

PHA 5-Year and Annual Plan

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

**OMB No. 2577-0226
Expires 4/30/2011**

1.0	PHA Information PHA Name: <u> VILLAGE OF GREAT NECK (NY) HOUSING AUTHORITY </u> PHA Code: <u> NY 144 </u> 700 Middle Neck Road, Great Neck, NY 11023 516 482 2727 PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u> 7/1/2010 </u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u> 75 </u> Number of HCV units: _____				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;"><i>The Village of Great Neck Housing Authority promotes a positive aging-in-place experience for low-income seniors and disabled individuals from the Great Neck community. Located in the center of the thriving Great Neck community, our facility consists of 75 studio and one-bedroom apartments for low-income and extremely low income residents with disabilities or seniors, age 62 or older.</i></p>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">GOALS and OBJECTIVES FOR THE NEXT FIVE YEAR PLANNING CYCLE (2010-2014) GOALS and OBJECTIVES - PROGRESS TO DATE</p> <p>GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING <i>The Housing Authority will continue to concentrate on delivering the highest quality of safe, decent and affordable housing services through traditional and new technology initiatives..</i></p> <p>GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING OBJECTIVES <i>The Housing Authority will continue to satisfy all local, state and federal laws and regulations in an effort to promote and ensure equal opportunity and to affirmatively further Fair Housing objectives.</i></p> <p>GOAL: FACILITATE AND IMPROVE TWO-WAY COMMUNICATION BETWEEN RESIDENTS AND THE AUTHORITY <i>Management staff will continue its successful program of newsletters and meetings to promote unity, pride and appearance.</i></p> <p>GOAL: UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES</p> <p>GOAL: PROMOTE ENERGY CONSERVATION AND RESOURCEFULNESS. <i>Promote employee and resident awareness to achieve greater resource utilization measures and opportunities for energy savings.</i></p>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i> N / A </i> (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. <p style="text-align: center;">MAIN OFFICE 700 Middle Neck Road, Great Neck, NY 11023</p>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				

8.1	<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. SEE ATTACHED 2008 CF 2009 CF 2009 Stimulus CF 2010 CF</p>
	<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. SEE ATTACHED</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<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.</p> <p><i>The Village of Great Neck Housing Authority is a small authority operating 75 studio and one-bedroom conventional housing units dedicated to seniors and the disabled. The demand on these 75 units continues unabated. VGNHA is one of the few housing resources that can “reach” the extremely low income residents of the area. This fact has become even more evident in this latest economic recession. We have vital working relationships with all agencies in the area serving low income and disabled clients, insuring that our relatively few resources are utilized by even those least likely to apply.</i></p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>The Village of Great Neck Housing Authority is a small authority operating 75 conventional housing units dedicated to seniors and the disabled. The demand on these 75 units continues unabated. VGNHA is one of the few housing resources that can “reach” the extremely low income residents of the area. This fact has become even more evident in this latest economic recession. We will continue to have vital working relationships with all agencies in the area serving low income and disabled clients, insuring that our relatively few resources are utilized by even those least likely to apply.</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">MISSION AND GOALS - PROGRESS TO DATE GOALS FOR THE NEXT FIVE YEAR PLANNING CYCLE (2010-2014)</p> <p>GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING <i>The Housing Authority will continue to concentrate on delivering the highest quality of safe, decent and affordable housing services through traditional and new technology initiatives..</i></p> <p>GOAL: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING OBJECTIVES <i>The Housing Authority will continue to satisfy all local, state and federal laws and regulations in an effort to promote and ensure equal opportunity and to affirmatively further Fair Housing objectives.</i></p> <p>GOAL: FACILITATE AND IMPROVE TWO-WAY COMMUNICATION BETWEEN RESIDENTS AND THE AUTHORITY <i>Management staff will continue its successful program of newsletters and meetings to promote unity, pride and appearance.</i></p> <p>GOAL: UNDERTAKE AFFIRMATIVE MEASURES TO ENSURE ACCESSIBLE HOUSING TO PERSONS WITH ALL VARIETIES OF DISABILITIES</p> <p>GOAL: PROMOTE ENERGY CONSERVATION AND RESOURCEFULNESS. <i>Promote employee and resident awareness to achieve greater resource utilization measures and opportunities for energy savings.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><i>The Housing Authority will consider the following to be a change that would constitute a “significant amendment” and “substantial deviation/modification from its Agency Plan.</i></p> <ul style="list-style-type: none"> • Any alteration of the Authority’s Mission Statement; • Any change or amendment to a stated Strategic Goal; • Any alteration in the Capital Fund Program that affects expenditures greater than forty percent (40%) of the CFP Annual Budget for a given year <p><i>Such amendment and / or Substantial Deviation / Modification requires necessary approvals as set forth by HUD prior to implementation.</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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. <i>No changes were made to the Annual Plan as a result of resident comments during the Public Hearing</i> (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Capital Fund Program – Five Year Action Plan

US Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

PART I: SUMMARY						
PHA Name/Number GREAT NECK HA			Locality (City/County & State) Village of Great Neck, NY Nassau County		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No:	
A.	Development Number and Name NY 144 -1	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	44,725	44,725	44,725	44,725
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		10,000	10,000	10,000	10,000
F.	Other		3,000	3,000	3,000	3,000
G.	Operations		19,376	19,376	19,376	19,376
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		77,101	77,101	77,101	77,101
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program – Five Year Action Plan

US Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Supporting Pages – Management Needs Work Statement(s)		GREAT NECK HOUSING AUTHORITY		
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2011</u> FFY _____		Work Statement for Year: <u>2012</u> FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
Statement	NY 144-1		NY 144-1	
	Operations	19,376	Operations	19,376
	Administration	10,000	Administration	10,000
	Fees and Costs	3,000	Fees and Costs	3,000
	SUB TOTAL	32,376	SUB TOTAL	32,376
	Subtotal of Estimated Cost \$		Subtotal of Estimated Cost \$	

Part I: Summary

PHA Name: GREAT NECK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Date of CFFP	FFY of Grant: Replacement Housing Factor Grant No 2010 FFY of Grant Approval
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report
<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
1	Total non-CFP Funds				
2	1406 Operations	19,376			
3	1408 Management Improvements Soft Costs				
4	1410 Administration	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	3,000			
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	44,725			
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	77,101			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
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 M				

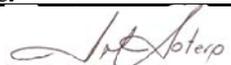
Signature of Executive Director		Date 04 / 15 / 2010	Signature of Public Housing Director	Date
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¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Part I: Summary

PHA Name: GREAT NECK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Date of CFFP	FFY of Grant: Replacement Housing Factor Grant No STIMULUS 2009 FFY of Grant Approval
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2010 <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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	98,107		98,107	\$ -
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	98,107		98,107	\$ -
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
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 M				

Signature of Executive Director 	Date 4/15/10	Signature of Public Housing Director	Date
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Part I: Summary

PHA Name: GREAT NECK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NYP36P14450109 Date of CFFP	FFY of Grant: Replacement Housing Factor Grant No 2009 FFY of Grant Approval
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Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending: **1/31/2010** 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	19,376			
3	1408 Management Improvements Soft Costs				
4	1410 Administration	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	3,000			
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	44,725			
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	77,101			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
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 M				

Signature of Executive Director 	Date 04 / 15 / 2010	Signature of Public Housing Director	Date
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Part I: Summary

PHA Name: GREAT NECK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NYP36P14450108 Date of CFFP	FFY of Grant: Replacement Housing Factor Grant No 2008 FFY of Grant Approval
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No:)
 Performance and Evaluation Report for Period Ending: 1/31/2010
 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	18,000		\$ 18,000	\$ 18,000
3	1408 Management Improvements Soft Costs				
4	1410 Administration	10,000		10,000	10,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees & Costs	3,000		\$ 156	\$ 156
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	46,506		\$ 2,872	\$ 2,872
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	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)	77,506		31,028	31,028
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
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 M				

Signature of Executive Director 	Date 04/15/2010	Signature of Public Housing Director	Date
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