

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 08/31/2009)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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.

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Streamlined Annual PHA Plan
for Fiscal Year: 2008
PHA Name: Plattsburgh Housing
Authority NY018

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

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Streamlined Annual PHA Plan Agency Identification

PHA Name: Plattsburgh Housing Authority

PHA Number: NY 018

PHA Fiscal Year Beginning: 07/2008

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: S. Patricia Lucia, Executive Director Phone: (518) 561-0720 Ext. 28

TDD:

Email (if available): pat@phaplattsburgh.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

PHA's main administrative office

PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA

PHA development management offices

Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection

A.	PHA PLAN COMPONENTS	PAGE
<input type="checkbox"/>	1. Site-Based Waiting List Policies	
	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	5
	903.7(g) Statement of Capital Improvements Needed	
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership	6
	903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/>	4. Project-Based Voucher Programs	
<input checked="" type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	7
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	8
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	11
<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	35
B.	SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE	

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, *Certification of Payments to Influence Federal Transactions*; and

Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? Three

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

- c. What actions will the PHA undertake to implement the program this year (list)?
1. Actively seek new participants in the Homeownership Program
 2. Develop local partnerships with local real estate agents, lenders and credit counselors.
3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): City of Plattsburgh Community Development Dept. 16 years, Clinton County Housing Assistance Program 16 years, Clinton County Housing Committee 25 years.
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) State of New York
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of New York has established the following housing priorities to address housing needs, which are also the priorities of the Plattsburgh Housing Authority:

- a) Affordable Housing – the PHA intends to maintain the supply of decent, safe, and sanitary rental housing that is affordable for low, very low, and moderate income families.
- b) Homelessness and other special needs – the PHA will continue to participate with County and City agencies through the Clinton County Housing Committee to review and evaluate the needs of the homeless and other special needs persons in this area and participate in acquiring funding to address these needs.
- c) Community Development – the PHA will continue to work with the City of Plattsburgh Community Development office to plan and acquire programs and money to create suitable living environments and economic opportunities for low and moderate income residents. The PHA will continue the modernization of PHA housing for occupancy by low and very low-income families.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Pla .</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>15</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 05
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	168,969	168,969	168,969	168,969
3	1408 Management Improvements	28,500	28,500	28,500	28,500
4	1410 Administration	84,484	84,484	84,484	84,484
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	80,000	80,000	80,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	188,751	433,101	433,101	433,101
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	219,141	28	28	28
13	1475 Nondwelling Equipment	75,000	49,763	49,763	49,763
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	844,845	844,845	844,845	844,845
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	28,500	28,500	28,500	28,500
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation	0	154,437	154,437	154,437

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-001 John Collins Park	Replace Roofs	1460	32	0	130,807	196,907	196,907	22 roofs completed 7 to go
	Force Account Apartment Renovation (Various Projects)	1460		0	42,690	42,690	42,690	On-going
	Rehab Management/Main/Community Center	1470	1		28	28	28	
NY18-003 Thomas Conway Apartments	Force Account Apartment Renovation (Replacement of Domestic HW)	1460	8	0	220,917	154,437	154,437	Project on-going in FY 2006

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-004 Lakeview Towers Apartments	Asbestos Abatement	1460	1	0	2,677	2,677	2,677	Project Complete
	Replace Air Conditioner	1460	1	0	380	380	380	Complete
	Replace Garbage Compactor	1475	1	75,000	8,475	8,475	8,475	Purchased compactor Force Account to install
NY18-005 Robert S. Long Apartments	Force Account Apartment Renovation (Various Projects)	1460	1	0	4,358	4,358	4,358	Project Complete
NY18-006 Russell H. Barnard Apartments	Force Account Apartment Renovation (504 Improvements)	1460	1	0	3,972	3,972	3,972	Project Complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06PO1850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-007 Leander Bouyea Court Apartments	Modernize Bathrooms	1460	84	10,000	0	0	0	Postponed work for future
	Modernize Kitchens	1460	84	178,751	19,504	19,504	19,504	24 Apts completed partially funded in FY 04
	Force Account Apartment Renovations	1460	84		8,176	8,176	8,176	Complete
	New Administration Building	1470	1	219,141	(219,141)			
	NY51P018007 Subtotal			407,892	27,680			
HA-Wide Operations	Operations	1406		168,969			168,969	
	Operations Subtotal			168,969	168,969			
Management Improvements	Drug Prevention	1408	1	28,500			28,500	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06PO1850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Management Subtotal			28,500	28,500			
Non-Technical Salaries	Administration	1410.1		84,484			84,484	
	Non-Technical Subtotal			84,484	84,484			
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	80,000			80,000	
	Architectural Subtotal			80,000	80,000			
Non-Dwelling Equipment – Automotive	Purchase Pickup Truck & Tools Force Account	1475.7	1	41,288			41,288	
	Non-Dwelling Subtotal				41,288			
	HA-Wide Subtotal			361,953	403,241			
	Grand Total			844,845	844,845			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850105 Replacement Housing Factor No:					Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY18-001 John Collins Park	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
NY18-003 Thomas Conway Apartments	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
NY18-004 Lakeview Towers	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
NY18-005 Robert S. Long Apts	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
NY18-006 Russell H. Barnard Apartments	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
NY18-007 Leander Bouyea Court	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
HA-Wide Activities	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
Operations	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
A&E	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
Drug Prevention	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
Force Account	09/16/07		09/16/07	09/16/09		12/31/07	Completed	
Vehicle & Trailer	09/16/07		09/16/07	09/16/09		12/31/07	Completed	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Plattsburgh Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 06
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	163,743	163,743	50,408	50,408
3	1408 Management Improvements	31,500	31,500	31,500	31,500
4	1410 Administration	75,485	81,870	81,870	81,870
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	80,000	52,941	8,358
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	467,989	461,604	401,990	153,104
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	818,717	818,717	618,663	325,240
22	Amount of line 21 Related to LBP Activities	10,000	10,000		
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	31,500	31,500	31,500	31,500
25	Amount of Line 21 Related to Security – Hard Costs				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Plattsburgh Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:	Federal FY of Grant: 06
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/07
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	68,868	68,868	68,868	68,868

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 18-001 John Collins Park	Replace Roofs	1460	32	51,092	51,092	21,878	21,878	22 Roofs completed 7 to go
	Repair/Replace Vinyl Siding	1460	31 Buildings	25,000	1,000	0	0	Postponed work for future
	LBP Abatement	1460	31 Buildings	10,000	10,000	0	0	Postponed work for future
	Force Account Apartment Renovation	1460	25 Apts	38,029	38,029	0	0	
	NY51P018001 Subtotal			124,121	100,121	21,878	21,878	
NY 18-002 John Collins Park Extension	Force Account Apartment Renovation	1460	15 Apts	25,000	5,000	0	0	
	NY51P018002 Subtotal			25,000	5,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 18-003 Thomas Conway Apartments	Hot Water Heaters	1460	51	68,868	68,868	68,868	68,868	Project in progress
NY 18-003 Thomas Conway Apartments continued	Force Account Apartment renovation (Replacement of Domestic HW)	1460	51	25,000	17,615	267,973	61,860	Project in progress
	NY51P018003 Subtotal			93,868	86,483	336,841	130,728	
NY 18-004 Lakeview Towers Apartments	A/C and Heater Replacement in Community Space	1460	1	0	45,000	43,271	498	Project in progress
	NY51P018004 Subtotal				45,000	43,271	498	
NY 18-007 Leander Bouyea Court Apartments	Modernize Kitchens	1460	84	200,000	200,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Force Account Apartment	1460		25,000	25,000			
NY18-003 Thomas Conway Apartments	Force Account Apartment Renovation (Replacement of Domestic HW)	1807	51	225,000	225,000	0	0	Project in Progress
HA-Wide Operations	Operations	1406		163,743	163,743	50,408	50,408	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850106 Replacement Housing Factor Grant No:			Federal FY of Grant: 06			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Operations Subtotal			163,743	163,743	50,408	50,408	
Management Improvement	Drug Prevention	1408	1	31,500	31,500	31,500	31,500	
	Management Subtotal			31,500	31,500	31,500	31,500	
Non-Technical Salaries	Administration	1410.1		75,485	81,870	81,870	81,870	
	Non-Technical Subtotal			75,485	81,870	81,870	81,870	
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	80,000	80,000	52,941	8,357	
	Architecture Subtotal			80,000	80,000	52,941	8,357	
	HA-Wide Subtotal			350,728	357,113	565,722	316,883	
	Grand Total			818,717	818,717	618,663	325,240	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850106 Replacement Housing Factor No:					Federal FY of Grant: 06
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY18-001 John Collins Park	09/16/08		09/16/08	09/16/10		09/16/10	
NY18-002 John Collins Park Ext.	09/16/08		09/16/08	09/16/10		09/16/10	
NY18-003 Thomas Conway Apartments	09/16/08		09/16/08	09/16/10		09/16/10	
NY18-004 Lakeview Towers	09/16/08		09/16/08	09/16/10		09/16/10	
NY18-007 Leander Bouyea Court	09/16/08		09/16/08	09/16/10		09/16/10	
HA-Wide Activities	09/16/08		09/16/08	09/16/10		09/16/10	
Administration	09/16/08		09/16/08	09/16/10		09/16/10	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850106 Replacement Housing Factor No:					Federal FY of Grant: 06
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Architect/Engineer	09/16/08	09/16/08		09/16/10		09/16/10	
Operations	09/16/08	09/16/08		09/16/10		09/16/10	
Drug Prevention	09/16/08	09/16/08		09/16/10		09/16/10	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000	157,500	0	0
3	1408 Management Improvements	31,500	31,500	31,500	8,590
4	1410 Administration	84,484	78,750	78,750	16,496
5	1411 Audit	100	100		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	135,884	135,884		
8	1440 Site Acquisition				
9	1450 Site Improvement	6,884	6,884		
10	1460 Dwelling Structures	246,000	276,948		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	66,000	66,000		
13	1475 Nondwelling Equipment	33,000	33,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000	1,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	754,852	787,566	110,250	25,086
22	Amount of line 21 Related to LBP Activities	10,000	10,000		
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	31,500	31,500	31,500	8,590
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of Line 19 Related to Energy Conservation	1,000	1,000		

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 18-001 John Collins Park	Asbestos Testing	1430.2	31	20,000	20,000	0	0	Nothing planned as of yet
	Lead Based Paint Testing and Monitoring	1430.2	31	5,000	5,000	0	0	Nothing planned
	Entry Stoops and Handrail Replacement, Front and Rear	1450	150	1,000	1,000	0	0	Nothing planned
	Force Account Site Renovations	1450		384	384			
	Replace Roofs	1460	54	500	31,448	0	0	Work scheduled for summer
	Force Account Apartment Renovation	1460	25	25,000	25,000	0	0	Work funded in FY 05
	Abate asbestos	1470	29	5,000	5,000	0	0	Nothing planned

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Relocation	1495.1	30	1,000	1,000	0	0	Nothing Planned
	NY51P018001 Subtotal			57,884	88,832	0	0	
NY18-002 John Collins Park Ext	Asbestos Testing	1430.2	8	10,000	10,000			
	Lead Based Paint Test/Monitoring	1430.2	8	5,000	5,000			
	Force Account Site Renovations	1450		500	500			
	Force Account Apartment Renovations	1460	15	10,000	10,000			
	Force Account Renovations	1460		500	500			
	NY51P018002 Subtotal			26,000	26,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-003 Thomas Conway Apartments	Asbestos Testing	1430.2	8	10,000	10,000			
	Force Account Site Renovations	1450		1,000	1,000			
	Force Account Apartment Renovations	1460		10,000	10,000			
	Force Account Renovations	1460		1,000	1,000			
	Insulate Crawl Spaces	1470	8	1,000	1,000			
	Remove Underground Tank	1470	1	5,000	5,000			
	Remove Central Boiler	1470	1	5,000	5,000			
	NY51P018003 Subtotal			33,000	33,000	0	0	
NY18-004 Lakeview Towers	Asbestos Monitoring	1430.7	2	10,884	10,884			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Force Account Renovations	1450		1,000	1,000			
	Abate Asbestos	1460	101	1,000	1,000			
	Force Account Building/Apartment Renovations	1460		10,000	10,000			
	Replace Flooring	1460	8	2,700	2,700			
	Replace Emergency Generator & Controls	1475.1	1	1,000	1,000			
	NY51P018004			26,584	26,584	0	0	
NY 18-005 Robert S. Long Apartments	Force Account Site Renovations	1450		1,000	1,000			
	Force Account Building/Apartment Renovations	1460		10,000	10,000			
	Office Renovation – Force Account	1470	1	1,000	1,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Emergency Generator & Controls	1475.2	1	1,000	1,000			
	Install Emergency Heater	1475.2	1	1,000	1,000			
	NY51P018005 Subtotal			14,000	14,000	0	0	
NY18-006 Russell H. Barnard Apartments	Force Account Site Renovations	1450		1,000	1,000			
	Force Account Apartment/Building Renovations	1460		5,000	5,000			
	NY51P018006 Subtotal			6,000	6,000	0	0	
NY18-007 Leander Bouyea Court	Asbestos Abatement Project Monitoring	1430.2		20,000	20,000			
	Force Account Site Renovations	1450		1,000	1,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Modernize Kitchens	1460	84	135,300	135,300			
	Force Account Apartment Renovations	1460		25,000	25,000			
	Storage Building/Salt Shed	1470	1	49,000	49,000			
	NY51P018007 Subtotal			230,300	230,300	0	0	
HA-Wide Operations	Operations	1460		150,000	157,500			
	Operations Subtotal			150,000	157,500	0	0	
Management Improvements	Drug Prevention	1408	1	31,500	31,500	31,500	8,590	
	Management Subtotal			31,500	31,500	31,500	8,590	
Non-Technical Salaries	Administration	1410.1		84,484	78,750	78,750	16,496	
	Non-Technical Subtotal			84,484	78,750	78,750	16,496	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CGP Audit Cost	Audit	1411	1	100	100			
	CGP Audit Cost Subtotal			100	100	0	0	
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	55,000	55,000			
	Architecture Subtotal			55,000	55,000	0	0	
Dwelling Structures	Asbestos Abatement	1460	1	10,000	10,000			
	Dwelling Structures Subtotal			10,000	10,000	0	0	
Non-Dwelling Equipment – Automotive	Force Account Purchase Pickup Truck & Tools	1475.1	1	30,000	30,000			
	Non-Dwelling Subtotal			30,000	30,000	110,250	25,086	
	HA-Wide Subtotal			361,084	362,850	0	0	
	Grant Total			754,852	787,566	110,250	25,086	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06PO1850107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Plattsburgh Housing Authority	Grant Type and Number Capital Fund Program No: NY06PO1850107 Replacement Housing Factor No:	Federal FY of Grant: 07
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY18-001 John Collins Park	09/12/09			09/12/11			
NY18-002 John Collins Park Ext.	09/12/09			09/12/11			
NY18-003 Thomas Conway Apartments	09/12/09			09/12/11			
NY18-004 Lakeview Towers	09/12/09			09/12/11			
NY18—5 Robert S. Long Apartments	09/12/09			09/12/11			
NY18-6 Russell H. Barnard Apartments	09/12/09			09/12/11			
NY18-007 Leander Bouyea Court	09/12/09			09/12/11			
HA-Wide Activities	09/12/09			09/12/11			
Administration	09/12/09			09/12/11			
Audit	09/12/09			09/12/11			
Architect/Engineer	09/12/09			09/12/11			
Operations	09/12/09			09/12/11			
Purchase Pickup Truck & Tools	09/12/09			09/12/11			
Force Account	09/12/09			09/12/11			
Drug Prevention	09/12/09			09/12/11			
Asbestos Abatement	09/12/09			09/12/11			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06PO1850108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/07 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	157,500			
3	1408 Management Improvements	61,500			
4	1410 Administration	78,750			
5	1411 Audit	787			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	35,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	21,884			
10	1460 Dwelling Structures	381,145			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	37,000			
13	1475 Nondwelling Equipment	14,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	787,566			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	31,500			
25	Amount of Line 21 Related to Security – Hard Costs				
26					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-001 John Collins Park	Asbestos Testing	0430.2	31 Bld	10,000				
	Entry Stoop & Handrail Replacement Front & Rear	1450	150	1,000				
	Force Account Site Renovations	1450		14,384				
	Replace Roofs	1460	32	84,000				
	Repair/Replace Vinyl Siding	1460	31 Bld	50,000				
	Force Account Apartment Renovations	1460	25 Apt	17,000				
	Replace Exterior Attic Doors	1460	31	50,000				
	Abate Asbestos	1470	29	5,000				
	Replace Bilco Doors	1470	64	32,000				
	NY51P018001 Subtotal			263,384				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-002 John Collins Park Ext	Force Account Site Renovations	1450		500				
	Replace Roofs	1460	8	100,000				
	Force Account Apartment Renovations	1460	15 Apt	10,000				
	NY51P018002 Subtotal			110,500				
NY18-003 Thomas Conway Apartments	Force Account Site Renovations	1450		1,000				
	Force Account Apartment Renovations	1460		10,000				
	NY51P018003 Subtotal			11,000				
NY18-004 Lakeview Towers	A/C & Heater Replacement in Community Space	1460	1	3,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Force Account Building/Apartment Renovations	1460		18,000				
	Repair/Improve Lobby Condition	1460		5,000				
	Elevator Pit Repair	1475.2	1	8,000				
	NY51P018004 Subtotal			34,000				
NY18-005 Robert S. Long Apartments	Force Account Site Renovations	1450		1,000				
	Force Account Building/Apartment Renovations	1460		5,000				
	Install Emergency Heater	1460	1	1,145				
	Repair/Improve Lobby Condition	1460		5,000				
	NY51P018005 Subtotal			12,145				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY18-006 Russell H. Barnard Apartments	Resurface Parking Lot	1450	1 Lot	2,000				
	Force Account Site Renovations	1450		1,000				
	Force Account Apartment/Building Renovations	1460		5,000				
	Repair/Improve Lobby Condition	1460		5,000				
	NY51P018006 Subtotal			13,000				
NY18-007 Leander Bouyea Court	Force Account Site Renovations	1450		1,000				
	Force Account Apartment Renovations	1460		13,000				
	NY51P018007 Subtotal			14,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Operations	Drug Prevention	1408	1	31,500				
	Purchase Asbestos Abatement Equipment & Training	1408	1	30,000				
	Management Subtotal			61,500				
Non-Technical Salaries	Administration	1410.1		78,750				
	Non-Technical Subtotal			78,750				
CGP Audit Cost	Audit	1411	1	787				
	CGP Audit Subtotal			787				
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	25,000				
	Architecture Subtotal			25,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01850108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Non-Dwelling Equipment-Automotive	Force Account Dump Trailer	1475.7	1	6,000				
	Non-Dwelling Subtotal			6,000				
	HA-Wide Subtotal			329,537				
	Grand Total			787,566				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY18-001 John Collins Park	06/30/10			06/30/12				
NY18-002 John Collins Park Ext	06/30/10			06/30/12				
NY18-003 Thomas Conway Apartments	06/30/10			06/30/12				
NY18-004 Lakeview Towers	06/30/10			06/30/12				
NY18-005 Robert S. Long Apartments	06/30/10			06/30/12				
NY18-006 Russell H. Barnard Apartments	06/30/10			06/30/12				
NY18-007 Leander Bouyea Court	06/30/10			06/30/12				
HA-Wide Activities	06/30/10			06/30/12				
Administration	06/30/10			06/30/12				
Audit	06/30/10			06/30/12				
Architect/Engineer	06/30/10			06/30/12				
Operations	06/30/10			06/30/12				
Drug Prevention	06/30/10			06/30/12				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850108 Replacement Housing Factor No:					Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Force Account Dump Trailer Purchase	06/30/10			06/30/12				
Asbestos Abatement	06/30/10			06/30/12				
Equipment	06/30/10			06/30/12				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Plattsburgh Housing Authority		Plattsburgh, Clinton County, New York		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
NY18-001 John Collins Park	Annual Statement	76,484	33,500	50,900	28,029
NY18-002 John Collins Park Ext		66,500	3,390	68,500	25,000
NY18-003 Thomas Conway		63,000	36,800	35,000	13,000
NY18-004 Lakeview Towers		144,000	120,000	28,000	255,000
NY18-005 Robert S. Long Apts		19,345	12,000	16,000	171,000
NY18-006 Russell Barnard		11,000	131,000	103,000	11,000
NY18-007 Leander Bouyea Court		84,487	128,126	183,368	7,000
Physical Improvements Subtotal		464,816	464,816	484,768	510,029
Management Improvements		31,500	31,500	31,500	31,500

HA-Wide Nondwelling Structures & Equipment		0	0	0	0
Administration		78,750	78,750	78,750	78,750
Other		55,000	55,000	35,048	9,787
Operations		157,500	157,500	157,500	157,500
Total CGP Funds		787,566	787,566	787,566	787,566
Grand Total		787,566	787,566	787,566	787,566
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: PHA FY: 2009			Activities for Year: 3 FFY Grant: PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NY18-001 John Collins Park	Entry Stoop & Handrail Replacement Front & Rear	1,000	NY18-001 John Collins Park	Entry Stoop & Handrail Replacement Front & Rear	1,000
Annual		Abate Asbestos	5,000		Abate Asbestos	5,000
Statement		Replace Roofs	1,000		Repair/Replace Vinyl Siding	1,000
		Storm Door Replacement	30,000		LBP Abatement	1,000
		Replace Exterior Doors/Master Locks	3,000		Maintenance Area Resurfacing	500
		Hot Water Tank Rewire	5,000		Force Account Apartment Renovations	25,000
		Baseboard Electric Heat	1,000	NY18-002 John Collins Park Ext	Replace Roofs	890
		Sheetrock Replacement	5,000		Replace Bilco Doors	1,000
		Force Account Apartment Renovation	25,000		Force Account Apartment Renovations	1,000
		Force Account Site Renovations	484		Force Account Site Renovations	500

	NY18-002 John Collins Park Ext	Entry Stoop & Handrail Replacement	50,000		Abate Asbestos in Apartments	24,800
		Abate Asbestos in Apartments	1,000		Replace Roofs	1,000
		Lead Base Paint Abatement	5,000		Force Account Apartment Renovations	10,000
		Force Account Apartment Renovations	10,000		Force Account Site Renovations	1,000
		Force Account Site Renovations	500	NY18-004 Lakeview Towers	Efficiency Apartment Conversion to One Bedroom	100,000
	NY18-003 Thomas Conway Apartments	Window Replacement	10,000		Replace Domestic Hot Water Tank	10,000
		Seal Window Sill Plates	10,000		Force Account Building/Apt Renovations	10,000
		Concrete Sidewalk Replacement	10,000		Abate Asbestos	1,000
		Hot Water Heaters	1,000		Force Account Building/Apt Renovations	10,000
		Insulate Crawl Spaces	1,000		Force Account Site Renovations	1,000
		Asbestos Abatement	20,000	NY18-006 Russell Barnard Apartments	Resurface Parking Lot	20,000

		Force Account Apartment Renovations	10,000		Elevator Modernization	50,000
		Force Account Site Renovations	1,000		Force Account Apt/Building Renovations	10,000
	NY18-004 Lakeview Towers	Elevator Pit Repair	40,000		Force Account Site Renovations	1,000
		Replace Emergency Generator & Controls	15,000		Repair Domestic Hot Water	50,000
		Replace Domestic Hot Water Tank	10,000	NY18-007 Leander Bouyea Court	Asbestos Abatement in All Apartments	50,000
		Replace Cold & Hot Water Booster Pumps	18,000		Modernize Kitchens	40,000
		Replace Mixing Valves in Bathrooms	10,000		LBP Abatement	1,000
		Replace Flooring	1,000		Remove Central Boiler	2,178
	NY18-005 Robert S. Long Apartments	Rebuild Canopy @ Front Entry	7,345		Resurface McGaulley Avenue	8,948
		Replace Emergency Generator & Controls	1,000		Force Account Apartment Renovations	25,000
		Force Account Building/Apt Renovations	10,000		Force Account Site Renovations	1,000

		Force Account Site Renovations	1,000			
	NY18-006 Russell Barnard Apartments	Force Account Apt/Building Renovations	10,000			
		Force Account Site Renovations	1,000			
	NY18-007 Leander Bouyea Court	Install Parking Lot	8,487			
		Replace Roofs	5,000			
		Replace Canopies	5,000			
		Force Account Apartment Renovations	25,000			
		Force Account Site Renovations	1,000			
		Storage Building/Salt Shed	40,000			
Total CFP Estimated Cost			\$464,816			\$464,816

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: PHA FY: 2011			Activities for Year: 5 FFY Grant: PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NY18-001 John Collins Park	Seal Coat 2 Parking Lots	500	NY18-001 John Collins Park	Force Account Apartment Renovation	25,000
	Window Replacement	10,000		Force Account Site Renovations	3,029
	Seal Window Sill Plates	500	NY18-002 John Collins Park Ext	Force Account Apartment Renovations	10,000
	Front Entry Door Light Replacement	1,000		Force Account Site Renovations	15,000
	Abate VAT in Apartments	500	NY18-3 Thomas Conway Apartments	Remove Underground Fuel Tank	1,000
	Abate Asbestos	5,000		Remove Central Boiler	1,000
	Landscaping/Site Work	500		Force Account Apartment Renovations	10,000
	Replace Galvanized Piping	1,000		Force Account Site Renovations	1,000
	Upgrade Electrical Outlets	500	NY18-004 Lakeview Towers	Replace Apt Intercom System	30,000

	Remodel Bathrooms	1,000		Replace Windows	190,000
	Remodel Kitchens	1,000		Replace Mixing Valves in Bathrooms	25,000
	Concrete Sidewalk Replacement	500		Force Account Building/Apt Renovations	10,000
	Rehab Mgmt/Maint/Com Center	500	NY18-005 Robert S. Long Apartments	Window Replacement	160,000
	Replace Storage Shed Siding	500		Force Account Building/Apt Renovations	10,000
	Clean Exterior Brick	1,000		Force Account Site Renovations	1,000
	Install Back Flo Preventer	500	NY18-006 Russell H. Barnard Apartments	Force Account Apt/Building Renovations	10,000
	Install RPZ Back Flo Preventer	500		Force Account Site Renovations	1,000
	Maintenance Area Resurfacing	500	NY18-007 Leander Bouyea Court	Force Account Apartment Renovations	7,000
	Upgrade Office & Maintenance Facilities	400			
	Force Account Apartment Renovations	25,000			

NY18-002 John Collins Part Ext	Concrete Sidewalk Replacement	100			
	Seal Coat Parking Lot	1,000			
	Install Garbage Area Concrete Pads	1,000			
	Add Electrical Outlets	1,000			
	Replace Galvanized Piping	1,000			
	Remodel Bathrooms	1,000			
	Remodel Kitchens	1,000			
	Storm Door Replacement	5,000			
	Replace Vinyl Siding	5,000			
	Replace Exterior Doors/Master Locks	1,000			
	Sheetrock Replacement	1,000			
	Window Replacement	1,000			
	Seal Window Sill Plates	1,000			
	Baseboard Electric Heat	5,000			
	Replace Bilco Doors	1,000			

	Upgrade Apartment Panels	1,000			
	Renovate Apartments	29,400			
	Soundproof Apartment Walls	1,000			
	Force Account Apartment Renovations	10,000			
	Force Account Renovations	500			
	Force Account Site Renovations	500			
NY18-003 Thomas Conway Apartments	Seal Coat Parking Lots	1,000			
	504 Units Compliance	5,000			
	Front Entry Door Light Replacement	5,000			
	Upgrade Electrical Outlets	1,000			
	Bathroom Modernization	1,000			
	Concrete Sidewalk Replacement	1,000			
	Vinyl Siding Replacement	1,000			
	Front Entry Roof Replacement	1,000			
	Sheetrock Replacement	5,000			

	Kitchen Modernization	1,000			
	Install RPZ Back Flo Preventers	500			
	Soundproof Apartment Walls	1,000			
	Replace Outside Faucets	500			
	Force Account Apartment Renovations	10,000			
	Force Account Site Renovations	1,000			
NY18-4 Lakeview Towers	Fire Alarm System Upgrade	1,000			
	Install Fire Walls First Floor	1,000			
	Abate Asbestos Floor Tiles in Public Areas	5,000			
	Install Sprinkler Head/8 th Floor Garbage Area	1,000			
	Remodel Bathrooms	1,000			
	Replace Apt Intercom System	5,000			
	Install Grounded Outlets	1,000			
	Replace/Install Entry Closet Doors	1,000			
	Replace Ground Floor Ceiling	1,000			

	Back-Flo Preventer	1,000			
	Force Account Building/Apt Renovations	10,000			
NY18-005 Robert Long Apartments	Upgrade Fire Alarm System	1,000			
	Replace Gate Valves on Ground Floor	1,000			
	Replace Intercom System	1,000			
	Change Electric Panels in 4 Apts	1,000			
	Elevator Modernization	1,000			
	Force Account Site Renovations	10,000			
NY18-006 Russell Barnard Apartments	Repair/Point Up Brick Work	1,000			
	Upgrade Fire Panel	1,000			
	Force Account Apt/Building Renovations	10,000			
	Force Account Site Renovations	1,000			
	Replace Emergency Generator & Controls	90,000			

NY18-007 Leander Bouyea Court	Resurface/Redesign Existing Parking Area	5,000			
	Reseal/Restripe Back Parking Lot	1,000			
	Vinyl Floor Replacement in Apartments	5,000			
	Replace Bilco Doors	1,000			
	Repair/Point Up Damaged Brick	1,000			
	Repair/Replace Apartment Walls	5,000			
	Replace Apartment Windows	5,000			
	Modernize Bathrooms	1,000			
	Insulate Apartment Walls & Attic	1,000			
	Hot Water Tank Installation	11,000			
	Maintenance Shop/Community Room Electric Upgrade	1,000			
	Catch Basins	1,000			
	Intall Back Flo Preventers	1,000			
	Replace Outside Faucets	1,000			
	Replace Roofs	20,000			

	Force Account Apt Renovations	25,000			
	Force Account Site Renovations	1,000			
	Parking Lot	97,368			
Total CFP Estimated Cost		\$484,768			\$510,029

Sec. 8 Domestic Violence, Dating Violence, Sexual Assault, and Stalking

The Plattsburgh Housing Authority (PHA) has adopted the “PHA VAWA Policy” to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). PHA’s goals, objectives and policies to enable PHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in this PHA VAWA Policy.

- A. The PHA Community Center, known as the Ted K Center, offers programs to the youth in our developments to educate them and assist them in addressing the issues they face in daily life. The Ted K Center concentrates on youth but is available to assist adults as well with counseling and networking with agencies established to assist families in time of crisis. The Ted K Center offers in partnership with SUNY Plattsburgh’s Eastern Adirondack Healthcare Network a program called “Asset or Team Building Program”. Workshops are offered to youth grades 5 and up, covering potential developmental assets (family support; boundaries; positive values, etc.). The PHA has established partnerships with other agencies in the area that offer services for child and adult victims. These partnerships allow us immediate access to make referrals for assistance to our residents.
- B. The PHA offers to assist victimized residents with the opportunity to transfer to other PHA sites. The PHA community police officer works with the victim and the PHA to issue an “Order of No Trespass” to further assist the resident in feeling safer in their home.
- C. The Ted K Center is a safe respite where residents of all ages can get free, confidential information, counseling, and assistance both from the staff and the community police officer. As a means of prevention, the PHA sponsors the “Asset or Team Building Program” to build positive self esteem, values, and support.

