

1.0	PHA Information	PHA Name: <u>Village of Kaser – Section 8 Program</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>	PHA Code: <u>NY160</u> <input checked="" type="checkbox"/> HCV (Section 8) Troubled/Near Troubled
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)	Number of PH units: <u>-0-</u> Number of HCV units: <u>92</u>
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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
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4.0	PHA Consortia	<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>N/A</i>
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	<p>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> <p style="padding-left: 40px;">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.</p>
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5.2	<p>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> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Apply for additional rental vouchers if available <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ Improve voucher management: ▪ Increase participants’ satisfaction ▪ Concentrate on efforts to improve specific management functions: The Village of Kaser is committed to improving the operations of its Section 8 Housing Choice Voucher Program. With the exception of HAP and UAP calculations, the Village of Kaser has taken over the financial responsibilities of the program. In addition the Village has contracted with Nan McKay & Associates to provide the staff with comprehensive training on the Section 8 Program. The Village has also contracted with HAPPY Software to help improve automated management of the program.
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5.2 PHA GOAL #3: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #3:

- 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

PHA GOAL#4: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objective strive in meeting goal #4:

- Provide or attract supportive services to promote self sufficiency and improve assistance recipients' employability: The Village of Kaser plans to establish a self-sufficiency program in the future for its program participants. Efforts may include partnering with area entities who can provide job training skills such as completing a job application, pointers for a successful job interview, dress for success on a minimal budget, etc.

PHA Goal #5: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objective to strive in meeting goal #5:

- Implement voucher homeownership program

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Village of Kaser.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- X 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/A 903.7(6) Designated Housing for Elderly and Disabled Families
- N/A 903.7(7) Community Service and Self-Sufficiency
- N/A 903.7(8) Safety and Crime Prevention
- N/A 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

6.0

- (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.

The public may obtain copies of the 2010 5-Year and Annual Plan at the program Administrative Office located at 200 North Main Street, Spring Valley, NY 10977

PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing ***NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY***

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenant about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Last known address of participant on file
- Current and previous landlord mailing address

(2) Waiting List Organization

The Village of Kaser waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to section 8 tenant-based assistance at the program administrative office located at 200 North Main Street, Spring Valley, NY 10977

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- Given if there is a satisfactory reason by family
- Must be requested in writing

(4) Preferences

The PHA does not 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
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<u>1</u>	- Residents who live and/or work in the jurisdiction
<u>2</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>2</u>	- Victims of domestic violence
<u>2</u>	- Substandard housing
<u>2</u>	- High rent burden (rent is >50 percent of income)

Among applicants on the waiting list with equal preference status, applicants are selected by date and time of application.

The preference for “residents who live and/or work in the jurisdiction” has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

Not Applicable – the Village of Kaser does not administer any Special Purpose Section 8 assistance programs.

903.7(2) Financial Resources

The Village of Kaser FY 2010 Federal Grant estimate for Annual Contributions for Section 8 Tenant-Based Assistance is \$1,561,174.00.

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The PHA's payment standard is above 100% but at or below 110% of FMR due to the following:

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Rent burdens of assisted families
- Budget availability
- Local rental market

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted discretionary minimum rent hardship exemption policies as reflected in the Administrative Plan excerpt below:

EXCERPT FROM SECTION 8 ADMINISTRATIVE PLAN

The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following.

- a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
- b. The family income has decreased due to changed circumstances such as separation, divorce, abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or

6.0

f. There are other hardship situations determined by the PHA on a case by case basis, i.e., alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent – not rent based on the formula for determining the Total Tenant Payment (TTP)

If a tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:

- a. If the hardship is determined to be temporary, rent may be suspended, during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted
- b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
- c. The family may not be evicted for non-payment of rent during this ninety (90) day period.
- d. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90) day period.

Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA follows.

In November 2008, the Village of Kaser began taking responsibility for financial duties such as Voucher Management System (VMS), procurement, and paying invoices. The Village of Kaser hired a Fee Accountant and an Independent Auditor. Under contract with the Village of Kaser, the Village of Spring Valley still performs Housing Assistance Payment (HAP) and Utility Allowance Payment (UAP) calculations and issues HAP and UAP payments.

Village of Kaser continues its financial oversight efforts with great success, while simultaneously preparing to assume full responsibility and management of the HCV Section 8 Program. To this end we have contracted with Nan McKay for tutorial seminars and with Happy Software to help us implement the necessary computer software to run the Program efficiently and effectively.

The Village of Kaser Building Inspector continues to perform the Housing Quality Standards (HQS) inspection duties.

6.0

The Village of Kaser is still under contract with Spring Valley to perform limited functions during this transition.

b. HUD Programs Under PHA Management

The Village of Kaser administers a Section 8 Housing Choice Voucher Program with an estimated 89 families served at the beginning of the upcoming fiscal year. Expected turnover for the year is two families.

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management and operation, of the Section 8 assistance programs.

- Administrative Plan
- Section 8 Procedures Manual

903.7(5) Grievance Procedures

A. Public Housing – ***NOT APPLICABLE – SECTION 8 ONLY PHA***

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the PHA main administrative office.

903.7(6) Designated Housing for Elderly and Disabled Families

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

903.7(7) Community Service and Self-Sufficiency

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

903.7(8) Safety and Crime Prevention

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

903.7(9) Pets

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

6.0 903.7(10) Civil Rights Certification

The Village of Kaser will carry out the Housing Choice Voucher Program 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.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit submitted to HUD is the 6/30/2008 audit.

There were some findings as the result of that audit and all findings have been resolved to HUD's satisfaction.

903.7(12) Asset Management

NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY

903.7(13) Violence Against Women Act (VAWA) – *NO CHANGE*

VAWA Support and Assistance Statement

The Village of Kaser Section 8 Program has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA has partnered with the Rockland Family Shelter to provide referrals when needed.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;

6.0	<ul style="list-style-type: none"> ▪ Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA. ▪ Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA. <p>The Agency shall train its staff on the required confidentiality issues imposed by VAWA.</p> <p>Section 6.0 b</p> <p>Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"> Village of Kaser Office 15 Elyon Rd. Monsey, NY 10952 </td> <td style="width: 50%;"> Administrative Office located at: 200 North Main Street Spring Valley, NY 10977 </td> </tr> </table>	Village of Kaser Office 15 Elyon Rd. Monsey, NY 10952	Administrative Office located at: 200 North Main Street Spring Valley, NY 10977
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> a. HOPE VI or Mixed Finance Modernization or Development <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i> b. Demolition and/or Disposition <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i> c. Conversion of Public Housing <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i> d. Homeownership <ul style="list-style-type: none"> 1. <u>Public Housing</u> <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i> 2. <u>Section 8 Tenant Based Assistance</u> <p>The PHA does plan to administer homeownership programs for Section 8 in the future.</p> e. Project-based Vouchers <p>The Village of Kaser does not operate nor intends to operate a Section 8 Project Based Voucher Program.</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i>
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i>
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i>
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>NOT APPLICABLE – THE VILLAGE OF KASER IS SECTION 8 ONLY</i>

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, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="8" style="text-align: center;">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Access-ibility</th> <th>Size</th> <th>Loca-tion</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>471</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>54</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>18</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Elderly</td> <td>34</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Families with Disabilities</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>White</td> <td>539</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Black/African American</td> <td>4</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Native Indian/Alaskan Native</td> <td>8</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Asian</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>Native Hawaiian/Other Pacific Islander</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion	Income <= 30% of AMI	471	3	4	5	5	5	5	Income >30% but <=50% of AMI	54	3	4	5	5	5	5	Income >50% but <80% of AMI	18	3	4	5	5	5	5	Elderly	34	5	5	5	5	5	5	Families with Disabilities	N/A	White	539	3	4	5	5	5	5	Black/African American	4	3	4	5	5	5	5	Native Indian/Alaskan Native	8	3	4	5	5	5	5	Asian	N/A	Native Hawaiian/Other Pacific Islander	N/A																		
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9.0

The waiting list for our Agency is currently unavailable as it was taken during a HUD inspection of the Village of Spring Valley.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance <input 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			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
White			
Black/African American			
American Indian/Alaska Native			
Asian			
Native Hawaiian/Other Pacific Islander			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input 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 type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.1

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.**

Strategies ***NO CHANGE***

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- 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

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available

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

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- 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

PHA shall target available assistance to the elderly:

- Provide assistance in accordance with local needs

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Affirmatively market to local non-profit agencies that assist families with disabilities

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

9.1	<p>PHA shall conduct activities to affirmatively further fair housing</p> <ul style="list-style-type: none"> ▪ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units <p>Reason for Selecting Strategies:</p> <ul style="list-style-type: none"> ▪ Funding constraints ▪ Staffing constraints
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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</p> <p>Below are the Goals and Objectives identified by PHA for 2007 PHA Plan and the progress made on the goals and objectives.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p><input checked="" type="checkbox"/> PHA Goal: Expand the supply of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Apply for additional rental vouchers: <i>When NOFA's are published</i> <p><u>Progress Statement:</u> We are still anxious to increase the number of vouchers issued to the Village of Kaser. This will enable us to make tenant-based assistance available to Village residents in need of decent, safe, and affordable housing. The Village is awaiting the publication of a NOFA.</p> <p><input checked="" type="checkbox"/> PHA Goal: Improve the quality of assisted housing Objectives:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Improve voucher management: (SEMAP score) <i>Maintain SEMAP score</i> <input checked="" type="checkbox"/> Increase customer satisfaction: <i>On-going. Within next 2 years customer satisfaction surveys may be developed.</i> <input checked="" type="checkbox"/> Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) <i>On-going staff training on program regulations and procedures and new software.</i> <p><u>Progress Statement:</u> Village of Kaser continues in its quest to improve our SEMAP score by improving administration of the HCV Program. Staff will attend training programs in procedures. In addition, VOK has contracted to upgrade the program management software and our staff will be trained accordingly.</p>
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10.0

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: *with each briefing, annual recertification and unit transfer.*
- Implement voucher homeownership program:

Progress Statement: Village of Kaser continues to provide counseling on voucher mobility and we are hoping to implement the Voucher Homeownership Program.

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:

- Other: (list below)
 - *When asked, the Agency will assist its residents by referring them to the appropriate agency that can assist with reaching their self-sufficiency goal.*
 - *Initiate and implement FSS Program*
 - *Partnership with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again.*

Progress Statement: We continue in our efforts to educate our residents in the economic opportunities that are available to them.

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: *When a landlord turns down a Section 8 participant the HA calls to interview the landlord to ensure the reason for denial is non-discriminatory.*
- 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: *HQS inspection includes observation by the inspector to ensure that services provided are provided equally to all tenants.*
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Progress Statement: We will continue in our vigilant effort to ensure that all residents receive the equal opportunity housing that is their right. The measures we take (listed above) continue to help us achieve this goal.

(b) Significant Amendment and Substantial Deviation/Modification *NO CHANGE***Substantial Deviations from the 5-Year Plan**

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

Significant Amendments or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement;
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. *N/A*

HUD issued a combined report to the Village of Kaser and the Village of Spring Valley concerning needed improvements. An Improvement Plan document was prepared informing HUD how these concerns are being addressed.

The Village of Kaser is committed to improving the operations of its Section 8 HCVP. Therefore, it has taken over the financial responsibilities of the program except for HAP and UAP calculations. In addition, it has added monitoring and reporting requirements and operational standards to its contract with the Village of Spring Valley to operate the Section 8 HCVP.

In addition to the above Village of Kaser is moving forward with its plan to assume full responsibility for the administration of its Housing Choice Voucher Program.

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) <i>N/A</i></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <i>N/A</i></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <i>N/A</i></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <i>N/A</i></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. <div style="text-align: center; margin-left: 100px;">Provided as attachment ny160a01</div></p> <p>(g) Challenged Elements – no elements challenged</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <i>N/A</i></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <i>N/A</i></p>
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Attachment: ny160a01
Village of Kaser Section 8 Program
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board - February 15, 2010

2. Resident Advisory Board Selection

Selection made from resident/participant response – February 23, 2010

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting

Hold Resident Advisory Board meeting - February 25, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad

Notify Resident Advisory Board

Hold Public Hearing meeting

5. Documentation of resident recommendations and PHA's response to recommendations

They approved of the content and goals of our PHA Plan.