



9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Attachment 9.1</b></p>
10.0	<p><b>Additional Information.</b> 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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>Attachment 10.0</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p><b>Attachment 11.0</b></p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual 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. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 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; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Attachment**

**For**

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.(NY088)**

The Housing Authority will submit an application for Demolition and Disposition in March 2012. The application will be for the second and third phases of the redevelopment of Hartley Houses.

The Housing Authority anticipates approval of the inventory removal application in 2012 and will apply for Tenant Protection Voucher to assist in the relocation of residents.

Demolition is projected to take place in 2013 for NY088-4 Building #2S and in 2014 for NY088-4 Building #2N.

## Demolition and Disposition

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

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (**Demolition/Disposition Activity Description**))

1a. Development name: Hartley Houses

1b. Development (project) number: NY088

2. Activity type: Demolition   
Disposition

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application planned for submission: (March 2012)

5. Number of units affected: 192

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: June 1, 2012

b. Projected end date of activity: 2017

**Attachment**  
**For**  
**8.1 CFP Annual Statement / Performance and Evaluation Report**  
**(NY088).**

- 1) 2012 CFP - Budget (Based on 2012 CFP Allocation)
- 2) 2011 CFP - P/E Report 12/31/2011
- 3) 2010 CFP - P/E Report 12/31/2011

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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-12</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2012 CFP</b> <b>FFY of Grant Approval: 2012</b>

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	100,482			
3	1408 Management Improvements	13,000			
4	1410 Administration (may not exceed 10% of line 21)	61,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	85,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	200,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	160,000			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

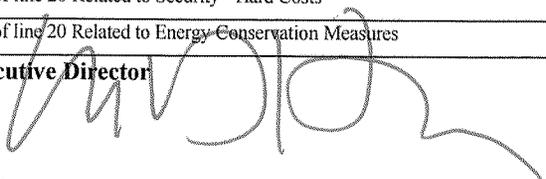
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-12</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2012 CFP</b> <b>FFY of Grant Approval: 2012</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:                      ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	619,482			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>  <b>Steven D. Horton</b>			<b>Signature of Public Housing Director</b>		<b>Date</b>

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

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-12</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2012 CFP</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Operations	1406		100,482				
HA Wide	Management Improvement	1408		13,000				
HA Wide	Administrative Salaries	1410		61,000				
HA Wide	Fees & Cost	1430		85,000				
NY088-3B	Flat Roof Replacement (Bldg#2)	1460		150,000				
NY088-1L, 1S, 3B	Apt. Upgrade	1460		50,000				
NY088-4H	Relocation Costs	1495.1		160,000				
			Total	619,482				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-11</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2011 CFP</b> <b>FFY of Grant Approval: 2011</b>

**Type of Grant**  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 **Performance and Evaluation Report for Period Ending: 12/31/2011**     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	100,225	100,225	0	0
3	1408 Management Improvements	15,000	15,000	0	0
4	1410 Administration (may not exceed 10% of line 21)	66,000	66,000	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	88,000	88,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	250,000	250,000	238,950	0
10	1460 Dwelling Structures	150,000	150,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

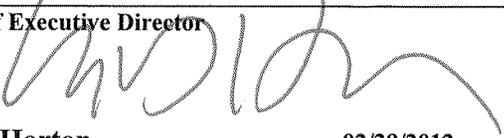
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>					
PHA Name: <b>New Rochelle Municipal Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY36P088-501-11</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2011 CFP</b> FFY of Grant Approval: <b>2011</b>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	669,225	669,225	238,950	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director  <b>Steven D. Horton</b> <b>02/29/2012</b>			Signature of Public Housing Director		Date

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>New Rochelle Municipal Housing Authority</b>			Grant Type and Number Capital Fund Program Grant No: <b>NY36P088-501-11</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2011 CFP</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Operations	1406		100,225	100,225	0	0	Planning Phase
HA Wide	Management Improvement	1408		15,000	15,000	0	0	Planning Phase
HA Wide	Administrative Salaries	1410		66,000	66,000	0	0	Planning Phase
HA Wide	Fees & Cost	1430		88,000	88,000	0	0	Planning Phase
NY088-3B	09/10 CFP C-#2: Site Improvement	1450		250,000	250,000	238,950	0	Work in Process
NY088-1S	09/10 CFP C-#3: Plumbing Risers	1460		150,000	150,000	0	0	Design Phase
			Total	669,225	669,225	238,950	0	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







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

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

<b>Part I: Summary</b>		
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-10</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010 CFP</b> <b>FFY of Grant Approval: 2010</b>

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/2011     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	145,559	145,559	145,559	145,559
3	1408 Management Improvements	10,675	10,675	5,675	5,675
4	1410 Administration (may not exceed 10% of line 21)	80,000	80,000	80,000	40,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	97,261	97,261	97,038	67,098
8	1440 Site Acquisition				
9	1450 Site Improvement	190,000	190,000	190,000	0
10	1460 Dwelling Structures	247,500	247,500	245,593	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	39,564	39,564	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>New Rochelle Municipal Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY36P088-501-10</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2010 CFP</b> <b>FFY of Grant Approval: 2010</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <b>12/31/2011</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	810,559	810,559	763,865	258,332
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>  <b>Steven D. Horton</b> <b>02/29/2012</b>			<b>Signature of Public Housing Director</b> <b>Date</b>		

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>New Rochelle Municipal Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY36P088-501-10</b> CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2010 CFP</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	Operations	1406		145,559	145,559	145,559	145,559	Completed
HA Wide	Management Improvement	1408		10,675	10,675	5,675	5,675	Work in Process
HA Wide	Administrative Salaries	1410		80,000	80,000	80,000	40,000	Work in Process
HA Wide	Fees & Cost	1430		97,261	97,261	97,038	67,098	Work in Process
HA Wide	Maintenance Vehicle	1475.7		39,564	39,564	0	0	Planning Phase
NY088-1S	09/10 CFP C-#2: Common Area Upgrade	1460		247,500	247,500	245,593	0	Work in Process
NY088-3B	09/10 CFP C-#1: Parking & Sidewalk	1450		190,000	190,000	190,000	0	Work in Process
			<b>Total</b>	<b>810,559</b>	<b>810,559</b>	<b>763,865</b>	<b>258,332</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.







**Attachment  
For  
8.2 CFP Five-Year Action Plan (NY088).**

HUD-50075.2

Rolling Five-Year Plan - 2012-2016

**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number <b>NY088</b> <b>New Rochelle Municipal Housing Authority</b>		Locality (City/County & State) <b>New Rochelle, Westchester County, New York</b>			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: #3	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	0*	0*	350,000	350,000
C.	Management Improvements		14,000	14,000	14,000	14,000
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		60,000	60,000	60,000	60,000
F.	Other (1430, 1465.1)		75,000	75,000	75,000	75,000
G.	Operations		120,482	120,482	120,482	120,482
H.	Demolition		350,000	350,000	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds***		619,482	619,482	619,482	619,482
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		619,482	619,482	619,482	619,482

\*\*\* Based on 2012 CFP formula amount of \$619,482.

\* Demolition Cost of \$350,000 is planned for NY88-4 (#2S & #2N).











**Attachment  
For  
9.0 Housing Needs**

**Housing Needs of Families in the Jurisdiction/s Served by the PHA  
(NY088)**

<b>Housing Needs of Families in the Jurisdiction (New Rochelle, New York) by Family Type</b>							
<b>Family Type</b>	<b>Overall 1</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	4,989	5	5	4	4	4	4
Income >30% but <=50% of AMI	3,415	4	5	4	3	4	3
Income >50% but <80% of AMI	1,789	4	4	3	3	4	3
Elderly	6,936	4	4	4	4	2	3
Families with Disabilities	4,127	4	4	3	4	3	3
Race/Ethnicity (White)	16,455	3	4	2	3	3	3
Race/Ethnicity (Black)	4,819	4	4	3	3	3	3
Race/Ethnicity (Hispanic)	3,638	4	4	3	3	3	3
Race/Ethnicity (Asian)	825	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Native American)	53	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Pacific Islander)	4	N/A	N/A	N/A	N/A	N/A	N/A

**Source: 2000 US Census Data**

**Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists (NY088)**

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing - <i>Family</i>		
<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	208		
Extremely low income <=30% AMI	185	88.94%	
Very low income (>30% but <=50% AMI)	9	4.33%	
Low income (>50% but <80% AMI)	1	0.48%	
Incomplete Income Data	13	6.25%	
Families with children	107	51.44%	
Elderly families	9	4.33%	
Families with Disabilities	30	14.42%	
Race/ethnicity (White)	29	13.94%	
Race/ethnicity (Black)	155	74.52%	
Race/ethnicity (Hispanic)	31	14.90%	
Race/ethnicity (Asian)	0	0%	
Race/ethnicity (Native American)	0	0%	
Race/ethnicity (Pacific Islander)	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	89	42.79%	
2 BR	77	37.02%	
3 BR	35	16.83%	
4 BR	5	2.40%	
5/+ BR	0	0%	
0 BR	2	0.96%	
The waiting list has been closed.			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing - *Senior*
- Combined Section 8 and Public Housing
- 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	91		
Extremely low income <=30% AMI	68	74.73%	
Very low income (>30% but <=50% AMI)	2	2.20%	
Low income (>50% but <80% AMI)	0	0%	
Incomplete Income Data	21	23.07%	
Families with children	0	0%	
Elderly families	38	41.76%	
Families with Disabilities	65	71.43%	
Race/ethnicity (white)	23	25.27%	
Race/ethnicity (black)	61	67.03%	
Race/ethnicity (hispanic)	8	8.79%	
Race/ethnicity (asian)	1	1.10%	
Race/ethnicity (native american)	1	1.10%	
Race/ethnicity (pacific islander)	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	8	8.8%	
2 BR			
3 BR			
4 BR			
5/+ BR			
0 BR	83	91.2%	

The waiting is open.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	208		
Extremely low income <=30% AMI	185	79%	
Very low income (>30% but <=50% AMI)	9	17%	
Low income (>50% but <80% AMI)	1	4%	
Incomplete Income Data	13	6.25%	
Families with children	107	51.44%	
Elderly families	9	4.33%	
Families with Disabilities	30	14.42%	
Race/ethnicity (white)	29	13.94%	
Race/ethnicity (black)	155	74.52%	
Race/ethnicity (hispanic)	31	14.90%	
Race/ethnicity (asian)	0	0%	
Race/ethnicity (native american)	1	0.48%	
Race/ethnicity (pacific islander)	1	0.48%	

Characteristics by Bedroom Size (Public Housing Only)

- 1BR
- 2 BR
- 3 BR
- 4 BR
- 5 BR
- 5+ BR

The waiting list has been closed.

## **Attachment**

### **For**

#### **9.1 Strategy for Addressing Housing Needs (NY088)**

##### **Need: Shortage of affordable housing for all eligible populations**

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

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

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

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

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

- Affirmatively market to families at or below 30% of AMI.

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

**Strategy: 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

##### **Need: Specific Family Types: The Elderly**

**Strategy: Target available assistance to the elderly**

- Affirmatively market to the elderly through Westchester County, NY.

##### **Need: Specific Family Types: Families with Disabilities**

**Strategy: 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**

**Strategy 1: 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

**Strategy 2: Conduct activities to affirmatively further fair housing**

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

**Attachment  
For  
10.0 Additional Information (NY088)**

**(a) Progress in Meeting in Mission and Goals**

See Attachment 5.1 & Attachment 5.2

**(b) Significant Amendment and Substantial Deviation/Modification**

Our definition of “significant amendment” is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the board of Commissioners.

Our definition of “substantial deviation/modification” is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

**(c) VAWA Policy**

## **VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

### **I. Purpose and Applicability**

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

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

### **II. Goals and Objectives**

This Policy has the following principal goals and objectives:

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

### **III. Other NRMHA Policies and Procedures**

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

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

#### **IV. Definitions**

As used in this Policy:

- A. Domestic Violence – The term ‘domestic violence’ includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person’s acts under the domestic or family violence laws of the jurisdiction.”
  
- B. Dating Violence – means violence committed by a person
  - (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
  - (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
    - (i) The length of the relationship.
    - (ii) The type of relationship.
    - (iii) The frequency of interaction between the persons involved in the relationship.
  
- C. Stalking – means –
  - (A)
    - (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and
    - (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
  - (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to -
    - (i) that person;
    - (ii) a member of the immediate family of that person; or
    - (iii) the spouse or intimate partner of that person;
  
- D. Immediate Family Member - means, with respect to a person –
  - (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

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

**V. Admissions and Screening**

A. Non-Denial of Assistance. NRMHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. Mitigation of Disqualifying Information. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, NRMHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, NRMHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. NRMHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

**VI. Termination of Tenancy or Assistance**

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

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by NRMHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of NRMHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither NRMHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
- (b) Nothing contained in this paragraph shall be construed to limit the authority of NRMHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or NRMHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

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

**VII. Verification of Domestic Violence, Dating Violence or Stalking**

A. Requirement for Verification. The law allows, but does not require, NRMHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., NRMHA shall require verification in all cases where an individual claims protection against an action

involving such individual proposed to be taken by NRMHA. Section 8 owners or managers receiving rental assistance administered by NRMHA may elect to require verification, or not to require it as permitted under applicable law.

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

1. HUD-approved form -by providing to NRMHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
  2. Other documentation -by providing to NRMHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
  3. Police or court record – by providing to NRMHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. Time allowed to provide verification/ failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by NRMHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

- C. Waiver of verification requirement. The Executive Director of NRMHA, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

**VIII. Confidentiality**

- A. Right of confidentiality. All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to NRMHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
  - 1. requested or consented to by the individual in writing, or
  - 2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
  - 3. otherwise required by applicable law.
- B. Notification of rights. All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by NRMHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.
- C. Security. All information pertaining to the fact that an individual is a victim of domestic violence, dating violence or stalking shall be maintained separately and securely by the Resident Services Department unless such information is subject to the disclosure exceptions noted in this section.

**IX. Transfer to New Residence**

- A. Application for transfer. In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, NRMHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that

the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

- B. Action on applications. NRMHA will act upon such an application promptly.
- C. No right to transfer. NRMHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of NRMHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. Family rent obligations. If a family occupying NRMHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by NRMHA. In cases where NRMHA determines that the family's decision to move was reasonable under the circumstances, NRMHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. Portability. Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

**X. Court Orders/Family Break-up**

- A. Court orders. It is NRMHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by NRMHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. Family break-up. Other NRMHA policies regarding family break-up are contained in NRMHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

**XI. Relationships with Service Providers**

It is the policy of NRMHA to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If NRMHA staff become aware that an individual assisted by NRMHA is a victim of domestic violence, dating violence or stalking, NRMHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring NRMHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. NRMHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which NRMHA has referral or other cooperative relationships.

**XII. Notification**

NRMHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance at time of initial lease-up and at each annual recertification.

**XIII. Relationship with Other Applicable Laws**

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

**XIV. Amendment**

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

**Attachment**  
**For**  
**11.0 (a) - (e) Certifications (NY088).**

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)  
  
Form HUD-50077-CR, Civil Rights Certifications  
  
Form HUD-50077-SL, Certification by State or Local Office of PHA Consistency with the Consolidated Plan
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

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

*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 \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 2012, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining 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.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

New Rochelle Municipal Housing Authority

NY088

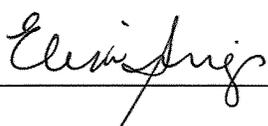
PHA Name

PHA Number/HA Code

       5-Year PHA Plan for Fiscal Years 20       - 20      

Annual PHA Plan for Fiscal Years 2012 - 2013

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	Title
Elisa Singer	Chairperson
Signature	Date
	02/29/2012

**Civil Rights Certification**

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

**Civil Rights Certification****Annual Certification and Board Resolution**

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

New Rochelle Municipal Housing Authority

NY088

PHA Name

PHA Number/HA Code

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	Elisa Singer	Title	Chairperson
		<i>Chairperson</i>	
Signature	<i>Elisa Singer</i>	Date	02/29/2012

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

I, Chuck Strome the City Manager of New Rochelle certify that the Five Year and Annual PHA Plan of the New Rochelle Housing Authority is consistent with the Consolidated Plan of City of New Rochelle prepared pursuant to 24 CFR Part 91.



 Signed / Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

New Rochelle Municipal Housing Authority

Program/Activity Receiving Federal Grant Funding

2012 Annual Plan

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.)

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

Steven D. Horton

Title

Executive Director

Signature

Date

02/29/2012

X

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

New Rochelle Municipal Housing Authority

Program/Activity Receiving Federal Grant Funding

2012 Annual Plan

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

Steven D. Horton

Title

Executive Director

Signature



Date (mm/dd/yyyy)

02/29/2012

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> US Department of HUD	<b>7. Federal Program Name/Description:</b> 2011 Annual Plan  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  N/A  	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Steven D. Horton</u> Title: <u>Executive Director, New Rochelle Municipal Housing Authority</u> Telephone No.: <u>914-235-1717</u> Date: <u>02/29/2012</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**DISCLOSURE OF LOBBYING ACTIVITIES  
CONTINUATION SHEET**

Approved by OMB  
0348-0046

Reporting Entity: New Rochelle Municipal Housing Authority Page 1 of 1

N/A

**Attachment**  
**For**  
**11.0 (f) Resident Advisory Board (RAB) comments (NY088)**

Advisory Members:

- |                       |             |     |
|-----------------------|-------------|-----|
| 1. Beverly Scott      | 60 Horton   | #2E |
| 2. Frank Davis        | 81 Winthrop | #3A |
| 3. Kareem Dixon       | 81 Winthrop | #3F |
| 4. Ardella Hiland     | 80 Winthrop | #3B |
| 5. Betty Jean Johnson | 70 Horton   | #2H |
| 6. Zemonia Nelson     | 51 Winthrop | #5B |

Comments:

Please see attached.

**NEW ROCHELLE MUNICIPAL HOUSING AUTHORITY**

- - - - -X

**2012 AGENCY PLAN PUBLIC HEARING**

- - - - -X

**February 29, 2012**

**7:17 p.m.**

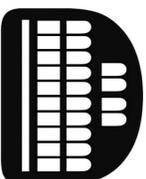
**New Rochelle Municipal**

**Housing Authority**

**New Rochelle, New York**

**B E F O R E :**

**STEVEN D. HORTON, Executive Director**



## 1           2012 AGENCY PLAN PUBLIC HEARING

2           MR. HORTON: Good evening, everyone. I  
3 know the weather is not the best and that  
4 many people are still coming, but in  
5 deference to those of you who made the effort  
6 to be here on time, we're going to go ahead  
7 and get started. And I also want to make  
8 sure that we have plenty of time to cover all  
9 of the items that we have to go over this  
10 evening. For those of you whom I have not  
11 had the pleasure of meeting, my name is  
12 Steven Horton. I'm the director of the New  
13 Rochelle Housing Authority, and I want to  
14 thank each and every one of you for coming  
15 out this evening.

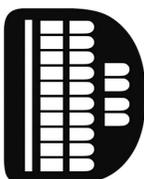
16           We do have two resident commissioners  
17 here this evening, Ms. Patricia Lester,  
18 commissioner for the housing authority, and  
19 we have Ms. Beverly Scott, commissioner for  
20 the housing authority are also here, in  
21 addition to a number of members of the United  
22 Tenants Council and the various resident  
23 advisory boards that we have as well. And I  
24 want to thank my staff as well for this  
25 evening.



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2           A couple of housekeeping issues because  
3 we want to make sure that as many people as  
4 possible who are residents of the housing  
5 authority can participate. We do have  
6 individuals who are signing this evening, so  
7 if there is anyone who has a hearing  
8 impairment or another sensory impairment,  
9 please, by all means, let us know. We did  
10 post the notices this evening -- for this  
11 evening's meeting on our Web site in both  
12 English and Spanish and we will be  
13 transcribing these proceedings in both  
14 English and Spanish, and we'll be posting  
15 those proceedings on our Web site as well,  
16 which is [www.nrmha.org](http://www.nrmha.org) for those of what you  
17 want to go to the Web site.

18           And the plan that we're going to discuss  
19 this evening, I've distributed, for the most  
20 part two of the budget pages because how the  
21 money is spent is often the concern that  
22 people have the greatest for, but the entire  
23 plan, which is some 80-page document, is on  
24 the Web site and you can go to the housing  
25 authority Web site and check it out.

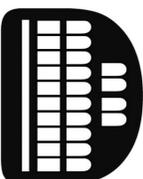


## 1           2012 AGENCY PLAN PUBLIC HEARING

2           We do have a microphone here, so when we  
3 get to the question and answer period, I  
4 would ask that you would please queue up,  
5 line up to use the microphone, and please  
6 give us your name and your address for any  
7 comments that you have, and if there's a  
8 specific way that you would like us to  
9 respond to your comments.

10           After tonight's proceedings, when we  
11 post the revised plan, the plan that we're  
12 discussing tonight as the draft plan, when we  
13 post the revised plan, it will have your  
14 comments, and it will have the housing  
15 authority's response to your comments, but if  
16 you also have an e-mail address that you  
17 would like us to use to respond to your  
18 specific comments, you may be asking a  
19 comment, which is of general interest to  
20 everyone, but you're asking a comment that is  
21 specific to you and you want it to get back  
22 to you specifically, please make sure that  
23 you give a way to do that.

24           I do want to let everyone know that  
25 we're conducting two meetings in one this



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2       evening. We conduct this type of meeting  
3       every year for what's called our annual plan.  
4       HUD requires all public housing authorities,  
5       all 3,500 public housing authorities across  
6       the country to come with up with an annual  
7       plan which discloses to the residents of the  
8       housing authority and to the general public  
9       how the housing authority intends to spend  
10      the money that the federal government gives  
11      us. So this meeting is a meeting which is  
12      held every year. Our annual plan is due  
13      April 15th of every year. It's due on the  
14      15th of April because we have a July 1st  
15      fiscal year. The housing authority's fiscal  
16      year is not a calendar year; it's a fiscal  
17      year. So prior to the July 1 fiscal year,  
18      we're required to discuss with the community  
19      how we're going to spend the federal money  
20      that the housing authority gives us.

21           So we would have been in this place  
22      having this meeting in any event based on  
23      that. However, because of the activities  
24      going on at Hartley, because of the Hartley  
25      redevelopment, and because we're going to get

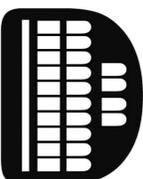


## 1           2012 AGENCY PLAN PUBLIC HEARING

2 ready to go into Phase II in that project,  
3 and we're going to be submitting an  
4 application to HUD for Phase II, that process  
5 also requires a public hearing, so we're  
6 going to conduct the meeting in two parts  
7 tonight.

8           We're going to do the annual plan part  
9 first because that pertains to all residents  
10 of the housing authority, as you will see as  
11 I go through the plan. So anyone who is here  
12 for the annual plan, the agency plan, if  
13 you're from 111 Lockwood or 50 Sickles or  
14 361-345 Main Street and you want to know  
15 what's in store for your development, we're  
16 going to discuss that part first, then we'll  
17 take a brief minute to adjourn that, and  
18 we're going to go then into the Hartley  
19 Houses disposition application.

20           I'm going to try and get through the  
21 first part of the meeting as quickly as  
22 possible so that anyone who is here, not  
23 necessarily concerned about the Hartley  
24 redevelopment, has the opportunity to have  
25 that information given to them, if they



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2       choose to leave. You're welcome to stay for  
3       the entire meeting, but if you have something  
4       else that you have you to do or don't want to  
5       stick around for the entire proceeding, you  
6       can do that, and we're going to go into the  
7       Hartley redevelopment.

8           We do have a sign-in sheet, so please  
9       make sure that you sign the sign-in sheet.

10       We do have a sign-in sheet. If you are a  
11       member of the resident advisory board, either  
12       the United Tenants Council, the Hartley  
13       Houses Resident Advisory Board, there are  
14       different sign-in sheets, so do make sure you  
15       sign the sign-in sheets. HUD really wants to  
16       know that you were present and had an  
17       opportunity to have your input with regard to  
18       that.

19           And as I indicated, the Department of  
20       Fair Housing & Equal Opportunity at HUD wants  
21       to make sure that as broad a spectrum of the  
22       community as possible is involved, so we do  
23       have individuals here who are signing for the  
24       sensory impaired. We will be translating the  
25       information into the Spanish language, and we



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2 will be putting it onto our Web site. If you  
3 know of anyone who has any additional sensory  
4 impairments, for example, needs information  
5 translated into braille for the sake of  
6 example, by all means please let us know, and  
7 we'll make sure those individuals have the  
8 opportunity to read this information in the  
9 form they can process it as well.

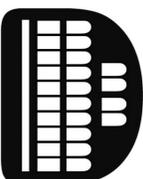
10           So having said that, I'm going to go  
11 through the first part of the agenda. And  
12 you should have a couple of things in handout  
13 this evening. The first document is entitled  
14 2012 Agency Plan Public Hearing Capital  
15 Projects Completed 2010 through 2012 as well  
16 as the Hartley Houses Redevelopment. This  
17 document basically explains what the housing  
18 authority has accomplished with the federal  
19 funds that we have received over the last two  
20 years and fortunate -- I'm pleased to say in  
21 large part this has to do with the federal  
22 stimulus package that was enacted by  
23 President Obama in March 2008. We're a few  
24 years down the road from that but you may  
25 recall there was a federal stimulus package



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2       that was part of the economic recovery  
3       activity in 2008 and a fair amount of the  
4       activity that we accomplished here we've been  
5       able to get done because of the stimulus  
6       program, but at 111 Lockwood you can see what  
7       was accomplished there. If you're a resident  
8       of 111 you know full well what occurred  
9       there. For those residents here at 50  
10      Sickles Avenue, you can read here the things  
11      that have been completed or are in the  
12      process of being done. Similarly for 345 and  
13      361 Main Street and at Hartley Houses, which  
14      we'll go through somewhat in the first part  
15      of the meeting as it relates to the annual  
16      plan, but in more detail in the second part  
17      of the meeting. We have planned 228 newly  
18      constructed rental units and a three-page  
19      transformation of the neighborhood.

20           So as you look at this, you can see that  
21      the housing authority has been active in all  
22      four developments in a very significant way.  
23      Every single development of the housing  
24      authority has had some rehabilitation, some  
25      renovation, some investment of capital in the



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2       building which is designed to prolong the use  
3       of life so that the buildings are an  
4       affordable housing resource, not just for  
5       yourselves but for the entire New Rochelle  
6       community in what we call perpetuity going  
7       forward.

8           The housing authority was formed in  
9       1941. We are 71 years old. And the hope, of  
10      course, is we will be here for the next  
11      generation as well, going off into the  
12      future. So this is by way -- just so you can  
13      put it in proper framework, these are items  
14      which were not done in the normal course of  
15      housing authority business. What I mean by  
16      that is when you pick up the phone or stop by  
17      the office and give us a complaint of  
18      something is wrong in your apartment, which  
19      gets translated into a work order, these are  
20      now these items. These are what are known as  
21      capital improvement. These are things which  
22      are done to the building as a whole to  
23      preserve the quality, the life of the  
24      building as a whole, and that's what these  
25      items are, major and significant improvements

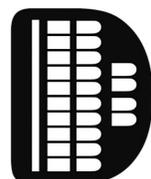


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2       to the buildings and we're pleased that we're  
3       able to get them done.

4           Having said that, I'd like to turn  
5       everyone's attention to the budget document.  
6       I don't think it's necessarily the second  
7       document that you see, but it's the one that  
8       I'd like to go over next, and it is entitled  
9       The Annual Statement/Performance and  
10      Evaluation Report, and on the upper-right  
11      hand side, you'll see in the first box,  
12      federal fiscal year grant 2012 CFP. CFP  
13      standing for capital fund program. Does  
14      everyone have this?

15           So this document consists of two pages.  
16      Please don't be confused by the fact that the  
17      page numbers are not sequential. I pulled  
18      them out of order for purposes of  
19      illustrating some of the key points this  
20      evening. This entire budget, which starts in  
21      2010, if you wanted to look back two years,  
22      and as you'll see when we look at the next  
23      page, it goes through 2016, so it goes  
24      through the next three years going forward as  
25      well.



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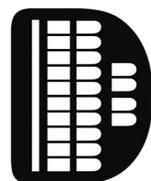
2           So in 2012, the federal government has  
3 appropriated \$619,000 to the housing  
4 authority. This is a significant decline  
5 over time. Only a few years ago the housing  
6 authority was receiving on an annual basis  
7 over \$800,000, close to a million dollars on  
8 an annual basis, but as the deficit reduction  
9 talks in Washington take on more prominence  
10 and that is as people across the country and  
11 are elected leaders in particular become more  
12 and more concerned with the federal deficit,  
13 they have reduced the amount of federal  
14 spending across the board. And all of us  
15 have felt the impact of that, our housing  
16 authority as well. So unfortunately we are  
17 only receiving \$619,000 this year, which is a  
18 drop of about \$200,000 over previous years.  
19 It's a very significant drop for the housing  
20 authority. Most of the buildings that you  
21 live in were built in the 1940s. In the case  
22 of Hartley, the 1960s. In the case of Bracey  
23 apartments, in the 1970s. In the case of  
24 this building, 111 Lockwood, these are very  
25 old buildings. They're continuously occupied



## 1           2012 AGENCY PLAN PUBLIC HEARING

2 all the time. We are in the northeast part  
3 of the country, we're not in the southwest  
4 where it's always sunny and dry, so our  
5 buildings undergo a fair amount of wear and  
6 tear and we actually would benefit by a  
7 tremendous infusion of capital above and  
8 beyond what we receive.

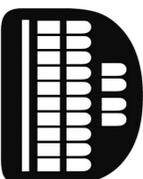
9           So you'll see that this planning process  
10 is very important because the resource that  
11 we have is scarce. But for 2012, and while  
12 we are going to go into detail on the Hartley  
13 redevelopment in the next meeting, you'll see  
14 that we are going to spend some money this  
15 year for the Hartley project. You'll see  
16 that about \$100,000 will go to the housing  
17 authority for its operations, that is for the  
18 day-to-day operations of the housing  
19 authority. \$13,000 will go to the housing  
20 authority for what is called management  
21 improvement, so these are computers,  
22 software, copy machines, things of that  
23 nature. \$61,000 to the housing authority for  
24 administration. It costs the housing  
25 authority about \$85,000 a year to administer



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2       the program in the form of consultants,  
3       architects, engineers, things of that nature  
4       and that's what the money is going for.

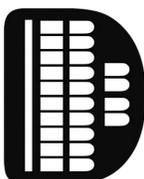
5           The primary construction that will be  
6       happening this year will be the replacement  
7       of the roof at Building 2 at 361 Main Street.  
8       That roof, you'll see that dollar amount for  
9       \$150,000 a year, and that's the primary  
10      activity that is designed for this year, and  
11      then apartment upgrade which are various  
12      apartment upgrades. The last item on that  
13      budget, \$160,000 is earmarked for relocation  
14      costs for the residents of Hartley Houses.  
15      The housing authority is required to pay the  
16      costs of the residents who will be relocated  
17      from the existing units that you're in to the  
18      new units when the new units are constructed.  
19      So any expenses that you have associated with  
20      that move, and I mean eligible expenses, and  
21      what I mean when I say eligible expenses is  
22      the cost of disconnecting your cable  
23      television, reconnecting the cable television  
24      in the new unit, the cost of disconnecting  
25      your telephone, reconnecting your telephone,



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2   any moving costs. We think that moving costs  
3   will be nominal because in some cases you  
4   will be moving literally across the street.  
5   But there will be some moving costs, so  
6   that's what that number is allocated for.

7           So even though we're going to go into  
8   Hartley in great detail in the second part of  
9   the meeting, you can see that as far as the  
10   capital fund budget is concerned, we do have  
11   some exemptions for Hartley this year. I'm  
12   not going to go into great detail on the  
13   second page, but I ask you to turn to the  
14   second page. You can see we have a budget  
15   for 2013, 2014, 2015, and 2016, so another  
16   name for this plan is called a five-year  
17   plan. You go to the HUD Web site and you  
18   want to look at agency plans from other  
19   housing authorities across the country or  
20   just do some reading on what an agency plan  
21   is, it's called a five-year action plan or  
22   agency plan. You'll see that we're required  
23   to project out into the future what  
24   expenditures we're going to be undertaking  
25   for the next five years.



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2           The most significant issue on this one  
3           that I want to point out is in fiscal year  
4           '13 and '14. You'll see that we have  
5           allocated \$350,000 to each of those years for  
6           demolition costs, and that is because in  
7           those years the housing authority will  
8           commence the demolition of two of the  
9           buildings at Hartley after the residents have  
10          moved out and relocated to the new units.  
11          And I'm going to go into more detail about  
12          that in the second part of the meeting.

13          So this in a nutshell is the budget. I  
14          invite all of you to go to the housing  
15          authority Web site to look at the entire  
16          plan. Most of the housing authority policies  
17          are there. For example, our policies and  
18          preferences for occupancy, for the waiting  
19          list. The housing authority has a series of  
20          preferences. We have a weighted scale for  
21          applications if you're a New Rochelle  
22          resident you get a certain number of points.  
23          If you're homeless you get a certain number  
24          of points. If you are in substandard housing  
25          or paying more than 50 percent of your



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2       rent -- 50 percent of your income for rent,  
3       so if you're applying through the housing  
4       authority and you're not a resident of the  
5       housing authority, you make an application,  
6       your application is scored based on the  
7       strength of those weighted points.

8           The housing authorities across the  
9       country have a pretty broad latitude on what  
10      they assign as those preferences. Some  
11      housing authorities give a preference to  
12      veterans, so if you're a New Rochelle  
13      veteran, you would automatically go to the  
14      top of the list. Some housing authorities  
15      give a preference for domestic violence, so  
16      if you're a New Rochelle resident and victim  
17      of domestic violence, you would automatically  
18      go to the top of the list. So housing  
19      authorities across the country have very  
20      broad discretion on how they assign  
21      preferences, and you will see what ours are.

22           That's just an example of the policies  
23      that the housing authority has that are on  
24      the agency plan that are there for you to  
25      view.



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2           So I'm going to, at this point in time,  
3           stop on the agency plan and answer any  
4           questions that people may have with regard to  
5           that. Please be aware that, again, we are  
6           recording the program this evening so there's  
7           a permanent record of it, so if you have a  
8           question, I would ask if you could please  
9           rise, preferably go to the microphone, but if  
10          you feel that your voice will carry --  
11          actually the microphone is wireless. If you  
12          want to just raise your hand if you've got a  
13          question, we'll bring the microphone over to  
14          you and then answer your question. I've got  
15          about 7:35 now. We're going to maybe answer  
16          questions for about another 25 minutes and  
17          then start the second part of the meeting on  
18          Hartley in about a half hour.

19                 Any questions on the agency plan?

20  
21                 (Inaudible question from audience  
22                 speaker.)

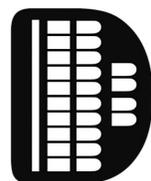
23  
24                 MR. HORTON: If I understand the  
25                 question correctly, the question he was



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2    asking with regard to the Hartley  
3    redevelopment, as the buildings are  
4    demolished are we going to be replacing them  
5    with a specific type, such as a 13-story  
6    building. So I will answer the question, but  
7    I'm going to ask those of you who have very  
8    specific questions as it relates to Hartley  
9    if you can hold them to the second part of  
10   the meeting, I will be happy to answer your  
11   questions. I look around the room and I see  
12   there are some individuals who are here from  
13   111 Lockwood and who are here from 50 Sickles  
14   Avenue, where they may end up staying for the  
15   entire meeting, but in the event they do not  
16   want to stay for the Hartley part, I want to  
17   make sure I answer any questions they may  
18   have.

19           But the housing authority is going to be  
20   replacing 228 units at Hartley, that's a  
21   growth, an increase from the original plan,  
22   which was originally 198. And the primary  
23   purpose for that -- the primary reason for  
24   that change is that we have made the decision  
25   not to go forward with the homeownership

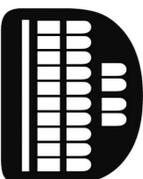


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2       component. For many, many years you heard us  
3       talk about the fact that the first two phases  
4       would be a rental phase, the third phase  
5       would be a homeownership phase, but based on  
6       what's going on in the national economy, the  
7       housing market, the banking market, we made  
8       the decision that it will be too difficult to  
9       build and sell those 15 two-family houses  
10      that we were going to construct for  
11      homeownership, so while we are disappointed  
12      in that, what that does mean is that the  
13      actual number of rental units is going to  
14      increase. So where originally the 240 units  
15      at Hartley were going to go down to 198  
16      units, that number is now going back up to  
17      228 as a result of the fact that we're not  
18      going to be building the homeownership  
19      component in the third phase.

20           However, no building will be taller than  
21      four stories, to answer your specific  
22      question about comparison. I'll go into that  
23      in much more detail in the second part of the  
24      meeting.

25           Any other questions as it relates to the



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2           information I gave in the first part of the  
3           presentation as it relates to the agency  
4           plan? Give us your name and your address for  
5           the record.

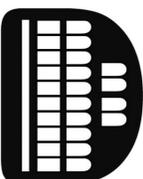
6           MS. WHITE: Hello, my name is Jaclyn  
7           White. I live at 50 Sickles, Apartment 4I.  
8           Looking at this paper, Mr. Horton, it's not  
9           clear, but you and I have spoken in reference  
10          about the laundry room and you said that you  
11          had to get some more information and we've  
12          been waiting on it for almost two years.  
13          Have we heard or found out any more  
14          information in reference about that?

15          MR. HORTON: Thank you for that  
16          question. With regard to the laundry room in  
17          three of the four developments, the laundry  
18          room at Bracey, the laundry at room at 50  
19          Sickles, this building, and the laundry room  
20          at 111 Lockwood, we did put up to bid during  
21          the course of late last year, a request for  
22          bid for a laundry service company for new  
23          laundry machines. The housing authority  
24          receives roughly 50 percent of the revenue  
25          that's collected for the laundry income. For



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2       those of you who use the machines, you know  
3       we've had the existing machines for a long  
4       time, and we did put out a bid for new  
5       laundry machines. We did get the bids back,  
6       they were presented to the board and we only  
7       had one company respond, the current existing  
8       company. We may be putting those bids back  
9       out because we understand that there are  
10      other companies who do now want to compete  
11      for that business, so we do think you'll get  
12      a better result if we have people competing  
13      for it. So we do acknowledge, particularly  
14      the residents of this building, that the  
15      housing authority has indicated that request  
16      and response to your request we will be  
17      producing new laundry machines, and we're  
18      very, very close to do that. I know you've  
19      heard that in the past, because we now have  
20      other companies in addition to the one that  
21      responded, we're going to put it back out to  
22      bid and let multiple companies compete for  
23      it. We think as a result we will get better  
24      quality machines and a better price for the  
25      residents, so as soon as that process is



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2           completed, we'll sign that contract.

3           MS. WHITE: Is there a certain amount of  
4           time they're going to have?

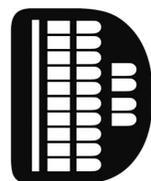
5           MR. HORTON: Yes. When we put a  
6           contract out to bid, it has to get published  
7           in the newspaper and remain with a 20-day  
8           notice, people have 20 days to respond. So  
9           I'm hopeful that by April we'll be in a  
10          position to award the contract for the new  
11          machines.

12          MS. WHITE: Okay. Thank you.

13          MR. HORTON: Thank you for that  
14          question.

15          MS. BARTY: Stephanie Barty, 361 Main  
16          Street. Does that mean Main Street too for  
17          the laundromat?

18          MR. HORTON: Yes. We're going to be  
19          replacing the laundry machines at three  
20          locations: At Main Street, at 50 Sickles  
21          Avenue, and at 111 Lockwood. At 111  
22          Lockwood, for those of you who live here, we  
23          had replaced them already because the  
24          machines started to really fall apart. But  
25          people are welcome to see -- take a look at



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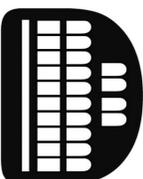
2           the bids for new laundry in all three  
3           locations.

4           MS. BARTY:   Okay.   Thank you.

5           MR. HORTON:   Question in the back.

6           MS. McCOLLUM:   Hi.   My name is Deborah  
7           McCollum, 111 Lockwood.   I'm looking at for  
8           111 Lockwood, what has -- for the thing for  
9           2010 through 2012, okay, in the summer we had  
10          our elevators done with whoever accepted --  
11          you accepted their bid.   We have had problems  
12          with our elevators.   They keep breaking down.  
13          The front door entrance, we just had that  
14          done about a month ago, and it just says  
15          renovation for vacant units.   Is there any  
16          other upgrades going on for 111 Lockwood or  
17          this is it?

18          MR. HORTON:   Thank you for your  
19          question.   At this point in time, those are  
20          the primary renovations that will be  
21          undertaken at 111 Lockwood.   The subsequent  
22          budgets don't go into detail.   All of the  
23          work items are aggregated into total budget  
24          line, but there is boiler replacement  
25          scheduled for 111 Lockwood.   I can't tell you

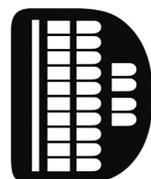


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2       exactly which year but that's the next major  
3       work that will be occurring at 111 Lockwood  
4       is boiler work, so we're going to the  
5       elevators and their operation. Mr. Phipps,  
6       the property manager is here. I'm sure he's  
7       gotten that input about the state of the  
8       elevators. We'll certainly look into that  
9       and the front entrance door at 111 Lockwood  
10      has just been installed. That contract is  
11      still under contract, so if there's any  
12      issues with that, please let us know. We  
13      haven't completed that work at this point in  
14      time. If I can expand on that a little bit,  
15      when we discussed the capital fund program,  
16      while we acknowledge there may be items in an  
17      individual apartment that needs to get done,  
18      we certainly could benefit from an infusion  
19      of capital. With these monies we tend to do  
20      work items that benefit the building as a  
21      whole.

22           MS. McCOLLUM: I'm asking about the  
23      building as a whole.

24           MR. HORTON: I appreciate it. It just  
25      gave me an opportunity to expand on that so I



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2 appreciate the question. So you'll see roof  
3 work, you'll see windows for the entire  
4 building, you'll see front entrance doors,  
5 you'll see a fire alarm system, something  
6 that benefits the entire building because  
7 these are monies that HUD gives us to make  
8 sure that the life of the building is as long  
9 as possible.

10           MS. OAKLEY: Hi. Shirley Oakley, 50  
11 Sickles Avenue, Apartment 5I. In reference  
12 to the elevators, the cabin machinery and the  
13 front door, and also the renovation of the  
14 basic units, with the elevators, we found  
15 that our elevators are breaking down more  
16 than usual. And on the weekends we don't get  
17 the service that we're supposed to get from  
18 this company. And also with the front door,  
19 that door has been breaking also and we're  
20 not getting the, you know, service that we  
21 should from it. And as far as the  
22 apartments, does that include anything that's  
23 wrong with the apartments that are being  
24 occupied now?

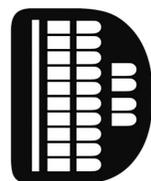
25           MR. HORTON: Taking your last question



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2       first, Ms. Oakley, the apartments were for  
3       vacant units. At one point in time there was  
4       approximately 20 vacant units in this  
5       building and they were all renovated  
6       substantially and have been re-rented by and  
7       large, so we're referring to the vacant  
8       units, not the occupied units, vacant units.  
9       As far as the elevators are concerned, we'll  
10      definitely follow up with the company. Those  
11      elevators are still under warranty.  
12      Elevators at 111 Lockwood, I believe, are  
13      expired for warranty, because those elevators  
14      were done first but the elevators here are  
15      under a two-year warranty. It hasn't been  
16      two years, so we certainly will look into  
17      those complaints about the nature of the  
18      work.

19           As far as the service calls, Mr. Phipps,  
20      I know there was at some point in time, there  
21      was a little confusion in this building  
22      because the elevator company took it upon  
23      themselves to put a decal on the call button  
24      which had a telephone number to call and it  
25      wasn't our emergency number, so there was



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2 some disconnect because people were calling  
3 that number, it wasn't an emergency number  
4 for us, but we since remedied that. So the  
5 service on the weekends -- you shouldn't have  
6 a problem with the elevators, that should be  
7 getting better as far as them coming out.

8 MS. BROOKS: I remember last year the  
9 water floodings on through the windows on the  
10 other side. And they said they fix it in the  
11 summer and it never fix in the summer, so  
12 maybe the flood rain come to flood me out. I  
13 told it to you.

14 MR. HORTON: Thank you, Ms. Brooks.  
15 We'll follow up on that. We will definitely  
16 follow up to see what occurred in the  
17 apartment from the flood and what work  
18 remains to be done, but thank you for  
19 bringing that to my attention. Thank you.

20 MS. SOOK: Hi. My name is Francis Sook  
21 (ph.), 50 Sickles, 7B. I'm a concerned  
22 person about the idea that it's constantly on  
23 the weekends that we have the alarms go off  
24 for hours and hours at a time which shuts  
25 down our elevator, which leaves a constant



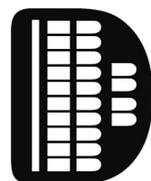
## 1           2012 AGENCY PLAN PUBLIC HEARING

2       annoying beep, and yet still there's really  
3       no emergency as far as anybody in the  
4       building. It seems to have something to do  
5       with our electrical system here. Is there  
6       anything we can do to correct this?

7           MR. HORTON: I'm not aware -- well, let  
8       me answer your question this way: We are  
9       upgrading the fire alarm system in this  
10      building, and you may hear the enunciator  
11      panel in the lobby chime and it is related to  
12      the elevator work only in that when we  
13      upgraded the elevators in this building, we  
14      installed a fire safety mechanism so that  
15      when a fire alarm goes off in a building, it  
16      does bring the elevators down to the lobby.  
17      So there is a connection, not so much in the  
18      way that the elevators work but also in the  
19      way that the fire alarm system works and that  
20      is being upgraded, so that may be what you're  
21      experiencing.

22           I don't know why it would seem that the  
23      incidence is greater on a weekend than during  
24      a weekday.

25           MS. SOOK: It's on the weekend.

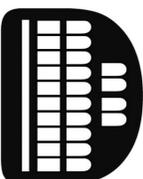


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2 MR. HORTON: Thank you for that. So  
3 what I will do is ask Mr. Phipps if he could  
4 ask the elevator company to give us the  
5 maintenance logs for service over the last  
6 month and we'll see if there's something in  
7 particular that's related to that. Thank you  
8 for that question.

9 MR. THORCH: Hi. My name is Robert  
10 Thorch (ph.) I live here at 50 Sickles, 3A.  
11 I understand that you say you were trying to  
12 fix up the building as it goes around as  
13 needed. You said so about the apartment also  
14 in that, you know, my apartment has been  
15 needed to be fixed in certain areas like the  
16 closet doors and whatever. It hasn't been  
17 fixed in quite some time, and I've been  
18 saying something but no one -- kept brushing  
19 me off. So I'm like wondering, you know, are  
20 they doing it apartment by apartment or  
21 they're just going to do one whole sweep of  
22 taking care of these different apartments  
23 that people got renovated.

24 MR. HORTON: Thank you for your  
25 question. If I understand your question



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2       correctly, for the most part the monies that  
3       were spent in this building were spent in  
4       what we call common areas, not individual  
5       apartments, but the stairwells, the hallways,  
6       the rooftop, the elevators, the areas that  
7       everyone in the building uses irregardless of  
8       what apartment they live in. As far as  
9       anything that's wrong with your individual  
10      apartment, to the extent that those repairs  
11      have not been made, I would ask that you let  
12      us know again by calling the office and  
13      making a work order and we'll follow up on  
14      those things. But no work as far as the  
15      budget that I went over right now is planned  
16      to happen in the individual apartments.  
17      Thank you for that.

18           MS. TILLMAN: My name is Bessie Tillman  
19      and I live at 345 Main Street in New  
20      Rochelle. I would like to know whether  
21      you're going to replace the locks on the main  
22      doors that come into the building on the back  
23      and front. Also I would like to know is  
24      there a way the windows in the hall, that  
25      some kind of protection could be put on them



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2       so the birds don't fly in. I came in today  
3       and there was a bird -- I came out of my  
4       apartment and there was a bird flying around  
5       the hall. I don't like birds flying around.  
6       So I went down the hall and got the man to  
7       come out and escort me to the elevator.

8           MR. HORTON: Thank you for that  
9       question. Taking your first question first:  
10       I do appreciate you asking that question  
11       because out of all the work items that are  
12       not planned in the immediate future, the  
13       replacement of the front entrance doors at  
14       both 345 and 361 are a priority for us. We  
15       do not have money budgeted, but I agree with  
16       you a hundred percent with the premise of  
17       your question that that work desperately  
18       needs to get done. As you know, we're in a  
19       constant struggle to try and keep 361 Main  
20       Street secure, because that building is a  
21       walkthrough to everyone who wants to go to  
22       the other building, so that's a real  
23       challenge for us. So we are going to address  
24       that. The other building, 345, is a little  
25       more secure. But we do need to replace those



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2       entrance doors, absolutely. And that's  
3       something that we will be doing, so thank you  
4       for that question.

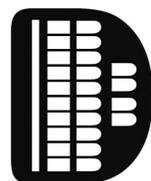
5           As far as your second question, the  
6       housing authority is prohibited by law from  
7       discriminating, so we don't stop birds from  
8       coming in as well. But in all seriousness,  
9       with the windows, the primary thing that we  
10      are concerned about is --

11       MS. TILLMAN: The ones in the hallway,  
12      they keep them open all the time. I close  
13      them, because there's no protection.

14       MR. HORTON: Mr. Phipps, maybe we can  
15      put an inset screen on those windows. When  
16      we changed the windows at Main Street, the  
17      primary thing we did was we shifted the  
18      windows that open from the lower panel to the  
19      upper panel --

20       MS. TILLMAN: The top panel, they can  
21      still open.

22       MR. HORTON: Right. The top panel is  
23      the only panel that opens now. We made that  
24      change. The point I wanted to make for  
25      safety purposes, we shifted the windows that



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2       are open from the bottom panel to the top  
3       panel for child safety, and we also reduced  
4       the size of the opening of the windows, but I  
5       agree that they -- we would appreciate if  
6       people would leave the windows closed, but  
7       we're not sure if people are in this hallway,  
8       dare I say smoking, who opens the windows,  
9       but thank you very much for that question.

10           MS. BARTY:   Stephanie Barty, 361 Main.  
11       Our elevator, is it still under warranty,  
12       because there's a problem now with the door.  
13       It does not shut like it's a supposed to, you  
14       know, before it closes, there's a long pause  
15       so that needs to be looked into.

16           MR. HORTON:   Thank you for that.   That  
17       elevator is not under warranty.   That was one  
18       of the first ones that were done.   The last  
19       time I was at 361, I think there was an issue  
20       on one of the floors I experienced.   Maybe it  
21       was the fourth floor.   I'm not sure.

22           MS. BARTY:   That is stayed open.

23           MR. HORTON:   It stayed open.

24           MS. BARTY:   A long period of time.

25           MR. HORTON:   A long period of time.

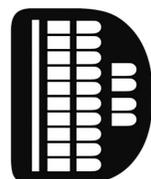


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2       We're making a record of all -- the reason  
3       why we have a recording is because we're  
4       making a record. We're going to go over and  
5       look over all these issues that people are  
6       raising, so we can address it, so thank you  
7       for that question. Thank you for that.

8           MS. SOOK: Again, my name is Francis.  
9       I'm at 50 Sickles. I'm asking this on behalf  
10      of a fellow resident because I was  
11      baby-sitting his apartment while he was in  
12      the hospital, and in the process in putting  
13      in the rails, they made two complete holes  
14      straight into his apartment and that's in 3A  
15      in this building, 50 Sickles. So I know that  
16      he was unaware and I made him aware, but what  
17      I'm saying, is that considered to be a work  
18      order and he's going to wait for it because  
19      this was done by the people who actually put  
20      in the railing.

21           MR. HORTON: Thank you for that. That,  
22      I was not aware of. For what the speaker was  
23      referring to, we replaced the handrails in  
24      this building because this is a building  
25      primarily for senior and disabled persons.



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2       In the hallways there are handrails because  
3       the hallways are so long to assist people who  
4       need that assistance, and so we really -- as  
5       you know, the old ones were wobbly and  
6       insecure, so one of the things we did this  
7       year or late last year was replace them with  
8       wider and more sturdier handrails, so I did  
9       not know that in the process of installing  
10      them that they actually penetrated into an  
11      apartment. I thank you for bringing that to  
12      my attention.

13           MS. SOOK: I don't want him to think I  
14      put holes in his wall.

15           MR. HORTON: We would not have known  
16      that otherwise, so thank you very much for  
17      bringing that to our attention. We  
18      definitely will look into that in Apartment  
19      3A.

20           It's going on 8:00. I do want to make  
21      sure we have enough time to go over the  
22      Hartley issue, so I'm going to ask if we can  
23      just take a couple more questions on the 2012  
24      agency plan budget that's been distributed to  
25      folks. If you don't have the opportunity to

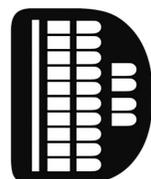


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2   get your questions answered tonight, please  
3   either -- feel free to put your comments or  
4   your questions in writing, send them by  
5   e-mail. Does everyone have my e-mail address  
6   or the housing authority's e-mail address?  
7   My e-mail address is sdh@nrmha.org. If  
8   you're going to correspond with me, I  
9   typically prefer e-mail. I respond to that  
10  most quickly, so by all means feel free to  
11  e-mail us, drop a letter off to us, or bring  
12  your comments to the office. Okay. So any  
13  other questions? Going once, twice, three  
14  times on the agency plan before we move to  
15  Hartley?

16           MS. NUGENT: My name is Cynthia Nugent  
17  and I'm staying over by 111 Lockwood, and I  
18  put my name on the housing list for the  
19  longest time, and I desperately, desperately  
20  need a place to live. What more should I do?

21           MR. HORTON: Thank for that, Ms. Nugent.  
22  We'll take a look at that. Our leasing agent  
23  is here, the staff person that's responsible  
24  for renting the apartments. We recently  
25  renovated a number of vacant units at 111 and



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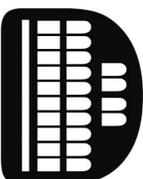
2       when we're in the process of leasing them  
3       now, so we'll certainly take a look at that.

4           MS. NUGENT:   Thank you very much.

5           MR. HORTON:   I'm going to take two more  
6       questions.  Anyone else who has not yet --  
7       I'd be happy to recognize anyone who has not  
8       had an opportunity to ask questions about the  
9       agency plan.  If not, I'll go to Ms. Barty  
10      and we'll close that out.

11          MS. BARTY:   Parking.  361, 345, we were  
12      able to park at Hartley before construction  
13      started, what's going on now?

14          MR. HORTON:   Sure.  The parking passes  
15      that we're distributing now are site  
16      specific.  There was a period of time when we  
17      issued parking passes that were agency-wide.  
18      So if you had a parking pass and you lived at  
19      one site, you could park at another.  Now the  
20      parking passes we're distributing are site  
21      specific.  And the parking passes at Hartley  
22      are specific for the residents at Hartley, so  
23      in the past, you thought your parking sticker  
24      -- if you lived at one of the other buildings  
25      and thought your parking sticker was valid at

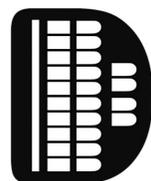


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2     Hartley, I would ask you not to now park at  
3     Hartley because the sticker is no longer  
4     valid there, but thank you for that question.

5           Let me move on to Hartley. I'm not  
6     going to adjourn the meeting because I don't  
7     want the disruption that might occur, but for  
8     any of you who are not a resident of Hartley  
9     and are not particularly interested in this  
10    part of the meeting, I would ask if you would  
11    just leave as quietly as possible, but I do  
12    want to stress that you are welcome to stay.  
13    What's going on at Hartley Houses does impact  
14    the entire community, the entire city, as a  
15    matter of fact, so you're more than welcome  
16    to stay for that. Hopefully you'll find this  
17    part of the meeting interesting, but if  
18    you're not, I would ask you to just leave as  
19    quickly as possible so that you're not  
20    disrupting the rest of the proceeding.

21  
22  
23           (Time noted: 8:01 p.m.)  
24  
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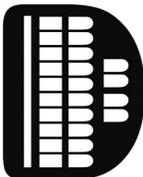
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C E R T I F I C A T E

I, Leeann Bertorelli, a Court Reporter  
and Notary Public of the State of New York, do  
hereby certify that the transcript of the  
foregoing proceedings, taken at the time and place  
aforesaid, is a true and correct transcription of  
my shorthand notes.



LEEANN BERTORELLI  
Court Reporter



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**Attachment  
For  
11.0 (g) Challenged Elements (NY088).**

N/A

**Attachment  
For  
11.0 (h) Form HUD-50075.1 (NY088).**

See Attachment 8.1

**Attachment**  
**For**  
**11.0 (i) Form HUD-50075.2 (NY088).**

See Attachment 8.2