

Catskill Housing Authority

32 Bronson Street / P.O. Box 362
Catskill, NY 12414

Telephone: (518) 943-2900

Fax: (518) 943-2793

E-mail: tmattice.catskillha@gmail.com

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Established in 1956 the Village of Catskill Housing Authority (Hop-O-Nose) is nearly a 70 year old public housing authority consisting of 80 units of garden style housing. Although Hop-O-Nose has stood the test of time the next five years will be extremely important in mapping out a new vision of how to preserve Catskill's public housing for the next 50 years and beyond.

The U.S. Department of HUD has introduced new programs and financing matrices to assist PHA's in their preservation efforts and repositioning assets to leverage private equity funds for major rehabilitation projects. There are also traditional lending programs available as well through the FHA Multi Family Loan Program. CHA will favor programs designed to preserve public housing and protect residents that live there making sure housing rents are within HUD's guidelines that don't exceed 30% of gross monthly income. However, with any type of preservation initiative comes a high level of program complexity, understanding and commitment. There will be many aspects to a preservation plan that will need to be discussed by CHA board members and Hop-O-Nose residents over the next five years.

Notwithstanding the above, It is the intent of the Catskill Housing Authority to discuss and possibly pursue future opportunities to comprehensively transform its existing housing portfolio out of the conventional Low-Income Public Housing-Section 9 business model to more stable economic operating platforms that includes but are not limited to Low Income Housing Tax Credits, RAD Section 8 Project Based Housing Choice Vouchers, PBV, or Project Based Rental Assistance, PBRA, for an asset repositioning and rehabilitation project. These redevelopment efforts will favor affordable housing funding programs that require no more than 30% of a family's annually adjusted household income to be paid toward rent. CHA will accomplish the aforementioned by using the various tools and resources made available through HUD and other federal, state, local and private funding programs that support the development and/or preservation of Public Housing - projects that may include mixed income and mixed-use designs. The resources and tools that may be utilized are those applicable to HUD's Conventional Rental Assistance Demonstration Conversion, (RAD); RAD/Section 18 Closeout Blend; and Section 22 Streamlined Voluntary Conversion (SVC) through the Inventory Removal process.

Until such time that the CHA completes and receives HUD approval of a RAD action, the authority will maintain the following goals and objectives:

Executive Director: Timothy M. Mattice

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

Goal 1: Maintain and Maximize CHA's Public Housing Resources and Standards for Long term Sustainability

Objective 1: Maintain occupancy rate at no less than 98% each calendar year.

Objective 2: Develop new ways to manage and reduce the increased Tenant Accounts Receivable impacts that continue to effect CHA's financial status and HUD's PHAS, MASS Score from the 2020 nationwide Federal/State eviction moratorium.

Objective 3: Annually assess CHA's policies regarding Admissions and Continued Occupancy Policies, (ACOP), to address changing demographics and resident needs to assure long term residency/occupancy.

Objective 4: Maintain an adequate operating reserve balance that provides funding for administrative and capital needs necessary to fulfill CHA's mission, and future asset repositioning goals,(RAD), and redevelopment plans.

Objective 5: Maintain High Performer status - 90% percentile or better under HUD's Public Housing Assessment System. (PHAS, ENSPIRE), specifically:

- PASS (Physical Assessment Subsystem)
- FASS (Financial Assessment Subsystem)
- MASS (Management Assessment Subsystem)
- CFP (Capital Fund Program)

Objective 6: Preserve quality of life standards by consistently conducting annual unit inspections with third party professional certified inspection groups; completing unit work orders in a timely manner; keeping buildings and grounds free from hazards and disrepair; maintaining clean laundry and community room and safe playground area.

Objective 7: Continue staff training on applicable HUD/State/Federal regulations, management skills, technical skills, maintenance and capital improvement programs as they become available, and as needed.

Objective 8: Establish and maintain relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote resident self-sufficiency and quality of life improvements.

Objective 9: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, portals and interactive voice response systems.

Objective 10: Update or revise policies as needed, including but not limited to changes on admissions, continued occupancy, management, rent collections, write offs, inspections,

Executive Director: Timothy M. Mattice

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

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.

no smoking, occupancy guidelines, resident transfers, waiting lists, and self-sufficiency to improve the management of public housing.

Objective 11: CHA will continue financial best practices with third party fee accounting services oversight, and auditor for annual single audits maintaining fiscal solvency and adherence to HUD regulations.

Goal 2: Preserve Catskill Housing Authority's Public Housing Portfolio .

Objective 1: Create a board appointed subcommittee to assess and discuss the future vision and preservation of the Catskill Housing Authority, (Hop-O-Nose community).

Objective 2: Seek programs and partnerships to comprehensively transform and foster conversion of the CHA public housing portfolio in order to renovate and build modern “state of the art” residential housing through federal and state programs, and with housing industry consultants and accomplished housing developers.

Objective 3: Pursue an asset repositioning of CHA's 80 unit public housing portfolio under HUD's Rental Assistance Demonstration program (RAD) and utilize a mix of public and private dollars to fund necessary residential and site improvements.

Objective 4: Leverage funding resources through public/ private partnerships with federal/state Low Income Housing Tax Credit Programs or through the FHA Multifamily Housing Loan Program 221d4 or 223f for rehabilitation or new construction of public housing units.

Objective 5: Maximize CHA's Capital/operating fund reserves to accelerate modernization projects and initiate asset repositioning and mixed finance redevelopment opportunities with various HUD programs such as RAD, disposition/demolition programs. Utilize Capital/operating funds for RAD consulting services, RFQ/RFP development, publications, resident education, and other related asset repositioning and predevelopment expenses.

Goal 3: Improve The Delivery of Housing Through Cost Effective Office Management and Operational Efficiency:

Objective 1: Continue to automate major operation components of electronic software such as work order processing and tracking, materials, inventory, and fixed assets to improve the efficiency and accuracy of financial accounting and reporting.

Objective 2: Increase the number residents paying rent through electronic transfer, i.e. Rent café or web based on-line payment.

Objective 3: Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity.

Executive Director: Timothy M. Mattice

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

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.

Objective 4: Review and update HUD regulations to adopt changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency

Objective 5: Continue to implement energy efficient cost saving measures on all properties, and continued partnerships with third party gas and electric energy suppliers and consultants.

Objective 6: Work with community service agencies and higher education programs to pursue improvement to the quality of housing, living environment, and service programs.

Objective 7: Continue CHA's partnership with the Bank of Greene County in leveraging grants for improved tenant services, operational management, and future financing of new affordable housing development opportunities.

Goal 4: Expand The Inventory of Assisted Housing

Objective 1: Create a Board appointed affordable housing subcommittee to discuss housing needs and the development of affordable housing opportunities in the Village of Catskill.

Objective 2: Create a standalone not-for-profit corporation or Limited Liability corporation, LLC for the purpose of developing affordable housing in the Village of Catskill, and County of Greene.

Objective 3: Continue to research the availability of partners and properties within the communities served by the CHA suitable for development of new affordable housing, and prioritize the availability of housing for residents with incomes consistent with HUD's definition of public housing affordability and housing cost burden no greater than 30% of a family's annually adjusted household income.

Objective 4: Redevelop CHA's administration building site for potential new mixed use/income affordable housing units as part of a larger portfolio RAD conversion and redevelopment project.

Objective 5: Pursue a housing partnership with the Catskill Mountain Housing Development Corporation to either merge administrative and housing resources or to partner in the development of new affordable housing opportunities for the Village of Catskill and Greene County.

Objective 6: Leverage funding resources through public/ private partnerships from federal/state Low Income Housing Tax Credit Programs or through the FHA Multifamily Housing Loan Program 221d4, 221d3, and 223f for rehabilitation or new construction of affordable housing units.

Objective 7: Pursue Section 8 voucher administrator designation to expand the administration and implementation of Section 8 Housing Choice Vouchers within the

Executive Director: Timothy M. Mattice

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

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.

Village, Town, and County of Greene , and for the purpose of CHA to manage its RAD Project Based Section 8 vouchers after conversion.

Goal 5: Promote Self-Sufficiency and Asset Development of Assisted Households

Objective 1: Continue to participate in the Columbia - Greene Community College Summer Youth Program, allowing youths to gain on-the-job work experience within CHA's facilities to gain experience and reference recommendations for future career opportunities.

Objective 2: Increase the number and percentage of employed persons in assisted families by conducting annual activities such as job fairs, health, mental health and addiction services, and job search training events.

Objective 3: Support the Hop-O-Nose Resident Association with annual events that target health, education, quality of life, back to school, and mental health events.

Goal 6: Ensure Equal Opportunity and Affirmatively Further Fair Housing

Objective 1: Continue to implement and adhere to HUD's affirmative Fair Housing Policies and Measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability.

Objective 2: Undertake affirmative measures to provide suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and type of disability.

Objective 3: Undertake affirmative measures to provide suitable living for families living in assisted housing regardless of unit type and bedroom size.

Objective 4: Continue to provide equal opportunity and affirmatively further fair housing training for all staff annually through State and third party vendor certification programs on federal and state fair housing laws.

Goal 7. Implement Applicable Provisions of the Violence Against Women Act. (VAWA) and Department of Justice Reauthorization Act of 2005.

Objective 1: CHA will continue to provide training for all staff on the legal ratification and compliance of VAWA Rules and Regulations.

Objective 2: CHA will collaborate with local law enforcement, victim service providers, section 8 landlord's, and other housing authority's to ensure the safety and wellbeing of our tenants.

Executive Director: Timothy M. Mattice

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

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.

Objectives 3: CHA will maintain compliance with all applicable legal requirements imposed by VAWA and ensure the physical safety of victims of actual or threatened domestic violence, dating violence or stalking.

Objective 4: Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking. Build and maintain collaborative arrangements between law enforcement agencies, and victim assistance providers to promote the safety and wellbeing of victims of actual and threatened domestic violence, dating violence and stalking

Objective 5: CHA will continue to seek opportunities to support and help victims of violence and respond to incidents according to CHA Policy and Procedures, and, HUD, Federal/State, and local regulations.

Objective 6: CHA will include a list of service providers in our VAWA Policy and make available service list to the public.

Executive Director: Timothy M. Mattice

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

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.