

5.2	<p><i>The Section 8 Rental Assistance department has partnered with two other local not-for-profit agencies in a collaborative effort through the Nursing Home Transition and Diversion Program to help families in Montgomery County avoid placement and enable discharge from nursing homes, hospital and assisted living homes into mainstream apartments. It is the expectation of the department that many families will be provided with a suitable and affordable living environment as well as continued support from outside sources to enable them to remain self-sufficient.</i></p> <p><i>The Section 8 Rental Assistance department has been able to continue enrolling families in the Family Self Sufficiency Program. Although we have seen a significant decrease in the number of families who are receiving an escrow on a monthly basis, mostly due to the significant increase in unemployment, the number of families enrolled in the FSS program has remained stable. We remain hopeful that during the coming 5 years the number of families receiving an escrow will increase again. We are working closely with several families toward their goal of homeownership and hope to have a closing in the future.</i></p> <p><i>Through the increased screening measures taken by the Amsterdam Housing Authority on prospective program participants, we have not only reduced the number of terminations due to drug related or violent criminal activity but we have also successfully marketed the program to prospective landlords. In having all program participants pass not only a local law enforcement background check but an FBI check, prospective landlords are more confident in renting to voucher holders. It is the hope that this will continue to enable Housing Choice Voucher holders to located suitable housing outside areas of minority and poverty concentration.</i></p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. AHA's main administrative office.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p><i>The Section 8 Homeownership Program offers options for qualified families who receive Section 8 tenant based rental assistance and are enrolled in the Family Self Sufficiency (FSS) Program the opportunity to purchase a home in lieu of renting. The Amsterdam Housing Authority permits eligible participants in the Section 8 FSS Program the option of participating in the Section 8 Homeownership Program.</i></p> <p><i>The Homeownership assistance may be used to purchase a single family home within the jurisdiction of the Amsterdam Housing Authority. The Amsterdam Housing Authority has established relationships with local lenders who are committed to providing mortgages to eligible Section 8 Homeownership Program participants in order to purchase eligible properties.</i></p> <p><i>The biggest obstacle faced by participants of the Section 8 Homeownership Program continues to be affordability. Although home prices have dropped, the current median sales price of a single family home continues to be more than the current participants can afford at this time. The few homes that are affordable are generally in need of repairs beyond what the family can afford and does not meet Housing Quality Standards without these repairs.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

9.0

	# of families	% of total families	Annual Turnover
Waiting list total	136		
Extremely low income <=30% AMI	116	85	
Very low income (>30% but <=50% AMI)	19	14	
Low income (>50% but <80% AMI)	1	1	
Families with children	96	71	
Elderly families	40	29	
Families with Disabilities	6	4	
Race/ethnicity White/Hispanic	78	57	
Race/ethnicity White/Non-Hispanic	35	26	
Race/ethnicity Black	11	8	
Race/ethnicity Other	12	9	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	37	27	
2 BR	51	38	
3 BR	25	18	
4 BR	19	14	
5 BR	4	3	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Waiting list type:

Section 8 tenant-based assistance

	# of families	% of total families	Annual Turnover
Waiting list total	320		60
Extremely low income <=30% AMI	279	87	

Very low income (>30% but <=50% AMI)	41	13	
Low income (>50% but <80% AMI)	0	0	
Families with children	219	68	
Elderly families	18	6	
Families with Disabilities	83	26	
Race/ethnicity White/Hispanic	200	63	
Race/ethnicity White/Non-Hispanic	119	37	
Race/ethnicity Black	4	1	
Race/ethnicity Other	21	7	
<p>Is the waiting list closed? Yes</p> <p>If yes:</p> <p>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 14</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No</p>			

In the “Overall” Needs column is the estimated number of renter families that have housing needs. For the remaining characteristics, the impact is rated according on a scale of 1 to 5; 1 being “no impact” and 5 being “severe impact”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <=30% of AMI		5	5	4	4	4	3
Income >30% but <=50% of AMI		4	5	3	3	3	3
Income >50% but <=80% of AMI		4	4	2	3	3	2
Elderly		5	2	1	1	2	1
Families with Disabilities		5	5	3	4	4	4
Race/Ethnicity Hispanic	3,438	5	5	5	4	4	4
Race/Ethnicity White	2,121	4	3	4	3	3	2
Race/Ethnicity Black	136	4	5	5	4	4	4

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Amsterdam Housing Authority will continue to do the following:</p> <ul style="list-style-type: none"> • <i>Employ effective maintenance and management policies to minimize the number of public housing units off-line.</i> • <i>Reduce turnover time for vacated public housing units</i> • <i>Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.</i> • <i>Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing</i> • <i>Affirmatively market to local non-profit agencies that assist families with disabilities</i> • <i>Make available permanent housing that is affordable to low-income people without discrimination.</i> • <i>Deliver timely and high quality maintenance service to the residents.</i> • <i>Maintain proper curb appeal for all developments and maintain properties litter free.</i> • <i>Continue aggressive screening procedures to reduce evictions in public housing and terminations in Section 8 due to violation of criminal laws.</i>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="padding-left: 40px;"><i>Although the Authority has fallen behind slightly in the past few years with meeting its long range capital fund goals, it appears that the new money from the stimulus package will bring the Amsterdam Housing Authority back very close to its original plan.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <i>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p style="padding-left: 40px;"><i>The Resident Advisory meeting that was held on July 16, 2009 was a sampling of both senior and family residents. The people that were chosen, in our opinion, are very responsible and care about the Authority and all of the other residents.</i></p> <p style="padding-left: 40px;"><i>Most of the recommendations that were discussed at the meeting were already in the five year plan. We spent some time talking about the five year plan and how it works. Everyone seemed to be satisfied with our explanation about the plan. Some of the topics were simply maintenance issues and were addressed the next day. Windows for the Stratton Apartments will be added to the five year plan as soon as possible. We will look into the cost of window guards to see if it is feasible.</i></p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0				
2	1406 Operations	\$77,508.00	\$77,508.00	\$77,508.00	\$77,508.00	
3	1408 Management Improvements Soft Costs	\$4,000.00	\$210.00	\$210.00	\$210.00	
	Management Improvements Hard Costs	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
4	1410 Administration	\$38,754.00	\$38,754.00	\$38,754.00	\$38,754.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$25,000.00	\$28,824.22	\$28,724.22	\$14,556.25	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$237,279.00	\$237,244.78	\$218,387.78	\$190,537.78	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	\$ 387,541.00	\$ 387,541.00	\$ 368,584.00	\$ 326,566.03	
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Section 504 compliance					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P06050107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending:6/30/09 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Operations	Amp 1		1406	10% Of the Line	\$38,754.00	\$38,754.00	\$38,754.00	\$38,754.00	6/30/08 complete
	Amp 2			10% Of the Line	\$38,754.00	\$38,754.00	\$38,754.00	\$38,754.00	6/30/08 complete
Management Improvements									
AMP 1	Training for all Staff in all areas		1408		\$2,000.00	\$210.00	\$210.00	\$210.00	6/30/08 complete
AMP 2	Training for all Staff in all areas		1408		\$2,000.00	0			
AMP 1	Replacement or upgrade of new technology, computer hardware, cell phones, cameras, etc.		1408		\$4,000.00	\$2,815.01	\$2,815.01	\$2,815.01	Complete 6/30/09
AMP 2	Replacement or upgrade of new technology, computer hardware, cell phones, cameras, etc.		1408		\$1,000.00	\$2,184.99	\$2,184.99	\$2,184.99	Complete 6/30/09
Administration	Salaries based on 10% of the Grant		1410		\$38,754.00	\$38,754.00	\$38,754.00	\$38,754.00	12/31/07 complete
Fees and Costs	A & E for 2006 Physical work		1430		\$15,000.00	\$15,167.97	\$15,067.97	\$3,400.00	
	Construction Inspection		1430	Amp 2	\$5,000.00	\$6,156.25	\$6,156.25	\$6,156.25	
	Physical Needs Work		1430	Amp 1	\$1,250.00	\$1,250.00	\$1,250.00		
	Physical Needs Work		1430	Amp 2	\$1,250.00	\$1,250.00	\$1,250.00		
	Supervision Inspection		1430	Amp 1	\$1,250.00	0			
	Supervision Inspection		1430	Amp 2	\$1,250.00	\$5,000.00	\$5,000.00	\$5,000.00	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
AMP 1 New Amsterdam Apartments									
AMP 2 Amsterdam Garden Apartments									
	Replace Domestic Hot Water Tanks		1460	Moved from 2006 CFP	\$ 2,263.35	\$3,276.67	\$3,276.67	\$3,276.67	Complete 6/30/09
	Replace Apartment receptacles and switches		1460	Moved from 2006 CFP	\$ 6,767.60	\$6,754.28	\$6,754.28	\$6,754.28	Complete 12/31/08
	Replace Apartment Roofs		1460	18 Buildings	\$228,248.05	\$218,063.83	\$199,206.83	\$171,356.83	
	Replace Garden Apartment Gas Heaters		1460	6 units	0	\$9,150.00	\$9,150.00	\$9,150.00	Complete 12/31/08

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050108 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) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0				
2	1406 Operations	\$ 83,894.00	\$ 83,894.00	\$ 83,894.00	\$ 83,894.00	
3	1408 Management Improvements Soft Costs	\$ 4,000.00	\$ 4,000.00			
	Management Improvements Hard Costs	\$ 5,000.00	\$ 5,000.00			
4	1410 Administration	\$ 41,947.00	\$ 41,947.00	\$ 41,947.00	\$ 41,947.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$40,000.00	\$40,000.00	\$40,000.00		
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$230,635.00	\$224,635.00	\$8,272.91	\$5,597.94	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures	\$14,000.00	\$20,000.00			
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1502 Contingency					
	Amount of Annual Grant: (sum of lines.....)	\$419,476.00	\$419,476.00	\$174,113.91	\$131,438.94	
	Amount of line XX Related to LBP Activities					
	Amount of line XX Related to Section 504 compliance					
	Amount of line XX Related to Security –Soft Costs					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P06050108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 6/30/09
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Part I: Summary	
PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06S06050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	40,000.00			
4	1410 Administration (may not exceed 10% of line 21)	53,000.00		53,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00		50,000.00	3,719.90
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	387,973.00		37,125.00	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary						
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06S06050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	530,973.00		140,125.00	3,719.90	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06S06050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Management Improvements								
AMP 1	Replace Housing Authority Software related to the amps, rent collection, work orders, inventory, ect.	1408	HA Wide	20,000.00				
AMP2	Replace Housing Authority Software related to the amps, rent collection, work orders, inventory, ect.	1408	HA wide	20,000.00				
Administration	Salaries based on 10% of the Grant	1410		53,000.00		53,000.00		
Fees and Costs	A & E for ARRA Physical work	1430	AMP2	40,000.00		40,000.00	3,719.90	
	Construction Inspection	1430	AMP2	5,000.00		5,000.00		
	Physical Needs Work	1430	AMP2	2,500.00		2,500.00		
	Supervision Inspection	1430	AMP2	2,500.00		2,500.00		

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

² To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report.

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Amsterdam Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 New Amsterdam Apartments	3/19/2010		3/19/2012		
AMP 2 New Amsterdam Garden Apartments	3/19/2010		3/19/2012		
AMP 1 Stratton apartments	3/19/2010		3/19/2012		
HA Wide Management	3/19/2010		3/19/2012		

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

Part I: Summary		
PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P06050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	83,894.00	83,894.00		
3	1408 Management Improvements	9,000.00	19,000.00		
4	1410 Administration (may not exceed 10% of line 21)	41,947.00	41,947.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00	40,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00	30,000.00		
10	1460 Dwelling Structures	214,635.00	168,635.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,000.00	36,000.00		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	419,476.00	419,476.00			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Date	Signature of Public Housing Director		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Amsterdam Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P06050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	AMP 1	1406	10% Of the line	41,947.00	41,947.00			
	AMP 2	1406	10% Of the line	41,947.00	41,947.00			
Management Improvements								
AMP 1	Training for all Staff in all areas	1408		2,000.00	2,000.00			
AMP 2	Training for all Staff in all areas	1408		2,000.00	2,000.00			
AMP 1	Replacement or Upgrade of new Technology, computer Hardware, Cell Phones, Cameras, etc.	1408		3,000.00	8,000.00			
AMP 2	Replacement or Upgrade of new Technology, computer Hardware, Cell Phones, Cameras, etc.	1408		7,000.00	7,000.00			
Administration	Salaries based on 10% of the Grant	1410		41,947.00	41,947.00			
Fees and Costs	A & E for 2009 Physical Work	1430		40,000.00	40,000.00			

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Amsterdam Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P06050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 New Amsterdam Apartments	Refinish High-Rise Stairwells	1470	12 Floors North and South	10,000.00	0			
	Replace All ADA Exterior Doors	1470	6 Doors	0	24,000.00			
AMP 2 Garden Apartments	Replace Apartment Breaker Panels	1460	70 units	46,200.00	0			
	Replace Apartment Windows and Doors	1460	70 units	123,435.00	0			
	Replace Exterior Siding on all Garden Apartments	1460	18 Buildings	0	123,635.00			
	Replace and Repair Concrete Sidewalks	1450	2750 Sq Ft	20,000.00	30,000.00			
AMP 1 Stratton Apartments	Replace Bathroom Vanities and Medicine Cabinets	1460	75 units	45,000.00	45,000.00			
	Replace All ADA Exterior Doors	1470	3 units	0	12,000.00			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Amsterdam Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 New Amsterdam Apartments	6/30/2011		6/30/2013		
AMP 2 New Amsterdam Garden Apartments	6/30/2011		6/30/2013		
AMP 1 Stratton Apartments	6/30/2011		6/30/2013		
HA Wide Management	6/30/2011		6/30/2013		

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

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Amsterdam Housing Authority NY06P06050110		Locality Amsterdam, Montgomery, New York			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY _____ 2010_____	Work Statement for Year 2 FFY _____ 2011_____	Work Statement for Year 3 FFY _____ 2012_____	Work Statement for Year 4 FFY _____ 2013_____	Work Statement for Year 5 FFY _____ 2014_____
	NY60-2 New Amsterdam Apts. NY60-3 Stratton Apts. AMP1 NY60-2 Garden Apts. AMP 2		166,518.00 26,117.00 52,000.00	15,000.00 135,518.00 94,117.00	60,000.00 159,577.00 25,058.00	136,000.00 68,635.00 40,000.00
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements		21,000.00	21,000.00	18,000.00	15,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		41,947.00	41,947.00	41,947.00	41,947.00
F.	Other		28,000.00	28,000.00	31,000.00	34,000.00
G.	Operations		83,894.00	83,894.00	83,894.00	83,894.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$419,476.00	\$419,476.00	\$419,476.00	\$419,476.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$419,476.00	\$419,476.00	\$419,476.00	\$419,476.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ____2010____	Work Statement for Year <u> 2 </u> FFY <u> 2011 </u>			Work Statement for Year: <u> 3 </u> FFY <u> 2012 </u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	New Amsterdam Apartments AMP1				New Amsterdam Apartments AMP1	
Annual	Replace Building Roof	1 unit	71,518.00	Add Additional Circuits to Generator	400 amps	15,000.00
Statement	Point and Repair on Exterior of High-Rise	Building Exterior	95,000.00			
				New Amsterdam Garden Apartments AMP2		
	New Amsterdam Garden Apartments AMP2			Replace Gas Space heaters	60 units	99,000.00
	Replace Outside lighting	200 fixtures	52,000.00	Replace Electric baseboard Heat	70 units	36,518.00
	NY60-03 Stratton Apartments AMP1			NY60-03 Stratton Apartments AMP1		
	Replace Outside lighting	15 fixtures	10,000.00	Replace selected corridor and Apt lighting	7 floors	10,000.00
	The ability to rehab and refinish any apartment to stay at 100% occupancy	AMP Wide	10,000.00	Replace Corridor Carpet	7 floors	16,000.00
	Replace selected sidewalk	550 sq ft	6,117.00	Replace Copper Drains and Mixing valves	75 units	68,117.00
	Subtotal of Estimated Cost		\$244,635.00	Subtotal of Estimated Cost		\$244,635.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year: <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	New Amsterdam Apartments AMP1			New Amsterdam Apartments AMP1		
Annual	Replace existing hot water storage	3 tanks	10,000.00	Replace Apartment Appliances	240 units	96,000.00
Statement	Replace selected sidewalk	900 sq ft	10,000.00	Explore the possibility of Geo Thermo Heating	All Hot Water	40,000.00
	Replace Garbage Truck	1	40,000.00			
	New Amsterdam Garden Apartments AMP2			New Amsterdam Garden Apartments AMP2		
	Replace selected sidewalk	1800 sq ft	20,000.00	Cover all bathtubs and walls	66 units	22,285.00
	Replace Apartment Appliances	140 units	56,000.00	Replace Vinyl Flooring	70 units	24,350.00
	Replace Electric baseboard Heat	70 units	5,762.00	Replace snow removal equipment	1 tractor	22,000.00
	Cover all bathtubs and walls	66 units	77,815.00	Stratton Apartments AMP1		
				Explore the possibility of Geo Thermo Heating	All Hot Water	40,000.00
	Stratton Apartments AMP1					
	Replace existing hot water storage	4 tanks	12,000.00			
	Seal coat and repaint all parking lots	8705 sq yds	13,058.00			
	Subtotal of Estimated Cost		\$244,635.00	Subtotal of Estimated Cost		\$244,635.00

Part I: Summary	
PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P06050110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval:	

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	83,894.00			
3	1408 Management Improvements	14,000.00			
4	1410 Administration (may not exceed 10% of line 21)	41,947.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary					
PHA Name: Amsterdam Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P06050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	419,476			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Amsterdam Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P06050110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operations	AMP 1	1406	10% Of the line	41,947.00				
	AMP 2	1406	10% Of the line	41,947.00				
Management Improvements								
AMP 1	Training for all Staff in all areas	1408		2,000.00				
AMP 2	Training for all Staff in all areas	1408		2,000.00				
AMP 1	Replacement or Upgrade of new Technology, computer Hardware, Cell Phones, Cameras, etc.	1408	AMP 1	5,000.00				
AMP 2	Replacement or Upgrade of new Technology, computer Hardware, Cell Phones, Cameras, etc.	1408	AMP 2	5,000.00				
Administration	Salaries based on 10% of the Grant	1410		41,947.00				
Fees and Costs	A & E for 2009 Physical Work	1430		40,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Amsterdam Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P06050110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1 New Amsterdam Apartments	Refinish High-Rise Stairwells	1470	12 Floors North and South	10,000.00				
	Replace Copper Pipe and Cast Drains in Common Areas	1470	Slected Areas	32,500.00				
	Replace Roof Fans	1470	22 units	11,018.00				
	Replace Building Roof	1470	1 unit	78,762.00				
AMP 1 Stratton Apartments	Replace Building Roof	1470	1 unit	107,355.00				

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Amsterdam Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 New Amsterdam Apartments	6/30/2012		6/30/2014		
AMP 2 New Amsterdam Garden Apartments	6/30/2012		6/30/2014		
AMP 1 Stratton Apartments	6/30/2012		6/30/2014		
HA Wide Management	6/30/2012		6/30/2014		

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

**RESIDENT ADVISORY MEETING
THURSDAY JULY 16, 2009
5:30 P.M.
HI RISE COMMUNITY ROOM**

PRESENT: DAVE MOCHRIE, BUILDING & GROUNDS SUPERVISOR
BRENDA VAZQUEZ, DEVELOPMENT MANAGER
HOUSING AUTHORITY RESIDENTS (SEE SIGN UP SHEET)

The meeting began at 5:30 p.m. Four housing authority residents attended.

Everyone in attendance received a copy of the Capital Fund documentation.

Most of the time was spent going over the capital fund figures.

Maria Roman suggested the following:

- More security cameras around the property.
- Replace closet doors in the Garden Apartments. The current ones are constantly coming off the tracks and are also very heavy.
- Window guards for the Hi Rise and Stratton building on an as needed basis. Some tenants are afraid of heights and will not get near the windows.

Bill Walsh suggested the following:

- New windows for the Stratton building. The current ones are very brittle (when you open them the sash seems to break).

The meeting adjourned at 6:40 p.m.

Public Housing Agency Plan Provision – Annual Plan Amsterdam Housing Authority (AHA)

Sec. ____ Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Amsterdam Housing Authority (AHA) has adopted a policy (the “AHA VAWA Policy”) to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). AHA’s goals, objectives and policies to enable AHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the AHA VAWA Policy, a copy of which is attached to this Plan.

AMSTERDAM HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the Amsterdam Housing Authority’s (herein called AHA) policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by AHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the AHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between the AHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the AHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the AHA.

III. Other AHA Policies and Procedures

This Policy shall be referenced in and attached to AHA’s Five-Year Public Housing Agency Plan, and shall be incorporated in and made a part of AHA’s Admissions and Continued Occupancy Policy and Section 8 Administrative Plan. The AHA’s annual public housing agency plan shall also contain information concerning the AHA’s activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of the AHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”

B. *Dating Violence* – means violence committed by a person—

- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
- (B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

Non-Denial of Assistance. The AHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic

violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

VI. Termination of Tenancy or Assistance

A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by the AHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by the AHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of the AHA to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, the AHA may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority the AHA has to evict or terminate from assistance any tenant or lawful applicant if the AHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, the AHA as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by the AHA. Leases used for all public housing operated by the AHA and leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by the AHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. *Requirement for Verification.* The law allows, but does not require, the AHA to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., the AHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by the AHA.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to the AHA a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

2. *Other documentation* - by providing to the AHA documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to the AHA a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by the AHA to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of the AHA, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted at the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to the AHA in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by the AHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

IX. Portability

A Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. *Court orders.* It is the AHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by the AHA. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other AHA policies regarding family break-up are contained in the AHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of the AHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the AHA staff becomes aware that an individual assisted by the AHA is a victim of domestic violence, dating violence or stalking, the AHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the AHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

XII. Notification

The AHA shall provide written notification to applicants, tenants, and Section 8 participants, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by the AHA as approved by the AHA Board of Commissioners.