

**TOWN OF
HARRIETSTOWN
HOUSING AUTHORITY**

**DRAFT FIVE YEAR PLAN
FISCAL YEARS 2015-2019**

Harrietstown Housing Authority
14 Kiwassa Road, Suite 1
Saranac Lake, NY 12983
518-891-3050

TABLE OF CONTENTS

Legal Notice.....1

Acronyms3

Form HUD-50075 – PHA 5-Year and Annual Plan.....5

 Mission Statement (5.1).....7

 Goals and Objectives (5.2).....7

 PHA Plan Updates (6.0).....8

 Availability of Five-Year Plan (6.0).....10

 Other Federal Programs (7.0)10

 Capital Improvements (8.0)11

 Form HUD-50075.1 – Performance and Evaluation Statement
 for CFP 2013 (8.1).....13

 Form HUD-50075.1 – Performance and Evaluation Statement
 for CFP 2014 (8.1)17

 Form HUD-50075.1 – Annual Statement for CFP 2015 (8.2).....21

 Form HUD-50075.2 – CFP Five-Year Action Plan (8.2).....25

 Capital Fund Finance Program (CFFP) (8.3).....33

 Housing Needs (9.0)33

 Strategy for Addressing Housing Needs (9.1)35

 Additional Information (10.0).....36

 Progress in Meeting Mission and Goals (10.0a).....36

 Definition of Significant Amendment and
 Substantial Deviation/Modification (10.0b)37

Plan Elements.....39

 1. Eligibility, Selection and Admission Policies, including Deconcentration
 and Wait List Procedures41

 ACOP.....43

 Admin Plan97

 2. Financial Resources151

 3. Rent Determination.....153

 ACOP.....155

 Admin Plan227

 4. Operations and Management297

 5. Grievance Procedures325

 ACOP.....327

 Admin Plan349

 6. Designated Housing for Elderly and Disabled Families.....363

 7. Community Service and Self-Sufficiency365

 8. Safety and Crime Prevention389

 9. Pets.....391

10. Civil Rights Certification.....	407
11. Fiscal Year Audit.....	409
12. Asset Management.....	455
13. Violence Against Women Act (VAWA).....	457
Other Required Documentation.....	459
Form HUD-50077 – PHA Certifications of Compliance with PHA Plans and Related Regulations.....	461
Form HUD-50070 – Certification of a Drug-Free Workplace.....	463
Form HUD-50071 – Certification of Payments to Influence Federal Transactions.....	465
Form SF-LLL – Disclosure of Lobbying Activities.....	467
Resident Advisory Board (RAB) Comments.....	469
Challenged Elements.....	471

Legal Notice

The Town of Harrietstown Housing Authority, in compliance with Section 511 of the Quality Housing and Work Responsibility Act, has developed paperwork related to its Five-Year Plan for the Fiscal Year beginning January 1, 2015 and continuing through to December 31, 2019. It is available for review at the Authority's office located at 14 Kiwassa Road, Saranac Lake, NY, and on its website, www.harrietstownha.org. Office hours are Monday – Friday, 9:00am-11:30am and 1:00pm-3:00pm. In addition, a public hearing will be held on October 15, 2014 at the Harrietstown Housing Authority's office at 4:30pm.

*Published August 29, 2014
Adirondack Daily Enterprise*

Acronyms

ACOP	Admissions and Continued Occupancy Plan
ACS	American Community Survey
Admin Plan	Administrative Plan
ECM	Energy Conservation Measure
FY	Fiscal Year
FYE	Fiscal Year Ending
GPNA	Green Physical Needs Assessment
HCV	Housing Choice Voucher
HHA	Harrietstown Housing Authority
HUD	Housing and Urban Development (the US Department of)
PHAS	Public Housing Assessment System
US	United States
VAWA	Violence Against Women Act

1.0	PHA Information PHA Name: <u>Harriestown</u> PHA Code: <u>NY087</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>113</u> Number of HCV units: <u>135 vouchers</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 9%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Please see attached.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Please see attached.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Please see attached.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. Not applicable.																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Please see attached.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Please see attached.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Please see attached.</p>
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Please see attached.</p>
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Please see attached.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Please see attached.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>Please see attached for these documents.</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>
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6

Mission Statement (5.1)

The mission of the Harrietstown Housing Authority (HHA) is to provide its public housing and tenant-based assistance program residents clean, safe, and affordable housing in a non-discriminatory manner.

Goals and Objectives (5.2)

Goal: Improve quality of residents' lives.

Objective: Promote self-sufficiency and asset development of assisted households.

Objective: Continue to explore and, when practicable, implement opportunities to better enable aging-in-place.

Objective: Maintain and strengthen professional and productive partnerships with appropriate community agencies.

Goal: Maintain and strengthen the Housing Authority's fiscal position.

Objective: Develop a diverse and sustainable revenue stream.

Objective: Obtain highest financial score, i.e., 25, under PHAS.

Goal: Maintain and strengthen properties' physical condition.

Objective: Meet the Housing Authority's capital needs.

Objective: Develop a five-year physical needs assessment and energy audit with a focus on conservation and energy efficiency.

Objective: Improve quality of assisted housing.

Objective: Obtain a physical score of 35 or higher under PHAS.

Goal: Maximize administrative/management effectiveness and efficiency.

Objective: Meet the Housing Authority's operating needs.

Objective: Identify and pursue a blend of affordable housing that is beneficial to the assisted families, the community, and the Housing Authority.

Objective: Expand the supply of affordable housing.

Objective: Develop staffing plan.

Objective: Obtain highest management score, i.e., 25, under PHAS.

PHA Plan Updates (6.0)

This section identifies revisions made since the last Five-Year Plan submission.

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

The Housing Authority's *Admissions and Continued Occupancy Plan* (ACOP) for public housing and *Administrative Plan* (Admin Plan) for the Housing Choice Voucher (HCV) Program set forth the policies in this area.

A review of the Housing Authority's minutes indicates that, in the time since the Housing Authority's prior five-year plan submission, few revisions have been made to this Plan Element.

1. In its 2011 Annual Plan, the Housing Authority states it will fingerprint all adult applicants and undertake a criminal background check. The fingerprinting was done for a few months but then stopped for cost and other reasons. Currently, it is not policy.
2. In 2011, in its Admin Plan, the Housing Authority established a preference for veterans.

✓ ***Financial Resources***

In 2012, the Housing Authority began to derive revenue from its partnership with the Adirondack Housing Development Corp. (AHDC), an affiliated not-for-profit organization. The AHDC contracts with the Housing Authority for staff to manage a 12-unit Low Income Housing Tax Credit development in the Village of Saranac Lake.

It is anticipated this partnership will continue. These funds help the Housing Authority maintain operations.

✓ ***Rent Determination***

The Housing Authority's *Admissions and Continued Occupancy Plan* (ACOP) for public housing and *Administrative Plan* (Admin Plan) for the Housing Choice Voucher (HCV) Program set forth the policies in this area.

No changes have been made.

✓ ***Operation and Management***

In 2010, the Housing Authority implemented a no smoking policy in its public housing developments. As of January 1, 2010, in its NY087-1 development, the Lake Flower Apartments, smoking is permitted only in designated outdoor areas. In its NY087-2

development, the Algonquin Apartments, smoking is permitted only outdoors. The purpose of the new policy is to minimize second hand smoke, reduce risk of fire, eliminate smoking-related damage to units, and reduce the work involved in turning over units inhabited by smokers.

✓ ***Grievance Procedures***

The Housing Authority's *Admissions and Continued Occupancy Plan* (ACOP) for public housing and *Administrative Plan* (Admin Plan) for the Housing Choice Voucher (HCV) Program set forth the policies in this area.

No changes have been made.

✓ ***Designated Housing for Elderly and Disabled Families***

There have been no changes; and, no changes are planned.

✓ ***Community Service and Self-Sufficiency***

In July of 2010, the Housing Authority adopted the Resident Education Support Policy.

The policy's intent is to assist public housing residents and Housing Choice Voucher (HCV) participants achieve a college degree by providing, on a conditional basis, refurbished computers. The number of computers provided annually is at the discretion of the Executive Director and depends on the Housing Authority's fiscal health and the availability of community partners.

Eligible recipients include those enrolled, in the current or next semester, in a program at an accredited college and having a designated career path. Eligible recipients will be provided with a refurbished notebook/computer. This notebook will remain the property of the Housing Authority until documentation verifying successful completion of course work for one school year is provided. Upon the provision of such documentation, the notebook's ownership transfers to the recipient.

✓ ***Safety and Crime Prevention***

No changes have been made. Though, in June of 2014, the Housing Authority applied for HUD Emergency Safety and Security Grant money to repair a voice intercom system, upgrade and install interior and exterior cameras at both projects, and upgrade and install exterior lighting at the NY087-2 project, the Algonquin Apartments. The Housing Authority awaits a decision.

✓ ***Pets***

The Housing Authority's *Admissions and Continued Occupancy Plan* (ACOP) for public housing sets forth the policies in this area.

No changes have been made.

✓ ***Civil Rights Certification***

The Housing Authority complies with Civil Rights.

✓ ***Fiscal Year Audit***

Not applicable.

✓ ***Asset Management***

No changes have been made.

✓ ***Violence Against Women Act (VAWA)***

The Housing Authority has not made any changes independent of those made by the government.

Availability of Five-Year Plan (6.0)

The Housing Authority's Five-Year Annual Plan is available at the Housing Authority's office at 14 Kiwassa Road in Saranac Lake. It can also be viewed on the Housing Authority's website, www.harriestownha.org.

Other Federal Programs (7.0)

The HHA has no involvement with any of the following programs at this time: Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, or Project-based Vouchers.

Capital Improvements (8.0)

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

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

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: Harriestown Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P08750113 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2014	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) ³	19,288	0.00
3	1408 Management Improvements	8,000	1,502.00
4	1410 Administration (may not exceed 10% of line 21)	12,600	0.00
5	1411 Audit	1,000	1,000.00
6	1415 Liquidated Damages		
7	1430 Fees and Costs	11,500	0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	22,000	0.00
10	1460 Dwelling Structures	52,644	7,002.20
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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

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

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

Part I: Summary		FFY of Grant: 2013 FFY of Grant Approval: 2013	
PHA Name: Harrisstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P08750113 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2014		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Actual Cost¹	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised²
		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)	127,032	127,032
21	Amount of line 20 Related to LBP Activities		9,504.20
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		Signature of Public Housing Director	
		Date 8/19/2014	Date

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

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

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

Part II: Supporting Pages					Federal FFY of Grant: 2013					
PHA Name: Harriestown Housing Authority			Grant Type and Number		Capital Fund Program Grant No: NY06P08750113					
Development Number			CFPP (Yes/No): No		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories			Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
						Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY-087-1 LAKE FLOWER APARTMENTS										
		OPERATIONS	1406		1	9,000	9,000	0.00	0.00	
		MANAGEMENT IMPROVEMENTS	1408		3	5,000	5,000	761.00	761.00	
		ADMINISTRATION	1410		1	7,600	7,600	0.00	0.00	
		AUDIT	1411		1	500	500	500.00	500.00	Completed
		FEES AND COSTS	1430		1	10,000	10,000	0.00	0.00	
		REPLACE REAR WALKWAYS	1450		1	3,000	3,000	0.00	0.00	
		POINT UP SEAL BUILDING BRICK	1460		1	23,644	12,644	0.00	0.00	
		RECARPET HALLWAYS	1460		1	2,500	0	0.00	0.00	
		UPGRADE ELEVATORS	1460		2	15,000	15,000	0.00	0.00	
		RENOVATE UNITS	1460		2	0	13,500	7,002.20	7,002.20	
SUBTOTAL						76,244	76,244	8,263.20	8,263.20	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2013					
PHA Name: Harriestown Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P08750113 CFPP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work	
				Original	Revised ¹		Funds Obligated ²
NY-087-2 ALGONQUIN APARTMENTS	OPERATIONS	1406		10,288	10,288	0.00	0.00
	MANAGEMENT IMPROVEMENTS	1408		3,000	3,000	741.00	741.00
	ADMINISTRATION	1410		5,000	5,000	0.00	0.00
	AUDIT	1411		500	500	500.00	500.00
	FEES AND COSTS	1430		1,500	1,500	0.00	0.00
	REPLACE WALKWAYS	1450	1	2,000	2,000	0.00	0.00
	REPLACE PARKING LOT	1450	1	17,000	17,000	0.00	0.00
	INSTALL TUB SURROUNDS	1460	1	1,500	1,500	0.00	0.00
	NEW ROOF	1460	1	10,000	10,000	0.00	0.00
SUBTOTAL				50,788	50,788	1,241.00	1,241.00
TOTAL				127,032	127,032	9,504.20	9,504.20

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2014		
PHIA Name: Harriestown		Capital Fund Program Grant No: NY06P08750114		FFY of Grant Approval: 2014		
		Replacement Housing Factor Grant No:				
		Date of CFFP:				
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2014	<input type="checkbox"/> Reserve for Disasters/Emergencies Summary by Development Account	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Obligated	Total Actual Cost ¹ Expended
Line				Original	Revised ²	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³			10,000		0.00
3	1408 Management Improvements			8,000		0.00
4	1410 Administration (may not exceed 10% of line 21)			12,000		0.00
5	1411 Audit			1,000		0.00
6	1415 Liquidated Damages					0.00
7	1430 Fees and Costs			34,500		0.00
8	1440 Site Acquisition					
9	1450 Site Improvement			2,000		0.00
10	1460 Dwelling Structures			59,646		0.00
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHIF 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 08/31/2011

Part I: Summary		FFY of Grant: 2014 FFY of Grant Approval: 2014	
PHA Name: Harrietstown	Grant Type and Number Capital Fund Program Grant No: NY06P08750114 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2014 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	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)	127,146	0.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2014										
PHA Name: Harrietstown		Grant Type and Number Capital Fund Program Grant No: NY06P08750114 CFPP (Yes/ No): Replacement Housing Factor Grant No:										
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work				
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²					
NY087-1 : Lake Flower Apts.												
	OPERATIONS	1406	1	6,000		0.00	0.00					
	MANAGEMENT IMPROVEMENTS	1408	1	4,000		0.00	0.00					
	ADMINISTRATION	1410	1	6,000		0.00	0.00					
	AUDIT	1411	1	500		0.00	0.00				Not done yet	
	FEES AND COSTS	1430	1	23,500		0.00	0.00					
	POINT UP-SEAL BUILDING BRICK	1460	1	59,646		0.00	0.00				Not started	

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

² To be completed for the Performance and Evaluation Report.

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 08/31/2011

Part II: Supporting Pages		Federal FFY of Grant: 2014									
PHA Name: Harrietstown		Grant Type and Number Capital Fund Program Grant No: NY06P08750114 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Funds Obligated ²	Funds Expended ²	Funds Obligated ²	Funds Expended ²	Status of Work	
				Original	Revised ¹						
NY087-2 : Algonquin Apts.	OPERATIONS	1406	1	4,000	0.00	0.00	0.00	0.00	0.00		
	MANAGEMENT IMPROVEMENTS	1408	1	4,000	0.00	0.00	0.00	0.00	0.00		
	ADMINISTRATION	1410	1	6,000	0.00	0.00	0.00	0.00	0.00		
	AUDIT	1411	1	500	0.00	0.00	0.00	0.00	0.00	Not done yet	
	FEES AND COSTS	1430	1	11,000	0.00	0.00	0.00	0.00	0.00		
	PARKING LOT IMPROVEMENTS	1450	1	2,000	0.00	0.00	0.00	0.00	0.00	Not started	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part I: Summary		PHA Name: Harriettstown	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2015 FFY of Grant Approval:
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Original	Revised ² Total Estimated Cost	Total Actual Cost ¹ Obligated Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³		10,000.00	
3	1408 Management Improvements		10,000.00	
4	1410 Administration (may not exceed 10% of line 21)		83,600.00	
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition		185,000.00	
9	1450 Site Improvement		55,000.00	
10	1460 Dwelling Structures		463,500.00	
11	1465.1 Dwelling Equipment—Nonexpendable		20,000.00	
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition		92,000.00	
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

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

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

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

Part I: Summary		FFY of Grant: 2015	
PHA Name: Harrisstown	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFPF:	FFY of Grant Approval:	
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (revision no:)	
	<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
			Obligated
			Expended
18a	1501 Collateralization of Debt Service paid by the PHA		
18ba	9000 Collateralization of 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)	919,100.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	98,500.00	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Harrietstown		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY087-1								
LAKE FLOWER								
	OPERATIONS	1406	1	5,000.00				
	MANAGEMENT IMP'S	1408	1	5,000.00				
	ADMINISTRATION	1410	1	65,000.00				
	FEES & COSTS	1430	1	75,000.00				
	GPNA & ENERGY AUDIT	1430	1	20,000.00				
	HILLSIDE DRAINAGE WORK	1450	1	50,000.00				
	TRASH DUMPSTERS	1450	2	5,000.00				
	ELEVATOR UPGRADE	1460	2	200,000.00				
	FAÇADE STABILIZATION	1460	1	200,000.00				
	WATER HEATERS	1460	4	32,000.00				
	UNIT RENOVATIONS	1460	2	10,000.00				
	REFRIGERATORS	1465	20	10,000.00				
	OFFICE EQUIPMENT	1475	2	15,000.00				
	WELDER	1475	1	750.00				
	MAINTENANCE VEHICLE	1475	1	20,000.00				
	PLOW	1475	1	2,500.00				
	BUCKET FOR TRACTOR	1475	1	1,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages		Federal FFY of Grant: 2015						
PHA Name: Harrietstown		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY087-2								
ALGONQUIN								
	OPERATIONS	1406	1	5,000.00				
	MANAGEMENT IMP'S	1408	1	5,000.00				
	ADMINISTRATION	1410	1	18,600.00				
	FEES & COSTS	1430	1	75,000.00				
	GPNA & ENERGY AUDIT	1430	1	15,000.00				
	HEAT PUMP RENOVATIONS	1460	2	4,500.00				
	UNIT RENOVATIONS	1460	2	10,000.00				
	WATER HEATERS	1460	10	7,000.00				
	REFRIGERATORS	1465	20	10,000.00				
	OFFICE EQUIPMENT	1475	2	15,000.00				
	TRASH RECEPTACLES	1475	5	3,500.00				
	UTILITY VEHICLE	1475	1	10,000.00				
	WELDER	1475	1	750.00				
	MAINTENANCE VEHICLE	1475	1	20,000.00				
	PLOW	1475	1	2,500.00				
	BUCKET FOR TRACTOR	1475	1	1,000.00				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/30/2011

Part I: Summary

PHA Name/Number- Harrietstown/NY087		Locality (City/County & State)- Harrietstown/Franklin/NY		Original 5-Year Plan X Revision No:		
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	FFY 2019
A.	NY087-1 LAKE FLOWER	FFY 2015	FFY 2016			
B.	Physical Improvements Subtotal	Annual Statement	506,900.00	401,900.00	646,500.00	564,500.00
C.	Management Improvements		5,000.00	5,000.00	5,000.00	5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		53,625.00	31,000.00	28,250.00	21,900.00
E.	Administration		62,150.00	46,200.00	77,775.00	67,000.00
F.	Other		75,000.00	20,000.00	75,000.00	75,000.00
G.	Operations		5,000.00	5,000.00	5,000.00	5,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		707,675.00	509,100.00	837,525.00	738,400.00
L.	Total Non-CFP Funds					
M.	Grand Total		707,675.00	509,100.00	837,525.00	738,400.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary (Continuation)					
PHA Name/Number- Harrietstown/NY087	Locality (City/County & State)- Harrietstown/Franklin/NY	Original 5-Year Plan X			Revision No:
Development Number and Name	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
	FFY 2015	FFY 2016	FFY 2017	FFY 2018	FFY 2019
A. NY087-2 ALGONQUIN	Annual Statement	159,250.00	169,250.00	213,500.00	
B. Physical Improvements Subtotal		5,000.00	5,000.00	5,000.00	100,000.00
C. Management Improvements		37,625.00	37,625.00	38,250.00	5,000.00
D. PHA-Wide Non-dwelling Structures and Equipment		28,000.00	30,600.00	35,475.00	21,700.00
E. Administration		75,000.00	75,000.00	75,000.00	75,000.00
F. Other		5,000.00	5,000.00	5,000.00	5,000.00
G. Operations					
H. Demolition					
I. Development					
J. Capital Fund Financing-Debt Service					
K. Total CFP Funds		309,875.00	322,475.00	372,225.00	239,200.00
L. Total Non-CFP Funds					
M. Grant Total		309,875.00	322,475.00	372,225.00	239,200.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2015	Work Statement for Year 2 2016		Work Statement for Year 2 2016	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories
See Annual Statement	NY087-1 LAKE FLOWER			NY087-2 ALGONQUIN
	OPERATIONS	1	5,000.00	OPERATIONS
	ADMINISTRATION	1	62,150.00	ADMINISTRATION
	FEES & COSTS	1	75,000.00	FEES & COSTS
	TRASH DUMPSTERS	2	5,000.00	TRASH RECEPTACLES
	HILLSIDE DRAINAGE WORK	1	50,000.00	PAVE PKG LOTS
	EXTERIOR CAMERAS	6	3,300.00	EXTERIOR CAMS/LIGHTS
	ELEVATOR UPGRADE	2	75,000.00	INTERIOR CAMERAS
	FAÇADE STABILIZATION	1	200,000.00	ROOFS
	WATER HEATERS	4	32,000.00	UNIT RENOVATIONS
	UNIT RENOVATIONS	2	10,000.00	REFRIGERATORS
	ROOF	1	85,000.00	WATER HEATERS
	INTERCOM/INTERIOR CAMS	25	36,600.00	MAINTENANCE VEHICLE
	REFRIGERATORS	20	10,000.00	PLOW
	MAINTENANCE VEHICLE	1	20,000.00	BUCKET FOR TRACTOR
	PLOW	1	2,500.00	UTILITY VEHICLE
	COMMON AREA UPGRADES	1	25,000.00	OFFICE EQUIPMENT
	OFFICE EQUIPMENT	2	5,375.00	WELDER
	WELDER	1	750.00	
	Subtotal of Estimated Cost		\$702,675.00	Subtotal of Estimated Cost
				\$304,875.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2015</u>	Work Statement for Year <u>3</u> FFY <u>2017</u>			Work Statement for Year <u>3</u> FFY <u>2017</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See NY087-1 LAKE FLOWER				NY087-2 ALGONQUIN		
Annual Statement	OPERATIONS 1406	1	5,000.00	OPERATIONS 1406	1	5,000.00
	ADMINISTRATION 1410	1	46,200.00	ADMINISTRATION 1410	1	46,200.00
	FEES & COSTS 1430	1	20,000.00	FEES & COSTS 1430	1	20,000.00
	TRASH DUMPSTERS 1450	2	5,000.00	TRASH RECEPTACLES 1450	1	75,000.00
	HILLSIDE DRAINAGE WORK 1450	1	15,000.00	PAVE PKG LOTS 1450	5	3,500.00
	EXTERIOR CAMERAS 1450	6	3,300.00	EXTERIOR CAMS/LIGHTS 1450	2	60,000.00
	REPAIR SOLAR HOT WATER. 1460	1	85,000.00	INTERIOR CAMERAS 1460	30	15,250.00
	FAÇADE STABILIZATION 1460	1	100,000.00	INTERIOR CAMERAS 1460	4	8,500.00
	WATER HEATERS 1460	4	32,000.00	ROOFS 1460	3	60,000.00
	UNIT RENOVATIONS 1460	2	15,000.00	UNIT RENOVATIONS 1460	2	5,000.00
	ROOF 1460	1	85,000.00	REFRIGERATORS 1460	20	10,000.00
	INTERCOM/INTERIOR CAMS 1460	25	36,600.00	WATER HEATERS 1460	10	7,000.00
	REFRIGERATORS 1460	22	11,000.00	MAINTENANCE VEHICLE 1475	1	20,000.00
	WOODEN DOORS 1460	20	14,000.00	PLOW 1475	1	2,500.00
	MAINTENANCE VEHICLE 1475	1	20,000.00	BUCKET FOR TRACTOR 1475	1	1,000.00
	PLOW 1475	1	2,500.00	UTILITY VEHICLE 1475	1	10,000.00
	BUCKET FOR TRACTOR 1475	1	1,000.00	OFFICE EQUIPMENT 1475	2	3,375.00
	OFFICE EQUIPMENT 1475	4	6,750.00	WELDER 1475	1	750.00
	WELDER 1475	1	750.00			
	Subtotal of Estimated Cost		504,100.00\$	Subtotal of Estimated Cost		\$317,475.00

Work Statement for Year 1 FFY 2015	Work Statement for Year 4 2018		Work Statement for Year 4 2018	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories
See	NY087-1 LAKE FLOWER			NY087-2 ALGONQUIN
Annual Statement	OPERATIONS 1406	1	5,000.00	OPERATIONS 1406
	ADMINISTRATION 1410	1	77,775.00	ADMINISTRATION 1410
	FEES & COSTS 1430	1	75,000.00	FEES & COSTS 1430
	HILLSIDE DRAINAGE WORK 1450	1	50,000.00	TRASH RECEPCTACLES 1450
	FAÇADE STABILIZATION 1460	1	150,000.00	PAVE PKG LOTS 1450
	REPAIR SOLAR HOT WATER 1460	1	85,000.00	PLAY EQUIPMENT 1450
	WATER HEATERS 1460	4	32,000.00	ROOFS 1460
	UNIT RENOVATIONS 1460	2	10,000.00	UNIT RENOVATIONS 1460
	ROOF 1460	1	85,000.00	CABLE HOOK-UPS 1460
	SHOWER INSTALLATIONS 1460	2	7,500.00	REFRIGERATORS 1465
	ENERGY EFFIC MEAS 1460	1	125,000.00	MAINTENANCE VEHICLE 1475
	CABLE HOOK-UPS 1460	78	78,000.00	PLOW 1475
	WOODEN DOORS 1460	20	14,000.00	BUCKET FOR TRACTOR 1475
	REFRIGERATORS 1465	20	10,000.00	UTILITY VEHICLE 1475
	MAINTENANCE VEHICLE 1475	1	20,000.00	OFFICE EQUIPMENT 1475
	PLOW 1475	1	2,500.00	WELDER 1475
	BUCKET FOR TRACTOR 1475	1	2,500.00	
	OFFICE EQUIPMENT 1475	1	2,500.00	
	WELDER 1475	1	750.00	
	Subtotal of Estimated Cost		\$832,525.00	Subtotal of Estimated Cost
				Subtotal of Estimated Cost
				\$367,225.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 2015	Work Statement for Year 2019		Estimated Cost	Work Statement for Year 2019		Estimated Cost
	Development Number/Name General Description of Major Work Categories	Quantity		Development Number/Name General Description of Major Work Categories	Quantity	
See Annual Statement	NY087-1 LAKE FLOWER				NY087-2 ALGONQUIN	
	OPERATIONS 1406	1	5,000.00	OPERATIONS 1406	1	5,000.00
	ADMINISTRATION 1410	1	67,000.00	ADMINISTRATION 1410	1	21,700
	FEES & COSTS 1430	1	75,000.00	FEES & COSTS 1430	1	75,000.00
	HILLSIDE DRAINAGE WORK 1450	1	50,000.00	WASTE RECEPTACLES 1450	5	2,500.00
	FAÇADE STABILIZATION 1460	1	150,000.00	PAVE PKG LOTS 1450	2	10,000.00
	REPAIR SOLAR HOT WATER 1460	1	85,000.00	PLAY EQUIPMENT 1450	1	35,000.00
	UNIT RENOVATIONS 1460	2	10,000.00	ROOFS 1460	1	7,500.00
	ROOF 1460	1	85,000.00	UNIT RENOVATIONS 1460	2	5,000.00
	SHOWER INSTALLATIONS 1460	2	7,500.00	CABLE HOOK-UPS 1460	35	35,000.00
	HALLWAY CARPETING 1460	5	25,000.00	REFRIGERATORS 1465	10	5,000.00
	ENERGY EFFIC MEAS 1460	1	50,000.00	MAINTENANCE VEHICLE 1475	1	20,000.00
	CABLE HOOK-UPS 1460	78	78,000.00	OFFICE EQUIPMENT 1475	1	2,500.00
	WOODEN DOORS 1460	20	14,000.00	UTILITY VEHICLE 1475	1	10,000.00
	REFRIGERATORS 1465	20	10,000.00			
	MAINTENANCE VEHICLE 1475	1	20,000.00			
	OFFICE EQUIPMENT 1475	3	1,900.00			
	Subtotal of Estimated Cost		\$733,400.00	Subtotal of Estimated Cost		234,200.00

Capital Fund Finance Program (8.3)

The HHA has no debt and does not participate in the Capital Fund Finance Program.

Housing Needs (9.0)

While the HHA's jurisdiction is the Town of Harrietstown, a portion of the Town is within the Village of Saranac Lake. As there is no Consolidated Plan for the Town of Harrietstown or the Village of Saranac Lake, census data, studies, and the experiences of those familiar with local housing issues form the basis of this response. Unless noted otherwise, data for the Town are used.

The Town of Harrietstown is 213.6 square miles in area. The majority of year-round residents live in the Village of Saranac Lake portion of the Town or in the hamlet of Lake Clear. For those living in the Village, most needs can be met by a provider within one mile. Self-powered modes of travel, public transportation, and taxi are options. Further, social service agencies are available to assist.

The 2008-2012 American Community Survey (ACS) 5-Year Estimates from the US Census Bureau estimate 3,830 housing units in the Town of Harrietstown. Of these, 2,273 or 59.3% are single-family dwellings. The second most common type of housing is that having five to nine units. There are 430 housing units, constituting 11.2% of all housing units, in this category. Housing units in buildings having three or four, and two units follow in order of descending frequency with 350 (9.1%) and 300 (7.8%), respectively. This distribution may be attributable to this area's history as a late-nineteenth century and early- to mid-twentieth century destination for those suffering from tuberculosis. Thousands flocked here to "take the cure," which, in part, involved spending long periods of time in the Adirondack air. Dwellings capable of housing numerous patients and providing access to the air via porches were constructed. Today, many of these buildings house apartments.

The age of local housing is a function of the history. The 2008-2012 ACS reports 2,146 (56.0%) of all housing units were built in or before 1939. Put another way, more than half of all housing units in the Town are 75 years or older. In New York State, 33.6% of all housing units were constructed in or before 1939. Only 265 housing units, representing 6.9% of all housing units, have been built in the last twenty-five years. In New York State, 12.4% of all housing units have been built in the last twenty-five years.

Of the estimated 3,830 housing units in the Town of Harrietstown, the 2008-2012 ACS reports 2,720 (71.0%) are occupied and 1,110 (29.0%) are vacant. Looking deeper, the homeowner vacancy rate is 8.3% and the rental vacancy rate is 16.5%. These figures are markedly higher

than those presented in the 2010 US Census. The 2010 US Census reports 895 vacant housing units (compared to 1,110), a homeowner vacancy rate of 2.7%, and a rental vacancy rate of 8.8%. Data for New York State point to 89.2% and 10.8% of all housing units being occupied and vacant, respectively. The homeowner vacancy rate is just 1.8% and the rental vacancy rate is 4.6%. The 2010 New York State data point to 12.9% of all vacant housing units being available for rent and 4.4% of all vacant housing units being available for sale only. Similar data from 2008-2012 were unavailable.

In the Town of Harrietstown, the median value of owner-occupied units is \$151,900 (2008-2012 ACS). According to the July 2010 *Adirondack Tri-Lakes Housing Needs Assessment*, prepared by the LA Group, the median sale price (2006-2009) for a home is \$146,250. HUD's 2014 Fair Market Rent for the area, specifically Franklin County, ranges from \$553 for an efficiency to \$1,139 for a four-bedroom unit. The 2008-2012 ACS reports a median rent of \$587.

The 2008-2012 ACS data report a 2012 median household income of \$42,466. When broken down to those living in owner-occupied and renter-occupied housing units, the figures are \$66,346 and \$22,258, respectively. The median household income for those living in owner-occupied housing units is roughly three times that for those living in renter-occupied units.

When mortgage and rent are calculated as a percentage of household income, the 2010 US Census for the Town of Harrietstown reported 30.8% of owners and 44.0% of renters pay more than 30% of their household income on rent and mortgage, respectively. Close to half of all renters, therefore, are in units considered unaffordable.

As this plan is being developed, the HHA has no waiting list for its public housing units and an increasingly short waiting list for its Housing Choice Vouchers. There are numerous reasons for this; some are clear; some are less clear. The local economy plays a large role. Jobs are scarce. This can result in few people moving to the area and a not insignificant number of people moving out of the area. In the Tri-Lakes area, comprised of three villages and four towns, there are several subsidized housing options for low, very low, and extremely low income families. These include public housing authorities, privately-owned and managed HUD-subsidized properties, and several Low Income Housing Tax Credit properties. Supply, in most cases, meets demand.

In the private market, as documented above, units are available for sale and rental; however, the quality of available housing, particularly multi-family rental housing, is lacking. The lack of quality is attributable to any one or more factors including but not limited to negligent landlords, absentee landlords, age of structure, and size of structure. Regarding housing units for sale, all too often the choice is between quality high-priced units and low quality affordable units.

In the HHA's recent experience, the greatest housing need is for those families earning between eighty percent (80%) and one hundred twenty percent (120%) of area median income. These families are ineligible for public housing and tenant-based assistance but are often unable to afford available quality housing.

Strategy for Addressing Housing Needs (9.1)

The HHA is able to meet the demand for its public housing and tenant-based vouchers. New efforts to advertise availability and work with area landlords on housing quality are needed. In February 2014, the HHA adopted a marketing plan. Strategies identified in the plan are media-related or activity-related.

On the media front, the HHA will update its website to contain more information and be more user-friendly. The HHA's monthly newsletter, circulated via hard copy to residents in the past, now has a much broader reach. Distributed via e-mail, recipients include elected and appointed officials, area social service agencies, religious institutions, and not-for-profit organizations. It is also posted on the HHA's website. A limited number of hard copies are available for residents lacking computer skills. Also, anyone can obtain a hard copy by paying a nominal printing fee. Other media strategies designed to increase awareness and understanding of the HHA's role and efforts include increased outreach via press releases, radio programs, ads, and flyers posted in popular public places.

On the activity front, the HHA intends to hold periodic open houses to describe the application process and showcase the properties' and units' many amenities. Already underway, the HHA is making presentations before community groups, e.g., seniors at the local adult center. In the spring/winter of 2014, the HHA held a drawing. For every person, referred to the HHA by a HHA resident, who signed a lease, a slip with the referring person's name was entered into a drawing. The person whose name was drawn received \$250. This activity resulted in two new tenants.

While not mentioned in the Marketing Plan, the HHA is in the process of developing a facebook page, increasing its reach to computer users of all ages.

Additional Information (10.0)

(a) Progress in Meeting Mission and Goals Described in the FY2010-FY2014 Five-Year Plan.

Goal: Expand the supply of assisted housing.	
<u>Objective</u>	<u>Progress</u>
Harriestown Housing Authority will support the non-affiliated not-for-profit (Adirondack Housing Development Corporation) in the development of additional housing resources.	The Adirondack Housing Development Corporation (AHDC) contracts with the Harriestown Housing Authority (HHA) for the management of a 12-unit Low Income Housing Tax Credit property.

Goal: Improve the quality of assisted housing.	
<u>Objective</u>	<u>Progress</u>
Renovate or modernize public housing units: HHA will continue to modernize its developments using available CFP funds.	All but three of the HHA's 113 public housing units have been renovated.

Goal: Increase assisted housing choices.	
<u>Objective</u>	<u>Progress</u>
Implement voucher homeownership program: The Town of HHA is considering the development of a Section 8 Homeownership Program during the next five years.	The HHA considered but did not pursue a Section 8 Homeownership Program.

Goal: Promote self-sufficiency and asset development of assisted households.	
<u>Objective</u>	<u>Progress</u>
Provide or attract supportive services to improve assistance recipients' employability. Develop a working agreement with the Workforce Investment Board.	While no formal agreement was developed, the HHA has a successful working relationship with the local Workforce Investment Board.

Goal: Manage the HHA's public housing and tenant-based assistance programs in an efficient and effective manner.	
<u>Objective</u>	<u>Progress</u>
HUD shall recognize the HHA as a high performer under PHAS for our fiscal year ending December 31, 2010 and each year thereafter.	This objective was not met. Most recently, for the FYE December 31, 2013, the HHA was designated a Standard Performer.
When undertaking unit modernization and unit turnovers, the HHA shall strive to make the public housing properties as energy efficient as possible.	The HHA has been successful meeting this objective.

(b) Significant Amendment and Substantial Deviation/Modification.

The HHA has adopted the following definitions for the above terms.

Significant Amendment: This is a change in policy or policies pertaining to the operation of the HHA. This includes:

- ✓ Changes to rent or admissions policies or organization of the waiting list;
- ✓ The addition of non-emergency work items valued at \$50,000 or more, i.e., items not included in the current Annual Statement or Five-Year Action Plan

Substantial Deviation/Modification: An overall change in the direction of the HHA, i.e., its goals and objectives.

