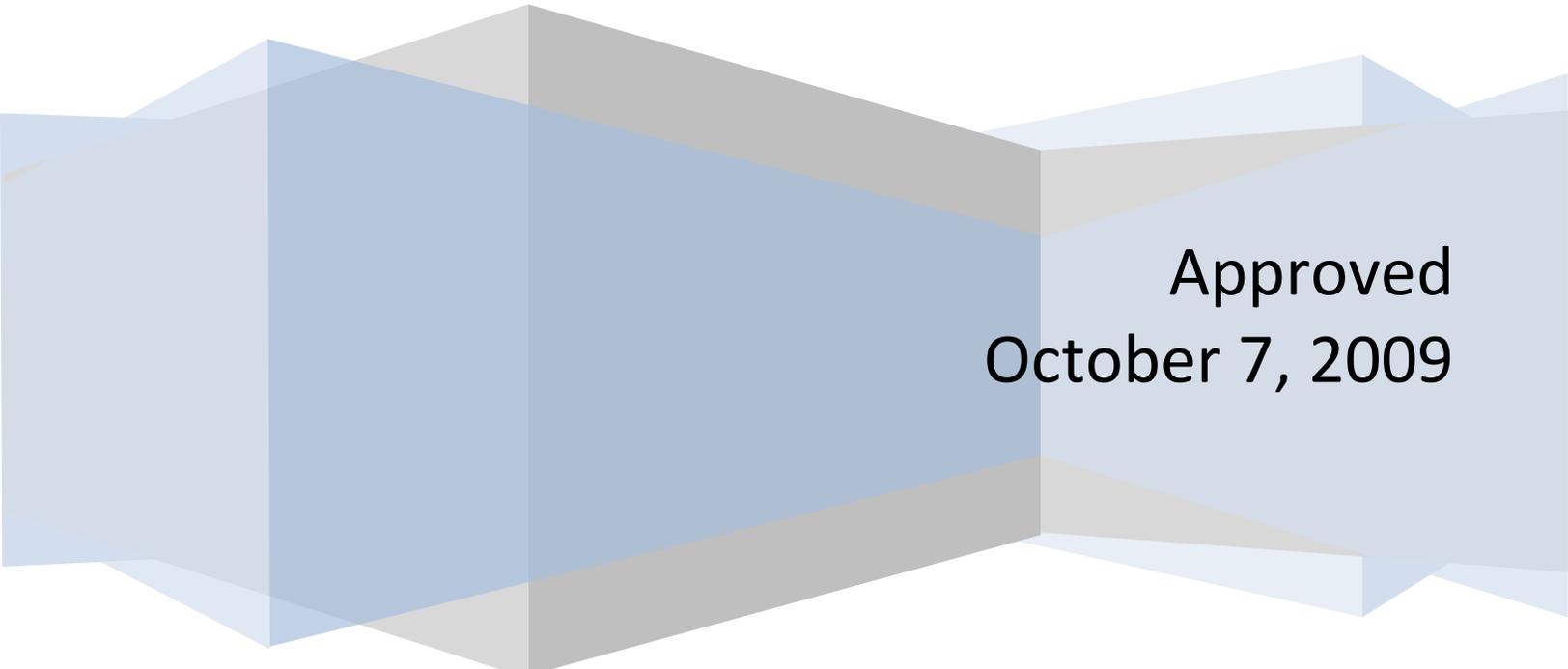


Town of Union Department of Planning  
3111 East Main Street  
Endwell, New York 13760

# Town of Union Public Housing Agency Plan

Five Year Plan 2010-2014 and 2010 Annual Plan



Approved  
October 7, 2009

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<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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**1.0 PHA Information**

PHA Name: [Town of Union](#)

PHA Code: [NY505](#)

PHA Type:       Small                       High Performing               Standard HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): [01/01/2010](#)

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: [0](#)

Number of HCV units: [522 \(Base\)](#)

**3.0 Submission Type**

5-Year and Annual Plan               Annual Plan Only               5-Year Plan Only

**4.0 PHA Consortia**               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	
				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.

**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:

The mission for the Public Housing Agency is to provide for a wide variety of living environments for all socioeconomic groups in the population that is free from discrimination. The PHA Plan and the Town of Union Consolidated Plan are completely compatible. The Consolidated Plan includes several programs that will benefit the Section 8 participants, directly or indirectly.

**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.

The Town of Union is faced with the increasingly difficult task of providing additional decent, safe, sanitary, and accessible housing for its senior citizen population. The percentage of Town residents over the age of 65 is significantly higher than both the state and national averages accounting for more than one out of every five residents. Given the age of the Town’s rental housing stock it is difficult to find units that are easily accessible to persons with mobility impairments. Over the past several years

the Town has worked cooperatively with a local non-profit organization to develop affordable rental units for senior citizens. The effort has resulted in the construction of 100 new apartments in two converted school buildings. The Town has leveraged funds from its Community Development Block Grant (CDBG) program to assist in these developments.

**6.0 PHA Plan Update**

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

There have been no revisions to the PHA Plan since the last Annual Plan submission.

(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.

Copies of the Five-Year and Annual Plan are available at the following locations:

- Town of Union Planning Department, 3111 East Main St., Endwell, NY 13760
- Town of Union web page: [www.townofunion.com](http://www.townofunion.com)
- Your Home Library, 107 Main Street, Johnson City, NY 13790
- George F. Johnson Memorial Library, 1001 Park Street, Endicott, NY 13760

**PHA Plan Elements (24CFR 903.7)**

**1. Eligibility, Selection and Admission Policies, including Deconcentration and Wait List Procedures**

The Town reestablished a local preference system which became effective in 2004. At the present time, applications are selected by local preference and date and time of application, and are subject to the income target requirements of the program as modified in the exemption granted by the Buffalo regional office. On July 12, 2006, the Town Board amended the local preference ranking system to grant the highest priority to residents who have been involuntarily displaced by a natural disaster. This amendment was necessitated by the historic flooding that took place in June of 2006. Many parts of Broome County, including the Town of Union, were designated by former President Bush as disaster areas.

**2. Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>\$1,159,000 (est.-Includes Admin. Fees)</b>	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

**Financial Resources:  
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant (FFY 2009)	\$42,000	First Time Home Buyer Program
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income</b> (list below)		
<b>5. Non-federal sources</b> (list below)		
<b>Total resources</b>	<b>\$1,201,163</b>	

**3. Rent Determination**

The minimum tenant rent for the Town’s Housing Choice Voucher program is \$25.

**4. Operation and Management**

The Town of Union does not own or operate any Public housing units. There are no changes to the Town’s administrative policies or management practices included in this Annual Plan (other than those discussed relating to the FSS program, Homeownership Program, and most recent amendment to the local preference system). The Town will be completing a review of its Administrative Plan in the first quarter of 2010. If changes are made, a copy of the revised plan will be forwarded to HUD.



**5. Grievance Procedures**

The Town’s grievance procedures for applicants and participants are outlined in the Administrative Plan.

**6. Designated Housing For Elderly and Disabled Families**

Does not apply.

## **7. Community Service and Self Sufficiency**

The Town originally operated a small FSS program which had been slowed by a number of problems. The Town FSS Administrator resigned during 1998 leaving many of the participants in limbo. To avoid similar problems in the future, the Town outsourced the FSS administration to the Board of Cooperative Educational Services (BOCES). BOCES provides vocational training and support services to children and adults. The trained personnel are able to offer a wide range of services for the FSS participants. Much of 1999 and 2000 was spent working with the FSS participants who were already under a Contract of Participation. Due to a demonstrated lack of success with the FSS program, the Town elected to not renew its contract with BOCES to run the FSS program. Many of the functions of the FSS program are now being successfully carried out by the Broome County Department of Social Services, which operates a 10,000 square foot Family Self Sufficiency facility. There is no longer a need for the Town to unnecessarily duplicate the efforts of the County. Shared clientele will be referred to the County for Self Sufficiency counseling. HUD granted a three-year waiver for operation of the FSS program in October of 2007. The waiver expires on December 31, 2009 at which time the Town plans to request an additional three year waiver.

## **8. Safety and Crime Prevention**

Does not apply.

## **9. Pets**

Does not apply.

## **10. Civil Rights Certification**

The Town has completed an Analysis of Impediments to Fair Housing. The plan was most recently updated in 2009 and was approved by the Town Board on 8/5/09. The Town's five year (2010-2014) and Annual Plan (2010) are entirely consistent with the Town's 2005-2009 HUD approved Consolidated Plan.

## **11. Fiscal Year Audit**

The Town of Union PHA 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 field work for the fiscal year ending 12/31/08 has been completed and sent to the Buffalo Field Office and the audit clearinghouse. There were no findings relative to the operations of the Town's Section 8 Housing Choice Voucher program.

## **12. Asset Management**

Does not apply.

## **13. Violence Against Women Act (VAWA)**

Violence Against Women Act (VAWA) Information

**1. Any activities, services or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.**

The Town of Union does not employ professional social workers and therefore does not provide any counseling services directly. Referrals are made as appropriate to local agencies. The Crime Victims Assistance Center (CVAC) has received a total of \$64,200 in federal VAWA grants to provide these services. Links are also provided on the Town's web page for CVAC which includes the Sexual Assault Forensic Examiners (SAFE) and Sexual Assault Response Team (SART) programs, the SOS Shelter (a local facility for victims of domestic violence,) and the New York State Domestic Violence Hotline.



**2. Any activities, services, or programs provided or offered that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing.**

The Town of Union provides referrals to the SOS Shelter. The Town will be completing a review of the Section 8 Administrative Plan during the first quarter of 2010. The issue of providing a Higher Priority for Local Preference

**3. Any activities, services or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**

The Town of Union does not directly offer any services or programs however information is made available on the Town's web page and is now included in briefing packets.

**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.

**(a) Hope VI or Mixed Finance Modernization or Development**

Does not apply.

**(b) Demolition and/or Disposition**

Does not apply.

**(c) Conversion of Public Housing**

Does not apply.

**(d) Homeownership**

Due to staffing and administrative fee funding constraints, the Town of Union does not intend to operate a Section 8 funded Homeownership program.

**(e) Project Based Vouchers**

Does not apply.

**8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

**Does Not Apply.**

**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 Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

**Does Not Apply.**

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, 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.

**Does Not Apply.**

**8.3 Capital Fund Financing Program (CFFP).**

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.

**Does Not Apply.**

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

<b>Housing Needs Of Families In The Jurisdiction By Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Affordability</b>	<b>Supply</b>	<b>Quality</b>	<b>Accessibility</b>	<b>Size</b>	<b>Location</b>
Income <= 30% of AMI	1,654	4	1	5	N/A	3	1
Income >30% but <=50% of AMI	1,544	3	1	3	N/A	2	1
Income >50% but <80% of AMI	2,324	2	1	2	N/A	1	1
Elderly	610	4	1	3	N/A	1	1
Families with Disabilities	N/A	4	4	3	N/A	2	1
Race/Ethnicity	N/A	3	1	3	N/A	2	1
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	1
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	1
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	1

**Source: Census 2000**

The Annual Plan identifies the housing needs, especially the housing needs of the extremely low income, very low income and low-income residents of the Town of Union. One of the largest housing needs is affordability and quality of rental housing units. The Section 8 Rental Assistance Program reduces affordability issues by providing direct financial assistance to reduce the cost burden. It is proposed to increase the number of people that can be assisted by applying for additional Section 8 assistance. Improvements to the administrative practices of the Section 8 staff (subject to administrative fee cuts) will increase people’s ability to utilize the existing vouchers when they become available. The Town has worked with local non-profit organizations to

purchase vacant school buildings for adaptive re-use as senior citizen housing. The Town previously earmarked \$150,000 in Section 8 Administrative Fee reserve funds for SEPP, Inc. to purchase a school in Johnson City for conversion to Section 8 eligible rental units. Unfortunately, HUD unilaterally recaptured the Administrative Fee Reserve Funds that the Town had legally earned and earmarked for this important project. The Town subsequently earmarked \$150,000 in CDBG funding to accomplish this project. SEPP, Inc. also received Low Income Housing Tax Credit application for a second school conversion project. An additional \$150,000 in CDBG funding was provided for this project as well. The facility is now fully occupied. The two projects provide approximately 100 units of high quality affordable senior housing that is available to Section 8 participants.

The Town of Union views homeownership as the preferred form of tenure. As such, the Town has committed CDBG and HOME funds (when received from New York State) towards providing direct financial assistance for first time home buyers.

The Town seeks to encourage participants to work. The Town has included the Administrative Plan amendment to eliminate interim recertifications for minor increases in income. The Town reinstated a local preference system in 2004 and amended the preference system (7/12/06) to grant priority status to applicants who have been involuntarily displaced by a natural disaster.

- 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.

The Town of Union Planning Department is the designated Public Housing Agency for the Town of Union. The Planning Department administers the Housing Choice Voucher and Community Development Block Grant programs for the Town. The Planning Department completed the Town of Union Consolidated Plan Fiscal Years 2005 to 2009. The combination of the two functions provides an ease of compatibility and complimentary actions that usually is not found in separate and distinct agencies.

The Town has made progress in taking applicants from the Waiting List and placing them on the program however, due to an unprecedented number of tenants leaving the program, the program utilization has not increased as rapidly as projected. According to HUD, the Town has 522 baseline units, however only approximately 352 are actually funded given the increase in the Town's average per unit cost.

The FSS program had been slowed by a number of problems. The Town FSS Administrator resigned during 1998 leaving many of the participants in limbo. To avoid similar problems in the future, the Town outsourced the FSS administration to the Board of Cooperative Educational Services (BOCES). BOCES provides vocational training and support services to children and adults. The trained personnel are able to offer a wide range of services for the FSS participants. Much of 1999 and 2000 was spent working with the FSS participants who were already under a Contract of Participation. Due to a demonstrated lack of success with the FSS program, the Town elected to not renew its contract with BOCES to run the FSS program. Many of the functions of the FSS program are now being successfully carried out by the Broome County Department of Social Services, which recently opened a 10,000 square foot Family Self Sufficiency facility. There is no longer a need for the Town to unnecessarily duplicate the efforts of the County. Shared clientele will be referred to the County for Self Sufficiency counseling. HUD granted a three-year waiver for operation of the FSS program in October of 2007. The waiver expires on December 31, 2009 at which time the Town plans to request an additional three year waiver.

The Town of Union has as a priority that homeownership is the preferred form of housing tenure. The Town has focused attention on providing assistance to first time homebuyers. The Town uses CDBG and HOME (when received from New York State) funds to assist first time home buyers.

- 10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

- (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.

Over the past several years the Town has worked cooperatively with a local non-profit organization to develop affordable rental units for senior citizens. The effort has resulted in the construction of 100 new apartments in two converted school buildings. The Town has leveraged funds from its Community Development Block Grant (CDBG) program to assist in these developments.

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Town of Union will consider the following to be significant modifications or substantial deviations of the Annual Plan from the 5 Year Plan:

- Changes to rent determination or admissions policies;
- Changes in policy that will alter the current practices for selection from the waiting list;
- Change in the use of the administrative fee reserve fund;

11.0 **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.

**Additional Certifications**

**(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.**

No comments from the RAB were received.

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Town Of Union, New York (NY 505)

Program/Activity Receiving Federal Grant Funding

Section 8 Housing Choice Voucher Program

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

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

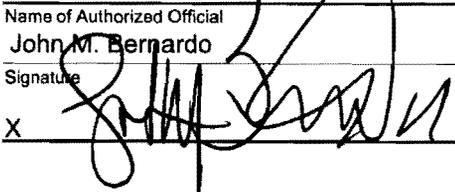
**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each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

3111 East Main Street, Endwell, New York 13760

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

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

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

Name of Authorized Official John M. Bernardo	Title Supervisor
Signature 	Date 10/7/2009

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Town Of Union, New York NY 505

Program/Activity Receiving Federal Grant Funding  
Section 8 Housing Choice Voucher Program

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

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

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

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

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

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

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

Name of Authorized Official

John M. Bernardo

Title

Supervisor

Signature

Date (mm/dd/yyyy)

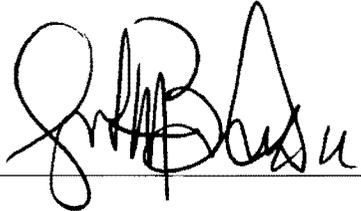
10/7/2009

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

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

I, John M. Bernardo the Supervisor of the Town Of Union certify  
that the Five Year and Annual PHA Plan of the Town Of Union is  
consistent with the Consolidated Plan of the Town Of Union prepared  
pursuant to 24 CFR Part 91.

 10/7/2009

Signed / Dated by Appropriate State or Local Official

# Standard PHA Plan PHA Certifications of Compliance

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

## **PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and Streamlined 5-Year/Annual PHA Plans***

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the  standard Annual,  standard 5-Year/Annual or  streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 11/10, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7( c)( 1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

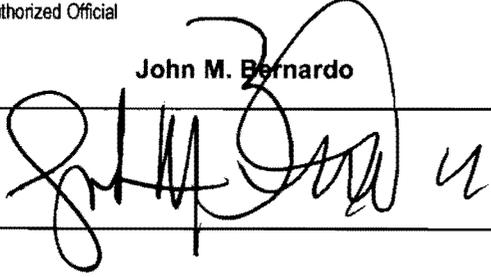
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis -Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Town Of Union, New York  
 PHA Name

NY 505  
 PHA Number/HA Code

- \_\_\_ Standard PHA Plan for Fiscal Year: 20\_\_
- \_\_\_ Standard Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_
- Streamlined Five-Year PHA Plan for Fiscal Years 2010 - 2014, including Annual Plan for FY 2010

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

Name of Authorized Official  <b>John M. Bernardo</b>	Title  <b>Supervisor</b>
Signature  	Date  <b>10/7/09</b>



*Town of Union  
2010 PHA Annual Plan  
Public Hearing Notice*



As part of the development of the annual PHA Plan for the Section 8 Housing Choice Voucher program covering the period January 1, 2010 through December 31, 2010, the Town of Union will conduct a Public Hearing on Wednesday, July 15, 2009 at 7:30 PM. The hearing will be held in the second floor Town Board meeting room at the Town Office Complex located at 3111 East Main Street, Endwell, NY. The purpose of the hearing is to solicit public input regarding the Section 8 Housing Choice Voucher program Federal Fiscal Year 2010 PHA Plan. The PHA Plan is a guide to the Town of Union's policies, programs, operations, and strategies for meeting local housing needs and goals.

Questions or comments regarding the Section 8 Annual Plan or the Annual Plan development process should be directed to:

**Paul A. Nelson, Director  
Town of Union Planning Department  
3111 East Main Street, Endwell, NY 13760  
Or Call The Town Of Union Planning Department At 786-2985  
Hearing Or Speech Impaired Persons Should Call the Town's  
TDD Number At 786-2915  
E-Mail: [hud@townofunion.com](mailto:hud@townofunion.com)**

Additional information about the Town of Union Housing Choice Voucher program, including copies of the 2007, 2008, and 2009 Annual Plans, is available on the Town of Union web page: [http://townofunion.com/depts\\_services\\_hud.php](http://townofunion.com/depts_services_hud.php)

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COCKAPOO PUPPIES - very playful, 1 white male, 1 chocolate female, shots & worms, country raised, \$550 (315)374-5457
ENGLISH BULLDOGS AKC PUPPIES 1st shots, vet checked, champion bloodline, ready! \$2000. 607-659-5126
ENGLISH MASTIFF PUPS AKC \$1000, PAPILONS PUPS ACA \$400, PDD0226 (607)369-7509
GERMAN SHEPHERD PUPS AKC READY NOW, PD 378 RJKENNELS.NET \$850 (607)522-7892
GERMAN SHEPHERDS, 1 male, 9 wks old, vet checked, excellent temperament, wormed, AKC, parents on premises, shots, good with children. Black & tan, \$500 Also by 9/06/2009 we will have more puppies ready to go to new homes. Call if interested. 607-656-9392 linsuep@frontiernet.net
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JACK RUSSELL Pups & 3/4 Maltese 1/4 Weasle Pups For More Info & Pics 607-346-6364 www.chrissywriters.info
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PEEK A POO adorable, lovable pups, need good homes \$200 Ready 8/15 (607)655-1103
PEMBROKE Welsh Corgi Pups AKC. 607-642-5120 www.huntervalefarm.com
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PITBULL PUPS, purebred, papers, 1st shots, 3 F, 1 M. \$600 ea. or best offer. (607)624-4817
POM ACA M PUPS, orange \$300; Mini Dachs-hund, red, M/F, \$400 cash (570) 537-2302 or (570)537-6027
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REMINGTON Premier 11-87, 12ga, deer barrel, scope, sling, excellent condition \$525 (607)235-0220
SALE! Storewide Clearance: Buy 1 get 1 FREE! This week only MediaMax 317 Harrison Ave. Endicott 11-7, 607-785-4380 buyselftradeitnow.com
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Singer On-site Tire "The tire shop that comes to you." New/Used Low prices, installed @ your location 607-624-9800

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Autos for Sale 708
ACURA 3.2 TL '03, 72K, new tires, new brakes, nice, \$7700. Priceline (607)725-9794. pricelineautos.org
ACURA LEGEND '88, summer car, like new, 65,000 mi., \$5900 (607)687-5371
ACURA RL '06, 3.2 sedan, black, nav, 1 owner, AWD, 40K, loaded, \$25,990 Factory Warranty 607-797-0555
FIVE STAR choosefivestar.com
ACURA TSX '06, white pearl, black leather, 5/R, 31K miles, warranty, \$19,500. Auto Outlet 484-9417
AUDI A4 '03, Turbo, 1.8T, silver, 60K, auto, loaded, sunroof, V6, \$10,495. Rockport autolc.com 235-7142
AUDI A6 '00, 4.2L, black, auto, loaded, 98K, \$8495. 607-770-6955
Reliable Auto Sales
Scorfini NISSAN VOLVO
AUDI A6 '05, Quattro, leather, loaded, sunroof, alloys, one owner, perfect maintenance record, 33K, \$26,995. Call toll free 888-292-5298
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CADILLAC DEVILLE '94 65k miles \$2995 or best offer (607)656-5660
CADILLAC DTS '01, pearl, chrome, loaded, 70K, \$8995. WarrenAutoSales.com 607-843-2277
CADILLAC DTS '06, V8, leather, moonroof, 40K miles, REDUCED! \$18,975. Butler Auto Sales www.butlerautosales.com 607-563-1522
CADILLAC ELTORADO '00, polo green, Bose stereo, chrome wheels, 47K miles, \$9995. 607-754-9118
Auto Exchange binghamtonauto.com
CADILLAC Eldorado ESC '00, coach roof, loaded, 80K, \$6995. WarrenAutoSales.com 607-843-2277
CADILLAC SEVILLE SLS, '00, fully loaded, cloth top, gold pkg., chrome, 67K, \$7995. WarrenAuto Sales-Oxford 607-843-2277
CADILLAC STS '05, V6, pearl white, heated seats, Bose stereo, 54K miles, 1 owner, chrome wheels, 116,995. 607-754-9118
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Autos for Sale 708
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CHEVROLET AVEO LS '08, auto, 4 cyl, 4 door, loaded, silver, 30K, reduced, \$8995.
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miller AUTO TEAM
DODGE AVENGER SXT '09, auto, black, cruise, power, An 'almost new Dodge Avenger ready for you! 20K, \$15,950. North Norwich Motors 888-233-4944
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FEDUKE
CHEVY HHR LT '08, power seat, cruise, air, CD, auto, white, 28K, \$11,995. 607-785-1388
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CHEVY IMPALSA '03, silver, only 52K, sunroof, excellent in & out! \$7700. Extended warranty. 607-797-0555
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CHEVY LUMINA '98, 4 door, 150K, runs great, \$1300. Priceline (607)725-9794. pricelineautos.org
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CHEVY MONTE CARLO '03, SS, air cruise, tilt, pwr windows/locks, sunroof, spoiler, cd red metallic, stereo, alloys, 1 owner, 75K, \$7995. 607-687-5000
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DODGE AVENGER SXT '09, auto, black, cruise, power, An 'almost new Dodge Avenger ready for you! 20K, \$15,950. North Norwich Motors 888-233-4944
DODGE NEON '02, auto, 4 cyl, 4 door, power windows/locks, cruise, tilt, CD, 82K, \$5995. Buteau's Economy Auto 877-265-7702
DODGE NEON SXT, '90 looks/runs great good transportation \$1000 (607)772-0144
DODGE STRATUS '01, 2 door, auto, V6, alloys, gold, loaded, 85K, 1 owner, \$5295. 607-722-2737
DODGE STRATUS '06, beige, 4 door, FWD, auto, AM/FM/CD, 50K, \$9999. 179 Front Street 866-901-5281 BOTNICK CHEVROLET
HONDA ACCORD '04, EX, blue, 89K, 2 dr, V6, sunroof, auto, runs new, \$9995. Rockport autolc.com 235-7142
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HONDA Accord EX '03, V6, 6 spd, pwr moonroof/windows/locks, cruise, tilt, heated leather seats, XM, 80K, \$14,995. Buteau's Economy Auto 877-265-7702
HONDA ACCORD EX '05, 2 door, 60K miles, auto, A/C, power windows/sunroof, alloys, power seat, loaded, \$12,495. 607-723-1655
HONDA ACCORD EX '96, 5 spd, 4 cyl, loaded, moon roof, alloys, 135K, \$4299. 725-3098 723-3364 Clements Tire & Auto Service
HONDA ACCORD EX '99, 2 dr, auto, moonroof, alloys, spoiler, loaded, 77K, \$6495. 607-722-2737
HONDA ACCORD EX '05, 70k, a/c, ps, 4 dr, auto, cruise, cd, fully serviced \$3899 725-3098 723-3364 Clements Tire & Auto Service
HONDA ACCORD LX '01, beige/tan, 5 speed, air, power locks /windows, AM-FM CD, tilt, cruise, \$6957. 607-722-7887 lotharsautohausinc.com
LOTHAR'S Autohaus
HONDA CIVIC '03, LX, black, 93K, 4cyl, 2dr, auto, \$5000. Won't last, call now. Rockport autolc.com 235-7142
HONDA CIVIC '06, LX, gray, 5 speed, power windows/locks, 58K, \$11,999. 877-245-8704
FEDUKE
HONDA CIVIC '08, LX, 4 door, auto, 6K mi., \$13,500. Priceline (607)725-9794. pricelineautos.org
HONDA CIVIC EX, '03, 4 dr, 4 cyl, auto, loaded, sunroof, 90K, \$6999. Owego Auto Sales 607-687-4763
HONDA CIVIC EX '03, coupe, black, 5 spd, only 72K, sunroof, sharp only \$6990. Extended warranty 607-797-0555.
FIVE STAR Auto Sales
HONDA CIVIC LX '02, 4 cyl, auto, PW, PL, PS, CC, AC, CD, tint, warranty, 120K, \$4995. Michael's Auto 725-9876
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HONDA CIVIC LX '05, coupe, silver, loaded, 5 speed, 61K, \$9995. 607-754-9386
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HONDA CIVIC VE, '04, 2 dr, coupe, 4 cyl, 5 spd, air, cd, 56K, \$7750
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HYUNDAI ACCENT '06, sedan, black, loaded, 39K, \$8995. 607-754-9386
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The Car Buff
HYUNDAI SONATA '04, GLS, sedan, auto, power windows/locks, CD, keyless entry, 1 owner, 77K, \$7995. Call toll free 888-292-5298
EMPIRE MOTOR CAR 191 Front St. Binghamton, NY
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HYUNDAI SONATA '06, maroon, beige leather, V-6, sunroof, 54K, \$10,995. 607-754-9386
SCHULTZ'S VEG.
HYUNDAI SONATA '07, dark blue, 4 door, auto, V6, 47K, reduced! 179 Front Street 1-866-901-5281 BOTNICK CHEVROLET
HYUNDAI SONATA '09, GLS, V6, loaded, moon roof, 3 to choose from miles starting at 9900, \$15,975. Butler Auto Sales butlerautosales.com 607-563-1522
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John Manley AUTO CENTER
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The Car Buff
KIA SPECTRA '03, 4 dr, hatchback, 1 owner, 4 cyl, pw, pdl, loaded, 89k, 5 speed, \$3995. 607-766-9191
The Car Buff
KIA SPECTRA GS 2001 4 cyl auto 103k Silver clean \$2,300 607-343-5368
KIA SPORTAGE EX '02, 4x4, auto, power pkg., 100K, \$6999. Bad Credit OK! We Finance w/NO Interest! 607-772-8000 www.sonymannys.com
Sonny Manny's BUY HERE - PAY HERE
LEXUS ES300 '99 Bamboo Pearl, Gray Leather, S/R, 107K miles, \$6,995. Auto Outlet 484-9417
LINCOLN CONTINENTAL '07, green, V8, auto, power windows/locks, 59K, \$9999. 877-245-8704
FEDUKE
MAZDA 3 '08, 5 door, 2.3, FWD, 5 speed, alloys, full power, moonroof, 48K, \$10,995. 888-492-6915
Scorfini NISSAN VOLVO
MAZDA 626 ES 1997 4 cyl auto 119k red clean power \$1,800 607-343-5368
MAZDA 6 GT '06, burgundy, auto, A/C, CD, alloys, loaded, 32K, \$10,995. New World Motors 607-722-1525
MAZDA 6i '07, red, full power, alloys, 36K, \$11,995. 607-754-9386
SCHULTZ'S VEG.
MAZDA MIATA '97, conv., 4 cyl, 5 spd, PW, CC, warranty, 97K, \$4995. Michael's Auto Sales 607-725-9876
MAZDA PROTEGE LX '99, auto, air, p/w, p/l, CD Only 78K, \$4995 607-766-9191
The Car Buff
MAZDA RX 7 '90, GTU, 1.3i, 95K, 5sp, new brakes/tires, needs TLC \$1K best 970-759-0087
MERCEDES 300 SEL, '88 Black/beige, 135K highway mi., \$3500. 607)238-7689.
MERCEDES BENZ '05, C240, AWD, bright red, tan leather, all options, 50K, 2 yr warranty, \$17,490. 607-239-6115
John Manley AUTO CENTER
MERCED E S - B E N Z C280 '06, M-B certified, 4matic, auto, leather, loaded! CD, sunroof! 55K, \$21,995. Call toll free 888-292-5298
EMPIRE MOTOR CAR 191 Front St. Binghamton, NY
MERCEDES SL560 '86 Convertible Silver, Extra wheels & tires. \$6000 607-754-9653
MERCURY GRAND MARQUIS '04, gray, auto, V8, cruise, power windows/locks, 27K, \$10,999. 877-245-8704
FEDUKE
MERCURY GRAND MARQUIS '05, white, auto, V8, cruise, power windows/locks, 29K, \$12,999. 877-245-8704
FEDUKE
MERCURY MARQUIS LS '09, blue, A/C, leather, full power, affordable luxury! 19K, \$9995. Chenango Sales www.chenangoautosales.com 877-809-8022
MERCURY MONTEGO '06, luxury, auto, FWD, tan, A/C, power brakes, 6 cyl, AM/FM/CD, 40K, \$13,495. Chenango Sales www.chenangoautosales.com 877-809-8022
MERCURY SABLE '02, LS, fully loaded, lthr, sunroof, sharp PA car, 80K, \$4250. Owego Auto 607-687-4763
MERCURY SABLE LS Premier 2001 6 cyl, Lthr, 56000mi., Green, \$5,500 607-222-5457
MINI COOPER '06, auto, leather, navigation, 46K, blue, sale priced to \$12,990. 2 yr/24K warranty. 607-239-6115
John Manley AUTO CENTER
MITSUBISHI ECLIPSE '03, Spyder GT conv., auto, V6, loaded, 98K, \$6995. Vandervort Auto 607-754-4644
MITSUBISHI ECLIPSE 99, 5 spd, 117K, moonroof, well maintained \$3400 607-759-8754

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YAMAHA 200 4 Wheeler Elec start, Like new! \$1100 607-754-0718
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CHEVY CORVETTE '79 Vintage, 350, auto, T-top nice condition. \$6500 607-797-1407
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OLDSMOBILE CUTLASS Convertible 1971 51k \$11000, 1987 Corvette 66K \$6300 Offers After 4 pm 607-625-2718
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BUICK CENTURY, '00, 53K auto, air, cruise, power locks/doors, \$3700 607-748-1407
BUICK CENTURY '00 53K miles, 1 owner \$5995 or best offer (607)656-5660
BUICK CENTURY '03, 4 door, 80K mi., nice, runs great, \$3800. Priceline (607)725-9794. pricelineautos.org
BUICK LACROSSE '06, leather, pwr seat/windows/locks, cruise, air, CD, black, 69K, \$10,995. 785-1388
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CHEVY AVEO LS '08, 4 dr, 1.6L 4 cyl, auto, CD, cruise, tilt, factory warr., 4K, \$11,975 Truck Center 866-821-2564
CADILLAC Eldorado ESC '00, coach roof, loaded, 80K, \$6995. WarrenAutoSales.com 607-843-2277
CADILLAC SEVILLE SLS, '00, fully loaded, cloth top, gold pkg., chrome, 67K, \$7995. WarrenAuto Sales-Oxford 607-843-2277
CADILLAC STS '05, V6, pearl white, heated seats, Bose stereo, 54K miles, 1 owner, chrome wheels, 116,995. 607-754-9118
Auto Exchange binghamtonauto.com
CHEVY AVEO LS '08, 4 dr, 1.6L 4 cyl, auto, CD, cruise, tilt, factory warr., 4K, \$11,975 Truck Center 866-821-2564
CADILLAC DeVille '04, V8, auto, leather, loaded, factory warr., pearl white, 97K, \$7995. Michael's Auto 725-9876
CADILLAC DEVILLE '05 power seat, roof, cruise, air, CD, blue, 51K, \$12,795. 607-785-1388
Marks Auto Sales
CADILLAC DeVille '04, V8, auto, leather, loaded, factory warr., pearl white, 97K, \$7995. Michael's Auto 725-9876
CADILLAC DEVILLE '94 65k miles \$2995 or best offer (607)656-5660
CADILLAC DTS '01, pearl, chrome, loaded, 70K, \$8995. WarrenAutoSales.com 607-843-2277
CADILLAC DTS '06, V8, leather, moonroof, 40K miles, REDUCED! \$18,975. Butler Auto Sales www.butlerautosales.com 607-563-1522
CADILLAC ELTORADO '00, polo green, Bose stereo, chrome wheels, 47K miles, \$9995. 607-754-9118
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CADILLAC Eldorado ESC '00, coach roof, loaded, 80K, \$6995. WarrenAutoSales.com 607-843-2277
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CHEVY AVEO LS '08, 4 dr, 1.6L 4 cyl, auto, CD, cruise, tilt, factory warr., 4K, \$11,975 Truck Center 866-821-2564
CHEVY HHR LT '08, power seat, cruise, air, CD, auto, white, 28K, \$11,995. 607-785-1388
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CHEVY IMPALA, '04, 4 dr, 3.4L V6, auto, PW, PL, AM-FM cass., seats 6, 74K, \$7975. Truck Center 866-821-2564
CHEVY IMPALA '07, cobalt red, full power, 45K, \$9995. 607-754-9386
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CHEVY IMPALA LT '06, gray, 4 dr, V8, sunroof, CD, alloys, Home-link system, GM Certified! 40K, \$10,999. 179 Front Street 1-866-901-5281 BOTNICK CHEVROLET
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CHEVY LUMINA '98, 4 door, 150K, runs great, \$1300. Priceline (607)725-9794. pricelineautos.org
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CHEVY MONTE CARLO '03, SS, air cruise, tilt, pwr windows/locks, sunroof, spoiler, cd red metallic, stereo, alloys, 1 owner, 75K, \$7995. 607-687-5000
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CHEVY MONTE CARLO '97, V-6, auto, one owner, 83K, extended warranty/Carfax, \$3475. 607-239-5665
CAMPUS AUTO MART
CHRYSLER 300 SRT8 '06, 6.1L Hemi, loaded, hot rod black, 17K, \$25,995. 888-697-8059
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CHRYSLER CONCORDE '00, 75K, \$2500. Priceline (607)725-9794 pricelineautos.org
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