Wide	Fees and Costs	1430		25,000.00	25,000.00	25,000.00	19,325.00	Underway	
HA Wide	Management Improvements	1475		19,498.52	19,498.52	19,498.52	19,498.52	Complete	
	Computer/Office Equip/Vehicle and Equip								
HA Wide	Management Improvements-inventory	1475		27,435.25	27,435.25	27,435.25	27,435.25	Complete	
HA Wide	Replacement Reserve	1490		0.00	0.00	0.00	0.00		
NY021001	Kitchen/Bath renovations	1460		12,472.00	12,472.00	12,472.00	12,472.00	Complete	
AMP 1	Corridor/Community Room Improvements	1475		5,000.00	5,000.00	5,000.00	5,000.00	Complete	
	Furnace AC comm rm	1460		85,652.00	21,898.61	21,898.61	18,798.61	Underway	
	Refrigerators	1465		5,259.00	6,062.00	6,062.00	6,062.00	Complete	
	Building Entry Upgrade	1450		5,075.95	5,075.95	5,075.95	0.00	Underway	
	Site Improvements	1450		250.34	835.34	835.34	835.34	Complete	
NY021002	Thermostatic Controls	1460		0.00	0.00	0.00	0.00		
AMP 1	Corridor/Community Room Improvements	1475		5,000.00	5,000.00	5,000.00	5,000.00	Complete	
	Door Replacement	1460		1,330.52	1,330.52	1,330.52	1,330.52	Complete	
	Refrigerators	1465		5,258.00	6,060.00	6,060.00	6,060.00	Complete	
	Furnace AC comm rm	1460		28,017.00	28,017.00	28,017.00	28,017.00	Complete	
	Site Improvements	1450		5,632.96	1,775.45	1,775.45	405.45	Underway	
	Building Entry Upgrade	1450		2,766.50	2,766.50	2,766.50	0.00	Underway	
	Facade Restoration	1460		0.00	60,161.22	60,161.22	60,161.22	Complete	
NY021003	Showers and Tubs	1460		20,000.00	20,000.00	20,000.00	20,000.00	Complete	
AMP 2	Site Improvements	1450		5,000.00	5,546.00	5,546.00	5,546.00	Complete	
	Refrigerators	1465		2,600.00	2,600.00	2,600.00	2,600.00	Complete	
	Roof replacement	1460		0.00	0.00	0.00	0.00		
	Door Replacement	1460		21,999.18	21,999.18	21,999.18	21,999.18	Complete	
	Extraordinary Maintenance	1460		0.00	2,722.22	2,722.22	2,722.22	Complete	
NY021005	Site Improvements	1450		8,768.69	8,768.69	8,768.69	8,768.69	Complete	
AMP 2	Kitchen/Bath renovations	1460		15,000.00	15,000.00	15,000.00	15,000.00	Complete	
	Truxton Entrance	1450		22,505.27	24,656.27	24,656.27	24,656.27	Complete	
	Carpet/Tile	1465		19,811.00	19,811.00	19,811.00	19,811.00	Complete	
	Exit Enhancements	1470		0.00	0.00	0.00	0.00		
	Refrigerators	1465		1,600.00	1,600.00	1,600.00	1,600.00	Complete	
	Roof replacement	1460		4,483.82	4,483.82	4,483.82	4,483.82	Complete	
	Intercom System	1460		1,155.00	1,155.00	1,155.00	1,155.00	Complete	
	Plumbing/heating	1460		2,500.00	340.74	340.74	340.74	Complete	

¹ To be completed for the Performance and Evaluation Report or a revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cortland Housing Authority	Federal FFY of Grant: 2006
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Development Number/Name	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide Activities					
PHA Wide Operations	7/2008		7/2010		
PHA Wide Administration	7/2008		7/2010		
NY021001 AMP 1	7/2008		7/2010		
NY021002 AMP 1	7/2008		7/2010		
NY021003 AMP 2	7/2008		7/2010		
NY021005 AMP 2	7/2008		7/2010		
NY021006 AMP 2	7/2008		7/2010		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: Cortland Housing Authority	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"> Grant Type and Number: Capital Fund Program Grant No.: NY06P02150105 Date of CFFP: _____ </td> <td style="width:33%;"> Replacement Housing Factor Grant No: _____ </td> <td style="width:33%;"> FFY of Grant: 2005 FFY of Grant Approval: 2005 </td> </tr> </table>	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150105 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2005 FFY of Grant Approval: 2005
Grant Type and Number: Capital Fund Program Grant No.: NY06P02150105 Date of CFFP: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2005 FFY of Grant Approval: 2005		

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual statement (revision no: _____)

Performance and Evaluation report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	104,038.00	104,038.00	104,038.00	104,038.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	52,019.00	52,019.00	52,019.00	52,019.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	19,663.00	121,002.98	121,002.98	121,002.98
10	1460 Dwelling Structures	171,472.00	74,222.60	74,222.60	74,222.60
11	1465.1 Dwelling Equipment - Nonexpendable	15,000.00	15,000.00	15,000.00	15,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	40,000.00	53,909.42	53,909.42	53,909.42
	1490 Replacement Reserve	100,000.00	100,000.00	100,000.00	100,000.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	520,192.00	520,192.00	520,192.00	520,192.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150105 Replacement Housing Factor Grant No: Date of CFFP: _____				
FFY of Grant: <u>2005</u> FFY of Grant Approval: <u>2005</u>					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation report for Program Year Ending _____ <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date 12/2/2008		Signature of Public Housing Director Date	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacment Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Cortland Housing Authority				Federal FFY of Grant: 2005	
Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide Operations	8/2007		8/2009		
PHA Wide Administration	8/2007		8/2009		
NY021001	8/2007		8/2009		
NY021002	8/2007		8/2009		
NY021003	8/2007		8/2009		
NY021005	8/2007		8/2009		
NY021006	8/2007		8/2009		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Cortland Housing Authority	Grant Type and Number: Capital Fund Program Grant No.: NY06P02150104 Replacement Housing Factor Grant No: Date of CFFP: _____	FFY of Grant: 2004 FFY of Grant Approval: 2004
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual statement (revision no: _____)
 Performance and Evaluation report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	109,138.00	109,138.00	109,138.00	109,138.00
3	1408 Management Improvements	18,735.00	18,735.00	18,735.00	18,735.00
4	1410 Administration (may not exceed 10% of line 21)	54,694.00	54,694.00	54,694.00	54,694.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,182.49	8,182.49	8,182.49	8,182.49
8	1440 Site Acquisition				
9	1450 Site Improvement	25,500.00	79,659.99	79,659.99	79,659.99
10	1460 Dwelling Structures	199,283.00	59,283.00	59,283.00	59,283.00
11	1465.1 Dwelling Equipment - Nonexpendable	25,464.00	25,464.00	25,464.00	25,464.00
12	1470 Non-dwelling Structures	30,000.00	5,840.01	5,840.01	5,840.01
13	1475 Non-dwelling Equipment	75,699.51	75,699.51	75,699.51	75,699.51
	1490 Replacement Reserve	0.00	110,000.00	110,000.00	110,000.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2 - 19)	546,696.00	546,696.00	546,696.00	546,696.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: Cortland Housing Authority		Grant Type and Number: Capital Fund Program Grant No.: NY06P02150104 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2004 FFY of Grant Approval: 2004
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation report for Program Year Ending _____ <input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
Signature of Executive Director 		Date 12/2/2008	Signature of Public Housing Director Date	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cortland Housing Authority	Federal FFY of Grant: 2004
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Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	9/2006		9/2008		
Operations					
PHA Wide	9/2006		9/2008		
Administration					
NY021001	9/2006		9/2008		
NY021002	9/2006		9/2008		
NY021003	9/2006		9/2008		
NY021005	9/2006		9/2008		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

HA Name

Cortland Housing Authority

Submission (mark one)

Original Annual Statement
 Performance & Evaluation for Program Year Ending

Revised Annual Statement / Revision No.
 9/30/08

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)		19845.49
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)		
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)		
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)		210,000.
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

Summary by Account (6200 subaccount)	Estimated Cost		Actual Cost
	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved	210,000.00		0.00
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			
9. 1460 Dwelling Structures			
10. 1465 Dwelling Equipment -Nonexpendaable			
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			
17. 1420.7 Replacement Reserve Interest Income	10242.78	9602.71	0.00
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			



Date

12/10/2008

Signature of the Field Office Manager

Date

**Annual Statement / Performance and
 Evaluation Report on Replacement Reserve
 Part II: Supporting Pages
 Comprehensive Grant Program (CGP)**

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

NY021002	Facade Restoration		\$416,000.00				under way
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¹¹ To be completed at the end of the program year.

Capital Fund Program Five-Year Action Plan

Part I: Summary

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

Part I: Summary						
PHA Name/Number Cortland Housing Authority (NY021)		Locality (City/County & State) Cortland/Cortland New York		<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
	AMP11: Hoffman Plaza AMP12: Bragg Towers/Flannery Apts.					
B.	Physical Improvements	Annual Statement				
	Subtotal		318,721.00	246,221.00	318,721.00	316,221.00
C.	Management Improvements		30,000.00	102,500.00	30,000.00	32,500.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		52,674.00	52,674.00	52,674.00	52,674.00
F.	Other		20,000.00	20,000.00	20,000.00	20,000.00
G.	Operations		105,348.00	105,348.00	105,348.00	105,348.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		526,743.00	526,743.00	526,743.00	526,743.00
L.	Total Non-CFP Funds					
M.	Grand Total		526,743.00	526,743.00	526,743.00	526,743.00

CORTLAND HOUSING AUTHORITY

ATTACHMENT C

42 CHURCH STREET
CORTLAND, NEW YORK 13045

WARREN S. EDDY, Chairman

GLENN M. GOLDWYN, Executive Director
Telephone: (607) 753-1771
Fax: (607) 753-7313

AGENDA AND MEETING NOTICE *Cortland Housing Authority Resident Advisory Board Meeting*

**Friday, October 10, 2008, 9:30 a.m.,
Theresa Benedick Community Room
42 Church Street Apartment Building, Cortland**

- | | | |
|----|---|---------------|
| 1. | Introduction | Margie Lann |
| 2. | Purpose of the Resident Advisory Board | Glenn Goldwyn |
| 3. | Overview of the Agency Plan | Margie Lann |
| 4. | Resolution for Approval of the Draft Plan to submit to the Cortland Housing Authority Board | Margie Lann |
| 5. | Adjournment | |

PLEASE ALLOW 90 MINUTES FOR THIS MEETING

CORTLAND HOUSING AUTHORITY

42 CHURCH STREET
CORTLAND, NEW YORK 13045

WARREN S. EDDY, Chairman

GLENN M. GOLDWYN, Executive Director

Telephone: (607) 753-1771

Fax: (607) 753-7313

Cortland Housing Authority Resident Advisory Board Meeting Minutes

Friday October 10, 2008 – 9:30 a.m. CHA Conference Room

Present: Shirley Moore, Donna Kelley, Donna Decker, Patricia Chapman
Absent/Excused: Dorothy Colaw, Phyllis Tufts
Staff: Glenn Goldwyn, Margie Lann

The meeting was called to order at 9:30 a.m.

Margie Lann made introductions. All members of the Resident Advisory Board were re-appointed to serve on this year's Board and no new appointees were added. Phyllis Tufts, a Section 8 participant and Dorothy Colaw, a Public Housing tenant were absent to the meeting due to prior commitments.

Goldwyn explained the purpose of the Resident Advisory Board, which is to review and approve the Agency Plan and to develop the Capital Fund Program for 2009-2010. Goldwyn explained the the Public Housing Assessment System (PHAS). He discussed the components of the System which included the Financial, Management, Physical and Resident Satisfaction aspects. He reviewed the elaborate scoring system built into PHAS. He informed the Board the Authority attained a 90% score which translates to the Authority being classified as a "high performer" under criteria established the Department of Housing and Urban Development. Due to this achievement, the Authority was given an option of submitting a Standard or a Streamlined Plan. The Authority chose to complete the Streamlined 5-year plan and Streamlined Annual plan. The plan is a much simplified version of the Standard plan we submitted in prior years. Each member was given a copy of the draft Streamlined Agency Plan with the attachments. Lann proceeded to review the draft Agency Plan in its entirety.

Lann and Goldwyn discussed the upcoming 2009 Capital Fund Program and reviewed the individual planned projects with the members. They reviewed the five year plan for future projects. Lann explained the funding is based on the previous years Capital Fund award. The amount has increased and decreased over the years. Due to fluctuations of the annual grant amounts and actual costs of completed projects, realignment of the timeline and the projects themselves are sometimes necessary.

A question from Shirley Moore was posed concerning the upgrading of the kitchen countertops in the high-rise apartments. She inquired if the Authority would consider replacing the countertops in a color as opposed to the standard white top. We discussed that as a possibility but due to some factors including cost, standardization and decorating trends the probability of incorporating a color scheme was relatively slim.

There were no further questions or comments regarding the Capital Fund Program. The resolution for approval was presented and voted on by those members present.

The following resolution was introduced by Margie Lann, read in full and considered:

**AUTHORIZATION TO SUBMIT 2009-2010 CORTLAND HOUSING AUTHORITY
DRAFT AGENCY PLAN TO THE BOARD OF DIRECTORS FOR APPROVAL AND
PUBLIC COMMENT**

WHEREAS, the Cortland Housing Authority is required by the U.S. Department of Housing and Urban Development (HUD) to produce an Agency Plan each year which outlines the policies and procedures of the CHA along with the Five-Year Plan for the Capital Fund, and

WHEREAS, the CHA is also required to have a Resident Advisory Board to make recommendations and comments regarding the CHA and the Agency Plan, and

WHEREAS, the Resident Advisory Board has reviewed the draft Agency Plan, and its minutes and recommendations have been made part of the draft Agency Plan, now therefore be it

RESOLVED, that the CHA Resident Advisory Board hereby authorizes the staff of the CHA to submit the 2009-2010 draft CHA Agency Plan to the Board of Directors for approval and public comment, and

RESOLVED, further, that all members of the Resident Advisory Board will be provided with a complete copy of the Agency Plan once the final plan is approved by the Board of Directors and submitted to HUD.

The motion to approve the resolution was made by Donna Decker, seconded by Donna Kelley and approved unanimously.

AYES
Donna Kelley
Patricia Chapman
Shirley Moore
Donna Decker

ABSENT
Dorothy Colaw
Phyllis Tufts

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

Glenn M. Goldwyn
Executive Director

Cortland Housing Authority 2009-2010 Agency Plan Hearing
42 Church Street Public Hearing November 3, 2008 2:00 p.m.

There were 29 attendees at the Public Hearing held in the Theresa Benedick Community Room at 42 Church St.

Cortland Housing Authority Executive Director Glenn M. Goldwyn described the Agency Plan process. The Agency Plan has a key element in the form of the Capital Fund Program, which provides funding for improvements that are needed to maintain the appearance and operations of the developments. Mr. Goldwyn stated the Authority received over \$526,000 in Capital Fund money in the last fiscal year. The application for the next year's Capital Funding is based on the amount received for the last year. Once the application for funding is approved, the final amount of the grant will be known. The application approval date can be several months after the Agency Plan is submitted.

Mr. Goldwyn gave the attendees handouts listing each of the intended projects for the upcoming grant year.

Goldwyn reviewed the remainder of the projects in detail, which include the following:

Cortland Housing Authority 2009-2010
Agency Plan and Capital Fund

42 Church Street

Kitchen/Bathroom Renovations

\$ 8,000.00

This multi-year project will continue the upgrade of bathrooms to include the Safeway Step bathtub entry system

Corridor/Community Room Improvements-

\$ 48,121.00

This project is a continuation of improvements to the corridor and the community room areas of the building.

Landscape/Outdoor Furniture/Lighting -

\$ 10,500.00

This project will contribute to the beautification of the property for tenants

Site Improvements-

\$ 8,000.00

This line item will provide for additional site improvements at 42 Church Street

Plumbing/Heating Renovations-

\$ 4,000.00

This multi-year project will repair/replace piping and associated components of the building systems

Appliances-

\$ 8,000.00

This ongoing project enables the Authority to purchase replacement appliances on an "as needed" basis

Smoke Detectors-

\$25,000.00

This multi-year project will provide for additional "hard-wired" smoke detectors in the apartments to replace the battery operated detectors

51 Port Watson St.

Kitchen/Bathroom Renovations **\$ 8,000.00**

This multi-year project will continue the upgrade of bathrooms to include the Safeway Step bathtub entry system

Corridor/Community Room Improvements- **\$ 5,000.00**

This project is a continuation of improvements to the corridor and the community room areas of the building.

Landscape/Outdoor Furniture/Lighting - **\$ 10,500.00**

This project will contribute to the beautification of the property for tenants

Thermostats/Plumbing/Heating Renovations- **\$ 30,000.00**

This multi-year project will replace the current apartment thermostats and repair/replace piping and associated components of the building systems

Site Improvements- **\$ 8,000.00**

This line item will provide for additional site improvements at 51 Port Watson Street

Appliances- **\$ 8,000.00**

This ongoing project enables the Authority to purchase replacement appliances on an "as needed" basis

Smoke Detectors- **\$25,000.00**

This multi-year project will provide for additional "hard-wired" smoke detectors in the apartments to replace the battery operated detectors

Pendleton St. Apartments

Site Improvements/Parking **\$37,000.00**

This line item permits continued improvements at the Pendleton Street family sites in the areas of drainage, erosion control; sidewalk repairs; paving and landscaping.

Flooring Replacement **\$3,000.00**

This ongoing project involves replacement of floor tiles in the 50 family units on an "as needed" basis

Window Replacement **\$5,000.00**

This multi-year project begins replacement of the windows in the 50 family units

Appliance Replacement- **\$ 3,000.00**

This multi-year project involves replacing appliances as needed in apartments at the site

Door Replacement **\$15,000.00**

This multi-year project continues replacement of interior and exterior doors at the site

Playground Equipment **\$3,000.00**

This project will continue to maintain and/or update equipment at the family site

Extraordinary Maintenance- **\$ 1,000.00**

This multi-year line item will make money available to significantly rehabilitate apartments that have been damaged beyond "normal wear and tear"

Scattered Sites (80 units-senior and family)

Site Improvements/Paving/Foundations ***\$10,000.00***

This multi-year project involves a variety of improvements at the various family and senior scattered housing sites

Carpet/Flooring Improvements- ***\$ 13,000.00***

This project will permit carpet and tile replacement for individual scattered site apartments on a continuing basis.

Door replacement ***\$10,000.00***

This multi-year project continues replacement of interior and exterior doors at the sites

Appliance Replacement- ***\$ 1,000.00***

This multi-year project involves replacing appliances as needed in a number of apartments in the various housing sites

Insulation ***\$10,000.00***

This project will help reduce energy costs at the various sites

Extraordinary Maintenance- ***\$ 1, 000.00***

This multi-year line item will make money available to significantly rehabilitate apartments that have been damaged beyond "normal wear and tear"

Scattered Sites (10 units-family)

Appliance Replacement- ***\$ 600.00***

This multi-year project involves replacing appliances as needed in a number of apartments in the sites.

After reviewing the proposed projects with those present, questions were posed at the 42 Church Street hearing and answers were given as follows:

- Q. Will the funds allow for replacing the current community room furniture?
- A. The chairs were replaced a few years ago under a capital fund project and the upholstered furniture was recovered around the same time. We can look at upgrading the furniture for a future year project as part of the corridor community room line item. Several tenants voiced both pleasure and displeasure over the prospect of putting additional upholstered furnishings in the community room. Some tenants were also concerned about installing carpeting in the area near the fireplace because the electric scooters and wheelchairs tend to bring in a lot of dirt.
- Q. Why are the lights left on in the community room all the time?
- A. They are left on for safety reasons. The authority does not want a tenant to walk into a dark room, in the middle of the night and possibly be frightened if someone is in the room. The police, who are right next door to the building, are able to see in to the room and know that everything is OK.
- Q. Why are we replacing a battery operated smoke detector with an electric one? Isn't that dangerous? What if we have no power in the building?
- A. Goldwyn stated that the battery operated detector was installed as an addition to the already existing electrical hard wired when it was mandated by the applicable code requirements. The hard wired detectors will work even if the power does not work. The detectors are connected directly to the fire

panel, which is hooked up to our emergency generator and the fire panel sends the signal directly to the fire Department. Additionally, all of the apartments have sprinklers in them. The sprinklers are activated by heat and they will go off without regard to the availability of electricity.

The Public Hearing ended at 2:45 p.m.

Cortland Housing Authority 2009-2010 Agency Plan Hearing
51 Port Watson Street Public Hearing December 1, 2008 3:00 p.m.

There were 40 attendees at the Public Hearing held in the Gertrude Goldner Community Room at 51 Port Watson St.

Those present received a handout listing the upcoming projects the Authority wanted to accomplish through the Capital Fund.

As he did at the 42 Church Street Public Hearing, Goldwyn described the Agency Plan and the Capital Fund projects. Goldwyn then opened the hearing for questions.

A tenant asked about the possibility of relocating the dumpster because she felt it was odiferous. Mr. Goldwyn said it was placed in its present location because the trash hauler needed to have a viable means to access the dumpster to empty it. He said he could look into alternate arrangements if it was at all possible.

Tenants asked about replacement of the benches outside the front of the building. Mr. Goldwyn said the façade restoration project was almost complete. Once the final items were completed, benches would be placed back in the area. He said there was consideration being made to improve/remove the surrounding vegetation and upgrade the benches.

The Public Hearing ended at 3:30 p.m.

Cortland Housing Authority 2009-2010 Agency Plan Meeting
Family Development-Community Room
199 Pendleton St. November 12, 2008 4:00 p.m.

Glenn Goldwyn was present at the community room at the appointed date and time concerning the Agency Plan. Despite a tenant mailing, no residents attended this meeting.

Cortland Housing Authority 2009-2010 Agency Plan Meeting
Homer Senior Development-Community Room
River St. Homer November 13, 2008 9:00 a.m.

There were 6 attendees at the public meeting held in the community room in the Homer Senior Building. The meeting was conducted by Glenn Goldwyn. All of those present received a handout listing the upcoming projects the Authority wanted to accomplish through the Capital Fund.

As Mr. Goldwyn did at the 42 Church Street Public Hearing, he described the Agency Plan and the Capital Fund projects. He then opened the floor for questions.

Tenants asked about the possibility of cultivating the soil for planting flowers in the beds outside the main entrance. In addition, the tenants questioned the possibility of trimming the growth on the hillside behind the complex. Mr. Goldwyn said he would be contacting Maintenance in the form of work orders to address those issues.

The tenants also requested a new outdoor picnic table. Mr. Goldwyn said he would look into replacement of the existing one through the current grant.

The tenants were also questioning the possibility of additional parking at the site because more tenants have vehicles than in the past. Mr. Goldwyn said there is some funding in site improvements for that type of project. He would have to have an architect/engineer look at the site plans to determine if there is sufficient land area to accommodate additional spaces.

Some tenants were interested in handicapped accessible showers for apartments. Mr. Goldwyn said the Housing Authority is earmarking some Capital funds to address that issue. He explained that we have used the Safeway Step system in several apartments at the senior high rise apartments in Cortland. The system involves creating a cut out in the middle of the current bathtub that allows people to step-in to the tub. A seat can be placed in the tub and additional grab bars installed if needed. Any tenants interested in having their names put on the list for that project should contact the occupancy office.

Cortland Housing Authority 2009-2010 Agency Plan Meeting
Truxton Senior Development-Community Room
November 13, 2008 11:00 a.m.

There were 8 attendees at the public meeting held in the community room in the Truxton Senior Building. The meeting was conducted by Glenn Goldwyn, Executive Director. All of those present received a handout listing the upcoming projects the Authority wanted to accomplish through the Capital Fund.

As Mr. Goldwyn did at the 42 Church Street Public Hearing, he described the Agency Plan and the Capital Fund projects. Mr. Goldwyn then opened the floor for questions.

The tenants discussed the recently completed covered walkway project and let Mr. Goldwyn know how pleased they are with the results.

A question from some tenants involved the furnace that heats both the common spaces and the individual apartments. Tenants stated it was noisy when the "furnace kicked on". Mr. Goldwyn said he would have it checked and repaired or replaced if needed. Goldwyn explained that we are in the beginnings of establishing a relationship with a New York State Energy firm. They would conduct energy audits of the various sites and determine what, if any, energy savings measures could be implemented by the Authority. One of the items they would look at would be the heating source for Truxton.

Goldwyn also mentioned the plans are moving forward to replace the water softener system as a line item in a previous grant.

Tenants asked about the possibility of removing rocks by the building to plant flowers. Goldwyn stated that the rocks are covering the drainage system but some other area of the property could be utilized for flowers if there was interest.

Other than tenants who asked about specific work orders for the development, there were no comments or suggestions for the upcoming plan

Cortland Housing Authority 2009-2010 Agency Plan Meeting
Marathon Senior Development-Community Room
November 18, 2008 9:00 a.m.

There were 9 attendees at the public meeting held in the community room in the Marathon Senior Building. All of those present received a handout listing the upcoming projects the Authority wanted to accomplish through the Capital Fund.

As Mr. Goldwyn did at the 42 Church Street Public Hearing, he described the Agency Plan and the Capital Fund projects. Mr. Goldwyn opened the floor for questions.

A tenant inquired about replacement of carpeting in individual apartments. Mr. Goldwyn stated that, if needed, carpeting is generally replaced after a tenant moves out and the apartment is vacant.

In response to a question about painting, Mr. Goldwyn said that their leases allow for a "cycle painting" of apartments every five years. Any interested tenants could contact maintenance to have their names put on that list.

A tenant suggested that we consider putting in a slider drawer for the bottom kitchen cabinet as it can be difficult to get down that low to see into the cabinet. Goldwyn said that is the type of item that may be included in the kitchen and bath renovation funding that is earmarked for the scattered sites. The same tenant asked the Authority to consider putting lights inside the hall closets.

A tenant inquired about upgrading the parking lots. She felt that there was not adequate light in the parking lot. Goldwyn said he would have maintenance look at the lighting to see if different bulbs would be a solution or if we should look into replacement of the lights under the site improvement funding that we have available for the development.

Several work order requests from tenants for their individual apartments were mentioned but there were no further comments for the meeting.

Cortland Housing Authority 2009-2010 Agency Plan Meeting
McGraw Senior Development-Community Room
November 18, 2008 9:00 a.m.

There were 10 attendees at the public meeting held in the community room in the McGraw Senior Building. All of those present received a handout listing the upcoming projects the Authority wanted to accomplish through the Capital Fund.

As Mr. Goldwyn did at the 42 Church Street Public Hearing, he described the Agency Plan and the Capital Fund projects. Mr. Goldwyn opened the floor for questions.

A few tenants discussed individual work orders for their apartments and for the development. Mr. Goldwyn encouraged the tenants to contact the Authority to report items that need repair as they are discovered.

There were no further comments or considerations made for the upcoming grant.

Public Comment for the 2009-2010 CHA Agency Plan

With the exception of the public comment received at the Public Hearings and the Public Information Meetings, which are attached to this Agency Plan, there no other Public Comments received by the Cortland Housing Authority in response to the 2009-2010 Agency Plan during the 45-day Public Comment Period. None of the comments received required any change to the draft Agency Plan

Cortland Housing Authority

VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

NOTIFICATION TO APPLICANTS

The PHA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance.

The notice will explain the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA.

NOTIFICATION TO TENANTS

The PHA will provide all tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination.

The notice will explain the protections afforded under the law, inform the tenant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The PHA will also include in all lease termination notices a statement explaining the protection against termination or eviction provided by VAWA.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4/1/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Cortland Housing Authority
PHA Name

NY021
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Years 2009 - 2010

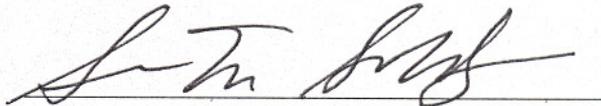
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C.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

Name of Authorized Official	Title
Warren S. Eddy	Board Chairman
Signature	Date
	12/10/2008

CERTIFICATE OF RECORDING OFFICER

I, Glenn M. Goldwyn, the duly appointed, qualified and acting Secretary of the Cortland Housing Authority, do hereby certify that the attached extract from the minutes of the regular meeting of the members of the Cortland Housing Authority, held on December 10, 2008, is a true and correct copy of the original minutes of such meeting on file and of record in so far as they relate to the matters set forth in the attached extract, and I do further certify that each resolution appearing in such extract is a true and correct copy of a Resolution adopted at such meeting and on file and of record.

IN TESTAMENT WHEREOF, I have hereunto set my hand and the seal of Said Authority this 10th day of December 2008.



A handwritten signature in black ink, appearing to read "Glenn M. Goldwyn", is written over a horizontal line.

(seal)

EXTRACT FROM MINUTES OF MEETING

EXTRACT FROM THE MINUTES OF A REGULAR MEETING OF THE BOARD MEMBERS OF THE CORTLAND HOUSING AUTHORITY HELD ON THE 10TH DAY OF DECEMBER 2008.

The members of the Board of the Cortland Housing Authority met in their regular meeting at 42 Church Street in the city of Cortland, NY at the place, hour and time duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Warren S. Eddy, Chairman

Patricia Chapman

Donna Kelley

Richard Menapace

The Chairperson declared a quorum present.

The following resolution was introduced by Glenn Goldwyn, then read in full by Board Members and considered:

RESOLUTION NO. 36

**AUTHORIZATION TO SUBMIT
2009-2010 CORTLAND HOUSING AUTHORITY AGENCY PLAN
TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Cortland Housing Authority (CHA) is required by HUD to complete an Agency Plan outlining the policies and procedures that the Housing Authority uses, and its planned Capital Fund spending for 2009-2010, AND

WHEREAS, the CHA has convened a Resident Advisory Board to assist with the development of the Agency Plan, AND

WHEREAS, two Public Hearings and a series of Public Meetings were conducted at CHA development sites to gather tenant input and suggestions for the Agency Plan, AND

WHEREAS, input and suggestions from all sources have been noted in the final CHA Agency Plan.

NOW THEREFORE BE IT RESOLVED, that the CHA hereby approves its Agency Plan for 2009-2010, AND

FURTHER RESOLVED, that the CHA is hereby authorized to submit the Agency Plan for 2009-2010 to HUD for final approval.

AYES

NAYS

Patricia Chapman

Warren S. Eddy

Donna Kelley

Richard Menapace

The Chairman Warren S. Eddy thereupon declared said motion carried and said resolution adopted December 10, 2008.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Cortland Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEE ATTACHED LISTING

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

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

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

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

Name of Authorized Official Glenn M. Goldwyn	Title Executive Director
Signature 	Date 12/10/2008

X

2. Sites for work performance

Senior Apartments, 42 Church Street, Cortland, NY 13045

Port Watson Street Apartments, 51 Port Watson Street, Cortland, NY 13045

Family Housing, South Pendleton Street, Cortland, NY 13045

Scattered Site Housing. 17, 19, 25, 27 River Street, Homer, NY 13077

5 South Street, 26, 28, 30A and 30B North Street, McGraw, NY 13101

20 ½ and 20A South Avenue, Cortland, NY 13045

109-113 ½ Pendleton St. Cortland, NY 13045

10-12 Pomeroy Street, Cortland, NY 13045

5688 Main Street, 2742 Lower Cincinnatus Road, Cincinnatus, NY 13040

3705-3707 Main Street, Truxton, NY 13158

139A & 139B Port Watson Street, Cortland, NY 13045

37 Galatia St. Marathon, NY 13803

Cortland Housing Authority
Attachment HUD 50070
12/10/08

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Cortland Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund

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

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

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

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

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

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

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

Name of Authorized Official Glenn M. Goldwyn, Executive Director	Title Executive Director
Signature 	Date (mm/dd/yyyy) 12/10/2008

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Glenn M. Goldwyn</u> Title: <u>Executive Director</u> Telephone No.: <u>607-753-1771</u> Date: <u>12/10/08</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: Cortland Housing Authority

Page 1 of 1

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

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



Lorrie Pizzola 12-19-08

Signed / Dated by Appropriate State or Local Official