

PEEKSKILL HOUSING AUTHORITY



875 Main Street
Peekskill, New York 10986
Phone: 914 739 4772
Fax: 914 739 1253

White Plains, NY 10601

August 5, 2009

Ms. Mirza Negron Morales, Director
Public Housing Division
U. S. Department of Housing
And Urban Development
Jacob Javits Federal Building
Room 32-116
25 Federal Plaza
New York, NY 10278-0368

Attention: Mr. Reul Marcano, Revitalization Specialist

Re: Peekskill Housing Authority 2005 - 2009 5-Year Annual Plan

Dear Ms. Morales,

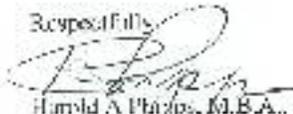
Please find enclosed an original of the Peekskill Housing Authority's
2005-2009 Five Year Annual Plan.

I apologize for the delay, but as you know I came aboard in July. My primary objective is to
bring the Peekskill Housing Authority into compliance.

I thank you again for your continued assistance and support.

If further information is needed, feel free to call.

Respectfully,



Harold A. Phillips, M.B.A., P.H.M.
Executive Director

CC: File

PHA Plans
Streamlined 5-Year/Annual
Version

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

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

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

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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

NY 082

PEEKSKILL
HOUSING AUTHORITY

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Peekskill Housing Authority

PHA Number: NY082

PHA Fiscal Year Beginning: (4/1/2009)

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

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

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

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

(select all that apply)

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government

- Public library
- PHA website
- Other (list below)

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005- 2009

[24 CFR Part 903.12]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (As stated above)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 70
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:

- (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: ()

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

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2009 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

[903.7(r)].

The Peekskill Housing Authority has prepared this 5-Year/Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirement.

The purpose of the 5-Year/Annual Plan is to provide a framework for local accountability and easily identifiable source by which public housing residents and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The 5-Year/Annual Plan exemplifies the commitment of the Peekskill Housing Authority to meet the housing needs of the full range of low-income residents. The Peekskill Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use the plan as a road map to better improve the "quality of life" destination for the City of Peekskill and the immediate adjoining communities,

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	115		18
Extremely low income <=30% AMI	102	88%	
Very low income (>30% but <=50% AMI)	16	14%	
Low income (>50% but <80% AMI)	0	0	
Families with children	78	68%	
Elderly families	6	5%	
Families with Disabilities	23	20%	
White/Hispanic	41	36%	
Black/African	86	75%	

Housing Needs of Families on the PHA's Waiting Lists			
American			
American Indian	0	0	
Asian	6	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	11%	
2 BR	38	33%	
3 BR	16	14%	
4 BR	9	8%	
5 BR	0	0%	
0 BR (Studio)	39	34%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

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

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2009 Grants)		
a) Public Housing Operating Fund	1,254,817.00	
b) Public Housing Capital Fund	479,488.00	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0.00	
f) Resident Opportunity and Self-Sufficiency Grants	0.00	
g) Community Development Block Grant	0.00	
h) HOME	0.00	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) 12/31/08		
CFP 2005	50,590.02	
CFP 2006	233,270.78	
CFP 2007	382,717.78	
CFP 2008	474,904.81	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	1,632,960.00	
4. Other income (list below)		
Investment Income	20,000.00	
4. Non-federal sources (list below)		
Other Income	150,000.00	
Total resources	\$4,678,748.39	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - *At the time Application is submitted*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 1. *Sex offenders*
 2. *Rent Payment background*

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

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

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
N/A				

2. What is the number of site based waiting list developments to which families may apply at one time?

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? _____

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

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

(1) Eligibility - NOT APPLICABLE- HA does not administer Section 8

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors):
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

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

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

Former Federal preferences

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name:

Development (project) number:

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

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

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

d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below: *Develop a mixed financed mix income development (approximately 14 townhouses) which will provide for at least four (4) HA families to receive assistance with down payment to purchase. (Gateway Home-ownership Program).*

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

6. Demolition and Disposition

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

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

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

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

<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

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

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

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

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2008 - 2009)

The Peekskill Housing Authority has met its primary mission in providing safe and suitable housing for the residents of the City of Peekskill and surrounding community:

- 1. The Community Action Program at the Kiley Youth Center is and has been providing assistance to victims of domestic violence and counseling services to the residents of PHA and surrounding area,*
- 2. The PHA has provided housing for 18 families from its Waiting List,*
- 3. The PHA utilized its Capital Fund Program to upgrade and improve Public Housing sites and units. And*
- 4. The PHA continues to consult with and include the Peekskill Police Department on methods to improve security. The Police Department patrols the properties frequently to provide backup for the PHA's security guards and enforce the "Banned List".*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

5-Year PLAN MEETING WITH BOHLMANN TOWERS, TURNKEY SITES AND PURCHASE & REHAB HOUSES

Present:

*Mr. Harold Phipps, Executive Director
Mrs. Audrey Peterson, Resident Initiative Coordinator
Ruby Reed, Intermediate Clerk*

Mrs. Peterson introduced Mr. Phipps to the Residents.

Mr. Phipps explained that the Housing Authority 5-Year Plan tells HUD how the Housing Authority will carry out its missions and how it will serve the Residents.

Mr. Phipps stated that the following are changes/additions to the 5-Year Plan:

- 1. Gateway Project – Mr. Phipps stated that he had met with the Mayor and the project will be revised. The Housing Authority will develop units on the lot.*
- 2. Security Surveillance – The surveillance system will be done the correct way so that it does not have to be re-visited. Denise Davis asked if the cameras will be able to zoom-in. Mr. Phipps said yes. Mr. Phipps stated that the front door will be brought out and an awning installed, and the vestibule will be expanded to have a place for Security to be placed at. Denise Davis asked how many security officers; is there one that stays in place and one that will walk the stairwells/halls. Mr. Phipps stated that there will be one person covering from 6:00pm to 6:00 am and the camera system will cover the rest. He further stated that not one inch of the property is not under surveillance and the Police Department will be able to connect in.*
- 3. Latch-Key/Afterschool Program – Mr. Phipps stated that the Housing Authority will utilize the Kiley Center to create an Afterschool Program. Marsha Twitty asked if the program is going to use certified child care workers; Mr. Phipps said yes. Denise Davis stated that a while back the City was supposed to create a computer program and the put old computers in the center. Mr. Phipps stated that we can obtain good computers from different agencies. Denise Davis asked if she could have a copy of the 5-Year Plan, Mr. Phipps stated that the Board has to approve the Plan and so does HUD, after the Plan is passed it will be placed in the Management Office for residents to review.*
- 4. Family Self-Sufficient program – Mr. Phipps stated that this program is designed to encourage families to get into job training. There is a program where residents sign a contract to commit to go for training. There would also be a program where residents can create a savings account over a period of time until they no longer need subsidized assistance. If the resident does not achieve assistance they will not receive the savings in the account. Regina Male asked if this program is for any adult in the household. Mr. Phipps said that only the Head of Household is*

eligible for the program. Yvette Houston asked if residents would be receiving information regarding the programs. Mr. Phipps said yes.

There were no further questions or concerns.

- b. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

1. *George Holms*
2. *Bernadette Male-Holliday*

Method of Selection:

Appointment

The term of appointment is (include the date term expires): #1) 1/1/2011, and #2) 1/1/2010

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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

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

Eligible candidates: (select one)

Any recipient of PHA assistance

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

Eligible voters: (select all that apply)

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

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: **July 15, 2009**

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (*Westchester County*)

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan:
 1. *Increasing the need for after-school facilities and programs*
 2. *Construction of new permanent housing units, and*
 3. *Through FSS Program Escrow Accounts provide down payment*

- assistance for housing authority graduates*
Other: (list below)

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

4. *Increasing the need for after-school facilities and programs*
5. *Construction of new permanent housing units, and*
6. *Through FSS Program Escrow Accounts provide down payment assistance for housing authority graduates*

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations	Annual Plan: Capital

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report **07/15/09**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PEEKSKILL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY36PO8250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement revision no 2 (9/10/08) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	95,430.00	95,430.00	22,295.87	22,295.87
3	1408 Management Improvements	25,000.00	25,000.00	0.00	0.00
4	1410 Administration	47,710.00	47,710.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	36,000.00	36,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	40,000.00	130,590.02	51,990.00	1,400.00
10	1460 Dwelling Structures	202,348.00	111,757.08	0.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable	23,000.00	23,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10,000.00	10,000.00	4,583.19	4,583.19
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report **07/15/09**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: PEEKSKILL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY36PO8250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement revision no 2 (9/10/08) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$479,488.00	\$479,488.00	\$78,869.08	\$28279.06
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	50,000.00	65,000.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 07/15/09 Part II: Supporting Pages		
PHA Name: Peekskill Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY36PO8250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report **07/15/09**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operations	1408		95,430.00	95,430.00	22,295.87	22,295.87	23.36% Complete
	Software Upgrades	1408		0.00	15,000.00	0.00	0.00	0.00% Complete
	Management Improvements (Training).	1408		25,000.00	10,000.00	0.00	0.00	0.00% Complete
	Administration (Staff Time)	1410		47,710.00	47,710.00	0.00	0.00	0.00% Complete
	Planning Fee (5 Year Plan)	1430		6,000.00	6,000.00	0.00	0.00	0.00% Complete
	A/E Services	1430		15,000.00	15,000.00	0.00	0.00	0.00% Complete
	Modernization Coordination Services	1430		15,000.00	15,000.00	0.00	0.00	0.00% Complete
	Replace Appliances	1465		23,000.00	23,000.00	0.00	0.00	0.00% Complete
HA-WIDE	Upgrade Office Equipment	1475		10,000.00	10,000.00	4,583.10	4,583.19	45.83% Complete
NY 82-2	Reconstruction of Ext/Stairs	1450		25,000.00	60,000.00	0.00	0.00	0.00% Complete
NY 82-3	Playground Improvements (DH)	1450		10,000.00	10,000.00	0.00	0.00	0.00 % Complete
NY 82-3	Restripe Parking Lot – (DH)	1450		5,000.00	10,000.00	1,400.00	1,400.00	28.00% Complete

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report **07/15/09**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 07/15/09 Part II: Supporting Pages								
PHA Name: Peekskill Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY36PO8250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 82-3	Replace Siding (926)	1450		10,000.00	10,000.00	0.00	0.00	0.00% Complete
NY 82-3	Replace Roofs (scattered Sites)	1450		12,000.00	14,257.98	0.00	0.00	0.00% Complete
NY 82-3	Gas Main Leak - Emergency	1450		0.00	50,590.00	50,590.00	0.00	0.00% Complete
NY 82-4A	Improve Building Security (BT)	1460		130,348.00	0.00	0.00	0.00	0.00% Complete
NY 82-4A	Security Camera Project (BT & DB)	1460		50,000.00	50,000.00	0.00	0.00	0.00% Complete
NY 82-4A	Drainage Problem – Kiley Center	1460		0.00	22,500.00	0.00	0.00	0.00% Complete
	TOTAL ESTIMATED CP FUNDS	2008		\$479,488.00	\$479,488.00	\$78,869.08	28,279.06	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Peekskill Housing Authority			Grant Type and Number Capital Fund Program No: NY36PO8250108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA - WIDE	9/19/2010	9/19/2010		9/18/2012	9/18/2012			
NY 82-3	9/19/2010	9/19/2010		9/18/2012	9/18/2012			
Turnkey								
NY 82-4a	9/19/2010	9/19/2010		9/18/2012	9/18/2012			
Bohlmann								
NY 82-2	9/19/2010	9/19/2010		9/18/2012	9/18/2012			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Peekskill Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 4/1/09	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 4/1/10	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 4/1/11	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 4/1/12
	Annual State ment				
NY 82-4 (Dunbar Heights)		00.00	75,000.00	75,000.00	252,591.00
NY 82-3 (Turnkey)		27,591.00	70,000.00	202,591.00	0.00
NY 82-4A (Bohlmann)		250,000.00	51,000.00	00.0	25,000.00
NY 82-2 (Scattered Sites)		0.00	81,591.00	0.00	0.00
Total Physical Improvements		\$277,591.00	\$277,591.00	\$277,591.00	\$277,591.00
Operations		95,897.00	95,897.00	95,897.00	95,897.00
Management Improvements		3,000.00	3,000.00	3,000.00	3,000.00
Administration		47,000.00	47,000.00	47,000.00	47,000.00
Fees & Cost		56,000.00	56,000.00	56,000.00	56,000.00
Contingency		0.00	0.00	0.00	0.00
CFP Funds Listed for 5-year planning Totals		\$479,488.00	\$479,488.00	\$479,488.00	\$479,488.00

Replacement Housing Factor Funds		0.00	0.00	0.00	0.00
-------------------------------------	--	------	------	------	------

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide	Operations	95,897.00	HA-Wide	Operations	95,897.00
Annual		Computer Upgrading	3,000.00		Computer Upgrading	3,000.00
Statement		Administration (Staff Time)	47,000.00		Administration (Staff Time)	47,000.00
		A/E Services	32,000.00		A/E Services	32,000.00
		Planning Fees (5Year Plan)	6,000.00		Planning Fees (5Year Plan)	6,000.00
		Modernization Coordination Serv.	18,000.00		Modernization Coordination Serv.	18,000.00
		Total HA-Wide	\$201,897.00		Total HA-Wide	\$201,897.00
	NY 82-3	Landscaping	27,897.00	NY 82-4A	Paint Common Areas	18,000.00
	Turnkey	Total NY-3	\$27,591.00	Bohlmann	Epoxy Paint, Stairwells, Floors	18,000.00
					New Fire Doors for Exits	15,000.00
	NY 82-4A	Replace Roof at Bohlmann Towers	200,000.00		Total NY-4A	51,000.00
	Bohlmann	Create Security Station	50,000.00			
		Total NY 82-4A	\$250,000.00	NY 82-3	Drainage System (Entire Site)	70,000.00
				Turnkey	Total NY 82-3	\$70,000.00

				NY 82-2	Roof Replacement for 9 houses	81,591.00
				Scattered sites	Total NY 82-2	\$81,591.00
				NY 82-4	Create Security Station	75,000.00
				Dunbar	Total NY 82-2	\$75,000.00
		Total Estimated Cost 2009	\$479,488.00		Total Estimated Cost 2010	\$479,488.00

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	95,897.00	HA-Wide	Operations	95,897.00
	Computer Upgrading	3,000.00		Computer Upgrading	3,000.00
	Administration (Staff time)	47,000.00		Administration (Staff time)	47,000.00
	A/E Services	32,000.00		A/E Services	32,000.00
	Planning Fee	6,000.00		Planning Fee	6,000.00

**PIA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

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

Letting an Advisory Board of Commissioners of the Public Housing Agency (PHA) listed below as the Chairman, who has been a PIA officer in the Office of Compliance, sign on the certification of the 5-Year and Annual PHA Plan for the PHA listed on the following HUD Form, consisting of the PHA Plan, and other documents as part and parcel of the 5-Year certification and documents, into the Department of Housing and Urban Development (HUD) in accordance with the certification of the Plan and implementing thereof:

1. The Plan is consistent with the applicable economic and social housing and affordability strategy for any plan incorporating such strategy for the jurisdiction in which the PHA is located.
2. The PHA certifies its compliance by the appropriate state or local officials with the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Annual plan of Investments in Fair Housing Choice, for the PHA 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, since the last submission to the Capital Fund Program (and Capital Fund Program Replacement Housing Fund) Annual Statement (AS) submission or its last approved Annual Plan (and Capital Fund Plan, and Annual Statement (AS) Annual Statement) for financial and Evaluation Report, must be submitted separately even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents served by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of its Board or Boards (24 CFR 905.15). The PHA has attached to the Plan submission copies of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addresses these recommendations.
5. The PHA made its general Plan and all information relevant to the public hearing available for public inspection at least 10 days before the hearing published a notice that a hearing would be held and conducted a hearing to discuss the Plan and receive 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 the programs and proposed programs, identifying any impediments to fair housing choice with its other programs, address those impediments in a reasonable fashion in view of the resources available and seek with local jurisdictions to implement any of the prohibitions in order to affirmatively further fair housing and require the PHA 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 equal housing data to HUD, 24 CFR 905.102(b)(5) through its on-line, complete and timely manner (as specified in P.L. Notice 2005-24)
 - The system of site-based waiting lists provides for all eligible households applying for the selection of the development in which to reside, including basic information about each household and an estimate of the period of time the applicant would likely have to wait to be selected to rent a different lease and type of rental unit.
 - Whether a site-based waiting list would be a violation under federal, state or local anti-discrimination or fair housing law, including, but not limited to, the Fair Housing Act.
 - The PHA shall take reasonable measures to ensure that such waiting list is consistent with all applicable fair housing law.
 - The PHA provides for review of the site based waiting list policy to determine if it is consistent with applicable laws and certifications as specified in 24 CFR 905.102(b)(5)(2).
9. The PHA will comply with the prohibition 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 7 of the Housing and Urban Development Act of 1964, Employment Opportunities for Low- and Very Low-Income Persons, and with its implementing regulations at 24 CFR Part 125.

13. The PHA will comply with acquisition and allocation requirements of the Uniform Statewide Assistance and Real Property Acquisition Policies Act of 1970 and applicable regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate action to award contracts to minority and women's business enterprises under 24 CFR 1.107(g).
15. The PHA will provide the responsible entity or HUD any information for the responsible entity or HUD to determine if the project is under the National Environmental Policy Act and other related statutes in accordance with 24 CFR 1.107(d) or (f)(1)(A), respectively.
16. With respect to public housing, the PHA will comply with Public Access or HUD data and all applicable requirements under Section 13 of the United States Housing Act of 1954 and the Contract Work Hours and Safety Standards Act.
17. The PHA will implement a compliance plan with 24 CFR 1.107(d) and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Poisoning Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-88 (the Principles for State, Local and Indian Tribal Government), 41 CFR Part 225, and 24 CFR Part 83 (Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments).
20. The PHA will make its only supplies and programs available to PHA tenants consistent with its Plan and will utilize various procedures to verify the supplies that are available under the program and included in its Plan.
21. All buildings to its 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 to public inspection along with the Plan and additional requirements of the primary business office to the PHA and all other offices 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.
22. The PHA provides a summary as part of this certification that:
 - (i) The Review Advisory Board had an opportunity to review and comment on the changes to the plan and program before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors for similar provisions included on;
 - (iii) The revised policies and programs were fully reviewed and inspected in the principal office of the PHA during normal business hours.
23. The PHA certifies that it is in compliance with all applicable Federal, state, and regulatory requirements.

Federal Housing Authority PHA
 PHA Name PHA Number/IA Code

- 5 Year PHA Plan for Fiscal Years 2005 - 2009
- Annual PHA Plan for Fiscal Years 2009 - 2010

HUD's policy is that information should be provided to the public in the most accessible format possible. Wherever possible, HUD will ensure that information is available in accessible formats. If you need a copy of this document in an accessible format, please call 1-800-368-2949.

Name of Authorized Official Date

Review Title Signature Printed Name Title

Renee Smith, aip Date 8/5/2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Peekskill Housing Authority
Peekskill Housing Authority, Carlending

CDF Operating Subsidy

As agent or behalf of the above named Applicant to the Authorized Official, I make the following covenants and agreements to the Department of Housing and Urban Development (HUD) regarding the items listed below:

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

a. Publishing a statement notifying employees of 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 ongoing 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 a reasonable effort to keep employees to be engaged in the performance of the work by giving a copy of the statement required by paragraph b.

d. Notifying an employee of the action required by paragraph a. only in a condition of employment under the usual, or employee will -

(1) Advice by the name of the statement, and

(2) Notify the employee 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 an calendar day after receiving notice under subparagraph d(2) that an employee or employee receiving actual notice of such conviction. Employees or contract employees must advise the actual notice position title, to every grant officer or other supervisor whose grant activity the convicted employee was working on, once the Federal agency has designated a return date for the receipt of such notices. Notices shall include the identification number(s) of each affected unit.

f. Taking any of the following actions within 30 calendar days of receiving notice under subparagraph d(2) with respect to an 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 Federal Merit Act of 1977, 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. **Annual Work Performance:** The Applicant shall file an agency performance plan for the performance of work done in connection with the HUD funding of the program for the above named Place of Performance. The annual performance plan should include annual goals, objectives, and specific results and other information that are available and are necessary for the accountability and program funding.
 807 Main Street, Peekskill, NY 10566 205, 209 Walnut Street, Peekskill, NY
 560 Dunbar Heights 896 Highland Ave, Peekskill, NY 982 Orchard Street, Peekskill, NY
 1431 A & B Park Street, Peekskill, NY 1105/1107 Elm Street, Peekskill, NY
 1779 A&B Park Street, Peekskill, NY 10566 1012/1014 Elm Street, Peekskill, NY
 1227 Howard Street, Peekskill, NY 10566

Check here There are more than 100 units of rental units provided a such.

I declare on Oath that all the information stated herein is true and correct to the best of my knowledge and belief, and I am duly sworn.
 Warning: HUD will revoke the grant if you do not follow the conditions of the contract and the cost plan has.
 (44 U.S.C. 101.1071, 1072, 51 U.S.C. 1022.2002)

Name of Authorized Official <u>Harold A. Collins</u>	Title <u>Executive Director</u>
Agency <u>Peekskill Housing Authority</u>	Date <u>8/5/2009</u>

Form HUD-2007-10-01
 U.S. Department of Housing and Urban Development

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Intergovernmental Affairs

DeKalb Housing Authority
Agency

HUD Operating Subsidy
Federal Agency/Program/Project/Grant/Loan

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, or entering into of any cooperative agreement, and the extension, termination, 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 disclose and submit Standard Form LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned certifies that the language of this certification be included in the award documents by reference to all funds (including sub-awards, subgrants, and contracts under grants, loans, and cooperative agreements) and that all other persons who certify and receive Federal funds.

If you are submitting a payment or agreement of Federal funds which involves a payment to the undersigned, you must include this certification in the award documents by reference to all funds (including sub-awards, subgrants, and contracts under grants, loans, and cooperative agreements) and that all other persons who certify and receive Federal funds.

I hereby certify that the information provided herein, as well as any information provided in the accompanying documents, is true and correct. I warrant that I am not providing false information. (31 U.S.C. 101.101-1.1011; 21 U.S.C. 8754-1009)

Name (Print last, first, and middle)

Title

Harold A. Phillips
Signature

Executive Director
K. J. [Signature]

Printed name (last, first, and middle)

for HUD FORM 2705
Use Instructions 2447 7-95 40, 74-61, 7-98

Civil Rights Certification

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

Civil Rights Certification

Annual Certification and Board Resolution

I, the undersigned, as a member of the Board of Commissioners of the Public Housing Agency (PHA), do hereby certify that the PHA has adopted the PHA annual report to the Board of Commissioners. I approve the contents of the Plan for the 2009-2010 fiscal year and hereby do hereby certify that the PHA is in compliance with the Department of Housing and Urban Development (HUD) regulations and the provisions of the Fair Housing Act and the Americans with Disabilities Act.

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Teekskill Housing Authority
PHA Name

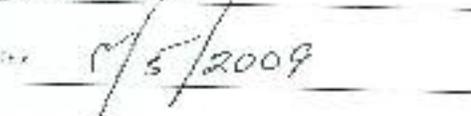
39284
PHA Number/HA Code

The undersigned hereby certifies that the information stated above is true and correct and provided the appropriate records to the Board of Commissioners of the PHA and the HUD Office of Public and Indian Housing (OPIH) for review and approval.

Executed on this _____ day of _____
Loreld A. Phillips

by _____
Executive Director





Form HUD-50075-CR (1/2009)
OMB Approval No. 2527-0225

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1952
(Penalties for public works disclosure.)

Approved by OMB
15-49916

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/proposal <input type="checkbox"/> b. initial award <input type="checkbox"/> c. purchase		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 Title: _____ Country: _____ Congressional District, if known: 52			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 (City/State/Zip; name, first name, MI)			b. Individuals Performing Services (including subgrants) (City/State/Zip; name, first name, MI)		
11. If the reporting entity is a contractor, supplier, or subcontractor, please state the nature of the contract, the date of completion, the amount of the contract, and the location of the contract. This information is required for public works contracts. Public works contracts are those contracts for the construction, reconstruction, or maintenance of a public work, as defined in 31 U.S.C. 1952(a)(2)(B). Public works contracts are those contracts for the construction, reconstruction, or maintenance of a public work, as defined in 31 U.S.C. 1952(a)(2)(B).			Signature: _____ Print Name: _____ Title: _____ Telephone No: _____ Fax: _____		
Federal Use Only:			Public Use for Local Engineers and Architects from HUD, Dec. 1997		

XX N/A We do not engage in lobby activities.

PEEKSKILL HOUSING AUTHORITY



2009-2010 Annual Plan

607 Main Street
Peekskill, New York 10965
Phone: 914-233-4700
Fax: 914-233-4701

Peekskill Housing Authority
807 Main Street
Peekskill, New York 10965

Resolution P001-2009 August 5, 2009 Approving the Five-Year Annual Plan For the Fiscal Years 2005-2009 April 1, 2005 through March 31, 2010

Whereas, the Peekskill Housing Authority is required by the Department of Housing and Urban Development (HUD) to submit a Five-Year Annual Plan, and

Whereas, the Peekskill Housing Authority has prepared this 5-Year Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1994 and HUD housing HUD requirements, and

Whereas, the purpose of the 5-Year Annual Plan is to provide a framework for local accountability and equity identifiable source by which public housing residents and other members of the public may locate and PLA policies, rules and requirements related to the operations, programs and services of the agency, and

Whereas, the 5-Year Annual Plan exemplifies the commitment of the Peekskill Housing Authority to meet the housing needs of the City through affordable housing for its residents. The Peekskill Housing Authority, in partnership with agencies from all levels of government, the business community, nonprofit community groups, and residents will use the plan as a road map to help improve the "quality of life" destination for the City of Peekskill and the immediate adjoining communities, and

Whereas, the Board of Commissioners for the Peekskill Housing Authority have reviewed, discussed, and approved the Five-Year Annual Plan, and

Whereas, the Executive Director received comments and input from the Mayor of the City of Peekskill, and

Whereas, the Peekskill Housing Authority Tenant Advisory Board met with the Executive Director to review the contents of the Five-Year Annual Plan, and

Whereas, the questions and comments of the Tenant Advisory Board, are included, in the final draft.

Now, Therefore, be it Resolved that the Board of Commissioners of the Parkside Housing Authority hereby approve and accept The Five Year Annual for the five fiscal years of 2005 through 2009 and the Annual report for the fiscal year ending March 31, 2010.

4 Commissioner George Palmer motioned to vote on the Resolution, and Commissioner Jay Bianco second.

Vote:

COMMISSIONERS:	YES VOTE	NO VOTE	ABSTAIN	ABSENT
Commissioner Renee Smith, Chair	X			
Commissioner Darold Bennett	X			
Commissioner Jay Bianco	X			
Commissioner Tyla Frazier				X
Commissioner Reundera Male-Holiday	X			
Commissioner George Palmer	X			
Commissioner Melvin Roberts				X

Respectfully Submitted:



Harold A. Phipps, M.B.A., P.E.M.
Executive Director

Date: August 5, 2009

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

U.S. Department of Housing and Urban Development
Office of State and Indian Affairs
Region 4982611

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

I, James D. Bennett, the Deputy Commissioner of Planning, certify that the Five Year and
Annual PHA Plans of the Woodstock Housing Authority is consistent with the Consolidated Plan of
Woodstock County as shown on map in 54 CFR Part 9.

James D. Bennett 5/5/07

Signature/Date of Appropriate State or Local Official

form HUD-50075-SF (1/2003)
OMB Approval No. 2512-0075