

Catskill Housing Authority

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Village Of Catskill Progress Report 2020-2024

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Overall the Village of Catskill Housing Authority exceeded its goals and objectives for the 2020-2024 five year period. CHA maintained and improved its fiscal standing over the past five years increasing its operating reserves while reducing its overall operating and legacy expenses. CHA improved its physical score, (buildings and grounds), financial reporting and overall agency score under HUD's PHAS, REAC inspection to a 94%.

Occupancy rates were maintained no less than 98% while unit work orders were completed on average within 24 hours. Units modernization occurred in almost every unit with cycle painting, new kitchen and bathroom floors, kitchen remodels, bathroom improvements, and new flooring. Additionally modernization to the laundry room including new washers and dryer and site security were completed, as well as various site improvements to buildings and grounds.

CHA and CHA board members continued to improve community and resident relations and partnerships. CHA secured grant funding to create a resident association 501C3 corporation and resident computer room. Resident association members conducted back to school backpack give away and BBQ, and sponsored health and job fairs each year. CHA continued its partnerships with local public service agencies to promote employment opportunities, healthcare, rent assistance, and addiction services.

CHA along with its Board chairperson and board members started discussions with local and state political leaders, and local and regional banking institutions to raise awareness about the need for more affordable housing and housing partnerships within the Village of Catskill. Discussions centered around housing need, site location, state and federal funding program and financing opportunities with state, local and regional entities.

Goal: Maintaining Current CHA Public Housing Resources and Standards

- December 31, 2022 CHA received a 94% percentile score on HUD's Public Housing Assessment System, (PHAS Program), maintaining its "High Performer" status for the next three years;
- Maintained no less than 98% occupancy rate over the last five years;
- CHA tripled its operating reserves over the last five years by utilizing best practices in management, maintenance and accounting;

Executive Director: Timothy M. Mattice

Board of Commissioners: Chairperson - Patrick Hernandez
Clark McKinnon- Vice Chair-Person
Rich Ahlberg Megan Zahn Sam Aldi

Reasonable Accommodation Statement: Pursuant to the Fair Housing Act (42U.S.C. 3601-3619), if you are a federally funded assisted housing program applicant or resident with a disability, you may request an exception, change or adjustment to a rule, policy, practice or service that may be necessary to afford you an equal opportunity to participate in the program.

- CHA restructured its health insurance legacy cost for retirees resulting in a significant cost savings for the agency;
- Incorporating maintenance cost saving measures by utilizing in-house labor summer youth labor, and implementation of competitive purchasing practices with outside vendors and contractors;
- Utilizing monthly P&L statements for administration and board oversight and review, monitor and track financial progress;
- Contracted with a certified professional accounting agency for fee accounting services and oversight.
- Adhered to the HUD required Annual Single Audit requirements performed by third party independent auditors to review the fiscal integrity of CHA's accounting and management system.
- Entered into third party energy supplier agreements for gas and electric that reduced CHA's annual energy costs;
- Entered into a solar contract agreement that provided CHA reimbursement on monthly energy usage;
- Leveraged grant funding from Bank of Greene County Community Bank to fund Resident Association articles of Incorporation and 501(C) 3 application and resident computer resource center.
- Utilized summer youth labor funded by the Columbia Greene Community College to assist maintenance staff with daily work and maintenance activities.

Goal: Expand the supply of assisted housing

Over the last two years the Catskill Housing Authority Board and Executive Director have initiated several discussions regarding affordable housing within the Village/Town of Catskill, and County of Greene. Additionally, meetings and discussions have taken place with several local, and state political leaders representing Greene County as a means to jump start conversations in developing affordable housing opportunities. The CHA Board has discussed partnering with and merging resources with the Catskill Mountain Housing Development Corporation, a local housing development agency, as a means to increase development capacity and to be more competitive in leveraging state and federal tax credit funding for new affordable housing. Moreover, CHA reached out to housing developers and banks that work with and administer the FHA Multi Family Housing Loan Program, specifically the 221d3, and 221d4, and other loan programs that fund affordable housing.

Although no brick and mortar progress has been made in developing affordable housing in Catskill or Greene County a partnership path has been clearly defined in moving forward with any future plan with affordable housing if the opportunity arises.

Goal: Improve the quality of assisted housing

- CHA continued to maintain high performer status under HUD PHAS program.

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- Most of 80 public housing units were modernized in some way with either kitchen floors or cabinets or new bathroom floors or were part of the cycle painting program.
- New gutter systems were installed on Five buildings.
- Modernization to the resident laundry facilities including new commercial washers and dryers were installed, new flooring and paint, and security light and lock system.
- New facility security camera system was installed including computer and software.
- Updated ACOP Plan - added the new HUD Regulations for HOTMA, Violence Against Women, and Fair Housing policies
- Resealed parking lots and basketball court, new flower and plantings, building painting.

Goal: Provide an improved living environment

- Conducted annual unit quality control inspections with third party certified housing inspection group to ensure continued compliance with housing quality standards.
- Conducted move-out inspections to ensure tenants are complying with housing quality standards and there are no tenant damages in the units. These types of inspections help us retain housing another tenant in their unit.
- Partnered with Cultivate Catskill, a local not for profit which sponsors village wide hanging baskets, bridge flowers and mini parks throughout the Village of Catskill, provided plantings and planting resources to beautify the planning beds at Hop-O-Nose open space areas.
- Hop-O- Nose Resident Association Conducted annual back to school events that included food, public service vendors, and book bag give away.

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

- CHA continued its partnership with the Columbia/Greene Community College Summer Youth Program. CHA provided summer work opportunities for youths as a means to self-sufficiency through on the job training throughout the summer assisting with maintenance duties.
- Advertised various job postings in CHA's admin lobby, community room and laundry room for resident participants looking for work.
- Conducted zero income briefings on a monthly basis to ensure participants were actively seeking financial means to support themselves through employment.

Goal: Ensure equal opportunity and affirmatively further fair housing

- Conducted in-house trainings of HUD Regulations (Fair Housing and VAWA laws) to staff internally and with Greene County FHEO Staff.

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- Created fair housing informational packets to give to clients.
- Referred families to the Greene County Human Rights Commission Office, HUD Fair Housing Office, or NYS Division of Human Rights for more information on fair housing laws and if they felt their rights were violated.
- Conducted workshops for Fair Housing Information and participated with other organizations for client workshops.
- Participated in State/County presentations about Fair Housing from the Greene County Human Rights Commission Office and NYS State Fair Housing Office.

Goal: Activities or services relative to HACPFC's adherence to VAWA for Child Abuse or Adult Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

- CHA adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate.
- CHA will continue to refer child or adult victims of domestic violence, dating violence, sexual assault, or stalking to Domestic Violence Services. CHA assists victims in a variety of areas including, but not limited to, providing shelter services, obtaining or maintaining housing, and linking the victim with benefits/programs provided throughout the community for which they may qualify.
- CHA continues to abide by VAWA regulations in our admission, occupancy, and termination of assistance policies. Applicants cannot be denied admission on the basis that the applicant is, or has been a victim of domestic violence, dating violence, sexual assault, or stalking, so long as the applicant otherwise qualifies for the program. 4. CHA uses screening procedures to establish eligibility for program participation. Screening factors are listed in the Public Housing Admissions and Continued Occupancy Policy and are used to prevent crime in housing and to protect the residents of the properties. These screening criteria include, but are not limited to, criminal or drug-related criminal activity, history of alcohol or substance abuse, manufacture of methamphetamine, and/or sex offender registration requirement
- CHA staff provides support to the Continuum of Care Planning efforts and development of a homeless management information system that identifies and tracks homeless persons and participation in the annual Point-in-Time count. CHA continues to support the Continuum of Care efforts to reduce homelessness in Greene County.

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