

PHA Plans

Streamlined Annual Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2006

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Plattsburgh Housing Authority

PHA Number: NY018

PHA Fiscal Year Beginning: (07/2006)

PHA Programs Administered:

- Public Housing and Section 8** **Section 8 Only** **Public Housing Only**
 Number of public housing units: 558 Number of S8 units: Number of public housing units:
 Number of S8 units: 191

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 Phone: (518) 561-0720 ext. 22
 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 2006
[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

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903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership Page 6
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs Page 7
- 5. PHA Statement of Consistency with Consolidated Plan Page 7
Complete only if PHA has changed any policies, programs,
or plan components from its last Annual Plan.
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- 8. Capital Fund Program 5-Year Action Plan Page 46

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-LLLa, 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:

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- 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? 3

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)? Actively seek new participants in the FSS Program and Homeownership Program; develop local partnerships with local real estate agents, lender 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 down payment 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): Clinton County Housing Assistance Program, Homebuyer Program since 1975
- 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 plan has established the following housing priorities to address housing needs which are also the priorities of the Plattsburgh Housing Authority:

- a) Maintain the supply of decent, safe and sanitary rental housing that is affordable for low, very low and moderate income families.
- b) 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
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</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-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		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
	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: NY06P01850103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <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	8,998	8,998	8,998	8,998
3	1408 Management Improvements	47,000	47,000	47,000	47,000
4	1410 Administration	76,416	76,416	76,416	76,416
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	100,000	100,000	100,000	100,000
8	1440 Site Acquisition	0			
9	1450 Site Improvement	113,301	101,993	101,993	101,993
10	1460 Dwelling Structures	276,917	292,050	292,050	288,959
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	141,532	137,707	137,707	137,707
13	1475 Nondwelling Equipment	0			
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)	764,164	764,164	764,164	761,073
22	Amount of line 21 Related to LBP Activities	5,148			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	2,095	2,067		

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: NY06P01850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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	Entry Stoop & Handrail Replacement Front & Rear	1450	150	60,547	53,293	53,293	53,293	Work Completed
	Window Replacement	1460	31 Bldgs	2,095	2,067	2,067	2,067	Installed by PHA
	LBP Abatement	1460	31 Bldgs	5,148	(5,148)	-0-	-0-	Work Completed in FY02
	Hot Water Tank Rewire	1460	150	27,800		27,800	27,800	Work Completed
	Install Hardwire Smoke Detectors	1460	150 Apts	72,487		72,487	72,487	Work Completed
	Install Master Lock System	1460	125	7,206		7,206	7,206	Installed by PHA

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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	
	Rehab Management/Maint/Community Center	1470	1	37,950		37,950	37,950	Work Completed
	NY51P018001 Subtotal			213,233	200,803			
NY18-002 John Collins Park Ext.	Install Hardwire Smoke Detectors	1460	150 Apts	6,253		6,253	6,253	Work Completed
	Replace Exterior Doors/Master Locks	1460	75	8,659		8,659	8,659	Work Completed Installed by PHA
	NY51P018002 Subtotal			14,912	14,912			
NY18-003 Thomas Conway Apartments	Install Hardwire Smoke Detectors	1460	51 Units	18,955		18,955	18,955	Work Completed
	Asbestos Abatement	1460			24,991	24,991	24,991	Work Completed
	NY51P018003 Subtotal			18,955	43,946			

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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: NY06P01850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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	Landscaping	1450	1	3,488		3,448	3,448	Work Completed

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: NY06P01850103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
	New Sign	1450	1	3,000		3,000	3,000	Work Completed
	Install Hardwire Smoke Detectors	1460	101	25,000		25,000	25,000	Work Completed
	Remodel Kitchens	1460	59	8,987		8,987	8,987	Work Completed
	Public Area Heater	1460	1	5,000	10,001	10,001	10,001	Work Completed
	Install Handrails	1460		9,500	(9,500)	-0-	-0-	Funded in FY04
	NY51P018004 Subtotal			54,975	50,476			
NY18-005 Robert S. Long Apartments	Replace Concrete Sidewalks	1450	1 Dev	4,500		4,500	4,500	Work Completed
	Replace Site Lights	1450	4	5,318		5,318	5,318	Work Completed
	New Sign	1450	1	3,000		3,000	3,000	Work Completed
	Landscaping	1450	1 Dev	738		738	738	Work Completed
	Install Hardwire Smoke Detectors	1460	60	20,000	24,535	24,535	24,535	Work Completed

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

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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: NY06P01850103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
	NY51P018005 Subtotal			33,556	38,091			
NY18-006 Russell H. Barnard Apts.	Replace Sidewalks	1450	1 Dev	14,293		14,293	14,293	Work Completed
	Replace Transformer Enclosure	1450	1	10,000		10,000	10,000	Work Completed
	Landscaping	1450		1,363		1,363	1,363	Work Completed
	New Sign	1450	1	3,000		3,000	3,000	Work Completed
	Install Hardwire Smoke Detectors	1460	65	21,284		21,284	21,284	Work Completed
	Exterior Door Replacement	1460	6	30,000		30,000	30,000	Work Completed
	Replace Roof & Roof Ventilators	1470	1	90,357		21,284	21,284	Work Completed
	NY51P018006 Subtotal			170,297	170,297			
NY18-007 Leander Bouyea Court	Clothes Racks/Drainage/Catch Basin Areas Remodel	1450	4	4,054	(4,054)			
	Install Hardwire Smoke Detectors	1460	84 Apts		3,825	3,825	3,825	Work Completed

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: NY06P01850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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	
	Apartment Entry Stoops Replacement Front & Back	1460	84	8,543.00	(8,543.00)			
	Install Hardwire Smoke Detectors in Maintenance Bldg	1470	1	3,825.00	(3,825.00)			
	Replace Storage Garage Entry Doors	1470	5	9,400.00		9,400.00	9,400.00	Work Completed
	NY51P018007 Subtotal			25,822.00	13,225.00			
HA-Wide Operations	Operations	1406		8,998.00		8,998.00	8,998.00	Funds Expended
Management Improvements	Resident Service Coordinator	1408		47,000.00				
	Management Subtotal			47,000.00	47,000.00	47,000.00	47,000.00	
Non-Technical Salaries	Administration	1410.1		76,416.00		76,416.00	76,416.00	Funds Expended
	Non-Technical Subtotal			76,416.00	76,416.00			

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: NY06P01850103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
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	
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	100,000.00		100,000.00	100,000.00	Ongoing Misc Projects & Revitalization Study & Report
	Architect Subtotal			100,000.00	100,000.00			
	HA-Wide Subtotal			232,414.00	232,414.00			
	GRAND TOTAL			764,164.00	764,164.00			

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 III: Implementation Schedule							
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program No: NY06P01850103 Replacement Housing Factor No:				Federal FY of Grant: 2003
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	09/16/05			09/16/07			
NY18-002 John Collins Park Ext.	09/16/05			09/16/07			
NY18-003 Thomas Conway Apartments	09/16/05			09/16/07			
NY18-004 Lakeview Towers	09/16/05			09/16/07			
NY18-005 Robert S. Long Apartments	09/16/05			09/16/07			
NY18-006 Russell H. Barnard Apartments	09/16/05			09/16/07			
NY18-007 Leander Bouyea Court	09/16/05			09/16/07			
Administration	09/16/05			09/16/07			
Architect/Engineer	09/16/05			09/16/07			

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 III: Implementation Schedule							
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program No: NY06P01850103 Replacement Housing Factor No:				Federal FY of Grant: 2003
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	
Operations	09/16/05			09/16/07			
Management Improvements	09/16/05			09/16/08			

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: NY06P01850203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Set-Aside Funds
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <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	26,687	29,459	29,459	29,459
3	1408 Management Improvements	15,000	15,000	15,000	15,000
4	1410 Administration	15,200	15,200	15,200	15,200
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	20,000	20,000	20,000
8	1440 Site Acquisition	35,387	32,615	32,615	32,615
9	1450 Site Improvement	22,600	22,600	22,600	22,600
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	17,421	17,421	17,421	17,421
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	152,295	152,295	152,295	152,295
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				
25	Amount of Line 21 Related to Security – Hard Costs				

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: NY06P01850203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Set-Aside Funds	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <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	
26	Amount of line 21 Related to Energy Conservation Measures					

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: NY06P01850203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Set-Aside Funds		
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	
NY18-5 Robert S. Long Apartments	Replace Concrete Sidewalks	1450		20,000	20,000	20,000	20,000	Work Completed
NY18-6 Russell H. Barnard Apartments	Replace Concrete Sidewalks	1450		15,387	12,615	12,615	12,615	Work Completed
	Replace Roof & Roof Ventilators	1470		17,421	17,421	17,421	17,421	Work Completed
NY18-7 Leander Bouyea Court	Modernize Kitchens	1460		11,458	-0-	-0-	-0-	Moved to FY 04, 05, 06
	Install Hardwire Smoke Detectors	1460		22,600	22,600	22,600	22,600	Work Completed
HA Wide Operations		1406		26,687	29,459	29,459	29,459	Funds Expended

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: NY06P01850203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 Set-Aside Funds		
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 Improvements	Resident Services Coordinator	1408		15,000	15,000	15,000	15,000	Funds Expended
Non-Technical Salaries	Administration	1410.1	15,200	15,200	15,200	15,200	15,200	Funds Expended
A/E Services	Architect/Engineer	1430.1	20,000	20,000	20,000	20,000	20,000	Funds Expended

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 III: Implementation Schedule

PHA Name: Plattsburgh Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01850203 Replacement Housing Factor No:					Federal FY of Grant: 2003 Set-Aside Funds	
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		
NY18-005 Robert S. Long Apartments	02/13/06			02/13/08				
NY18-006 Russell H. Barnard Apartments	02/13/06			02/13/08				
NY18-007 Leander Bouyea Court	02/13/06			02/13/08				
Administration	02/13/06			02/13/08				
Architect/Engineer	02/13/06			02/13/08				
Operations	02/13/06			02/13/08				
Management Improvements	02/13/06			02/13/08				

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

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: NY06P01850104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <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	44,058	88,100	44,058	44,058
3	1408 Management Improvements	12,500	30,400	30,400	30,400
4	1410 Administration	88,110	88,110	88,110	88,110
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	80,000	80,000	80,000	50,129
8	1440 Site Acquisition	0			
9	1450 Site Improvement	53,951	53,951	0	0
10	1460 Dwelling Structures	465,348	403,406	26,309	17,728
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	137,211	137,211	695	695
13	1475 Nondwelling Equipment	0			
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)	881,178	881, 178	269,572	231,120
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	0			
25	Amount of Line 21 Related to Security – Hard Costs	30,000	30,000		
26	Amount of line 21 Related to Energy Conservation	0			

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
	Measures					

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Maintenance Area Resurfacing	1450		53,951		-0-	-0-	No Activity
	Replace Roofs	1460	32	65,500	3,558	-0-	-0-	To be Bid in Spring 2006
	Install Hardwire Smoke Detectors	1460	150 Apts	100	(100)	-0-	-0-	Work Funded in 2003 (Completed)
	Upgrade Office & Maintenance Facilities	1470	1	137,111		-0-	-0-	No Activity
	NY51P0188001 Subtotal			256,662	194,620			
	Install Hardwire Smoke Detectors	1460	150 Apts	100	(100)	-0-	-0-	Work Funded in 2003 (Completed)
	NY51P018002 Subtotal			100				

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Install Hardwire Smoke Detectors	1460	51 Units	100	(100)	-0-	-0-	Work Funded in 2003 (Completed)
	Asbestos Abatement	1460			30,000	8,671	8,671	Funded in 2003 (Completed)
	NY51P018003 Subtotal			100	30,000			
NY18-004 Lakeview Towers	Install Hardwire Smoke Detectors	1460	101	100	2,000	-0-	-0-	Work Funded in 2003 (Completed)
	Replace Mixing Valves in Bathrooms	1460	101	30,000		-0-	-0-	Soliciting A/E Proposals
	Install Handrails	1460		9,500		9,500	9,500	Work Completed
	NY51P018004 Subtotal			39,600	41,500			

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
NY18-005 Robert S. Long Apartments	Install Hardwire Smoke Detectors	1460	60	100	(100)	-0-	-0-	Work Funded in 2003 (Completed)
	NY51P018005 Subtotal			100				

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Replace Entry Door Latch System	1460	1	20,000	10,372	-0-	-0-	No Activity
	Install Hardwire Smoke Detectors	1460	65	100.00	8,228	8,228	8,228	Work Completed
	NY51P018006 Subtotal			20,100	18,600			
NY18-007 Leander Bouyea Court	Modernize Bathrooms	1460	84	89,000	59,000	-0-	-0-	No Activity
	Modernize Kitchens	1460	84	250,748		-0-	-0-	Bidding Phase
	Install Hardwire Smoke Detectors in Maintenance Building	1470	1	100		-0-	-0-	No Activity
	NY51P018007 Subtotal			339,848	309,848			

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: NY06P01850104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	Operations	1406		44,058	88,100	44,058	44,058	
	Operations Subtotal			44,058	88,100			
Management Improvements	Resident Services Coordinator	1408		12,500	30,400	30,400	30,400	Funds Expended
	Management Subtotal			12,500	30,400			
Non-Technical Salaries	Administration	1410.1		88,110		88,110	88,110	Funds Expended
	Non-Technical Subtotal			88,110	88,110			
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	80,000		80,000	50,129	Misc Projects in Process
	Architect Subtotal			80,000	80,000			
	HA Wide Subtotal			224,668	286,610			
	GRAND TOTAL			881,178	881,178			

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 III: Implementation Schedule							
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program No: NY06P01850104 Replacement Housing Factor No:				Federal FY of Grant: 2004
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	09/13/06			09/13/06			
NY18002 John Collins Park Ext.	09/13/06			09/13/08			
NY18-003 Thomas Conway Apartments	09/13/06			09/13/08			
NY18-004 Lakeview Towers	09/13/06			09/13/08			
NY18-005 Robert S. Long Apartments	09/13/06			09/13/08			
NY18-006 Russell H. Barnard Apartments	09/13/06			09/13/08			
NY18-007 Leander Bouyea Court	09/13/06			09/13/08			
Administration	09/13/06			09/13/08			
Architect/Engineer	09/13/06			09/13/08			
Operations	09/13/06			09/13/08			

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 III: Implementation Schedule							
PHA Name: Plattsburgh Housing Authority			Grant Type and Number Capital Fund Program No: NY06P01850104 Replacement Housing Factor No:				Federal FY of Grant: 2004
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	
Management Improvements	09/13/06			09/13/08			

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: NY06P01850105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <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	88,110	88,110	88,110	88,110
3	1408 Management Improvements	28,500	28,500	28,500	12,553
4	1410 Administration	88,110	84,484	84,484	66,401
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	80,000	80,000	1,998	198
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	260,125	263,751	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	300,000	300,000	0	0
13	1475 Nondwelling Equipment	0			
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)	844,845	844,845	203,092	167,262
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	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			

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: NY06P01850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2005 <input type="checkbox"/> 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	0				

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: NY06P01871205 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	
NY18-005 Robert S. Long Apartments	Replace Garbage Compactor System	1460	1	35,000		-0-	-0-	No Activity
	NY51P018005 Subtotal			35,000	35,000			
NY18-007 Leander Bouyea Court	Modernize Bathrooms	1460	84	10,000		-0-	-0-	No Activity
	Modernize Kitchens	1460	84	215,125	218,751	-0-	-0-	In Bidding Phase
	New Administration Building	1470	1	300,000		-0-	-0-	No Activity
	NY51P018007 Subtotal			525,125	528,751			
HA Wide Operations	Operations	1406		88,110				
	Operations Subtotal			88,110	88,110	88,110	88,110	Funds Expended
Management Improvements	Resident Services Coordinator	1408		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: NY06P01871205 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		88,110	84,484	84,484	66,401	
	Non-Technical Subtotal			88,110	84,484			
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	80,000		1,998	198	Developing Various Projects
	Architect Subtotal			80,000	80,000			
	HA Wide Subtotal			284,720	281,094			
	GRAND TOTAL			844,845	844,845			

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 III: Implementation Schedule							
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	
NY18-005 Robert S. Long Apartments	08/17/07			08/17/09			
NY18-007 Leander Bouyea Court	08/17/07			08/17/09			
Administration	08/17/07			08/17/09			
Architect/Engineer	08/17/07			08/17/09			
Operations	08/17/07			08/17/09			
Management Improvements	08/17/07			08/17/09			

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 Grant No: NY06P08150106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	80,000			
3	1408 Management Improvements	31,500			
4	1410 Administration	84,484			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	55,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	593,861			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
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)	844,845			
22	Amount of line 21 Related to LBP Activities	10,000			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	58,861			

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: NY06P01871306 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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	25,000				
	Repair/Replace Vinyl Siding	1460	31 Bldgs	25,000				
	LBP Abatement	1460	31 Bldgs	10,000				
	Force Account Apartment Renovation	1460	25 Apts	100,000				
	NY51P018001 Subtotal				160,000			
NY18-002 John Collins Park Ext.	Force Account Apartment Renovation	1460	15 Apts	25,000				
	NY15P018002 Subtotal				25,000			
NY18-003 Thomas Conway Apartments	Hot Water Heaters	1460	51	58,861				

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: NY06P01871306 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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 Renovations	1460		25,000				
	NY51P018003 Subtotal			83,861				
NY18-005 Robert S. Long Apartments	Roof Replacement	1460	1	100,000				
	NY51P018005 Subtotal			100,000				
NY18-007 Leander Bouyea Court	Modernize Kitchens	1460	84	200,000				
	Force Account Apartment Renovations	1460		25,000				
	NY51P018007 Subtotal			225,000				
HA Wide Operations	Operations	1406		80,000				
	Operations Subtotal			80,000				

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: NY06P01871306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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 Improvements	Drug Prevention	1406		31,500				
	Management Subtotal			31,500				
Non-Technical Salaries	Administration	1410.1		84,484				
	Non-Technical Subtotal			84,484				
Architectural & Engineering Fees	Architect/Engineer	1430.1	5 Years	55,000				
	Architecture Subtotal			55,000				
	HA Wide Subtotal			250,984				
	GRAND TOTAL			844,845				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Plattsburgh Housing Authority		Plattsburgh, Clinton County, NY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2006	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY: 2007	FFY Grant: PHA FY: 2008	FFY Grant: PHA FY: 2009	FFY Grant: PHA FY: 2010
NY 18-001 John Collins Park	Annual Statement	241,400	200,000	433,377	364,977
NY18-002 John Collins Park Ext.		41,977	1,000	3,000	20,000
NY18-003 Thomas Conway Apartments			1,000	1,000	1,000
NY18-004 Lakeview Towers		6,000	1,000	140,000	101,400
NY18-005 Robert S. Long Apartments		3,000			1,000
NY18-006 Russell H. Barnard Apts		1,000		2,000	50,000
NY18-007 Leander Bouyea Court		296,000	386,377	10,000	51,000
ZZ 0-ZZZ Agency Wide					
Physical Improvements Subtotal		589,377	589,377	589,377	589,377
Management Improvements Administration		31,500	31,500	31,500	31,500
		84,484	84,484	84,484	84,484

8. Capital Fund Program Five-Year Action Plan

Other		55,000	55,000	55,000	55,000
Operations		84,484	84,484	84,484	84,484
CFP Funds Listed for 5-year planning		844,845	844,845	844,845	844,845
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 2006	Activities for Year : 2 FFY Grant: PHA FY: 2007			Activities for Year: 3 FFY Grant: PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	NY18-001			NY18-001		
Annual	John Collins Park	Entry Stoop & Handrail Replacement Front & Rear 150	1,000	John Collins Park	Entry Stoop & Handrail Replacement Front & Rear 150	1,000
Statement		Replace Roofs 32	1,000		Remodel Bathrooms 142	74,000
		Remodel Bathrooms 142	45,000		Remodel Kitchens 142	125,000
		Remodel Kitchens 142	124,000	NY18-002		
		Upgrade Office & Maintenance Facilities	70,400	John Collins Park Ext.	Force Account Site Renovations	1,000
	NY18-002			NY18-003		
	John Collins Park Ext.	Entry Stoop & Handrail Replacement 50	1,000	Thomas Conway Apartments	Replace Roofs 4	1,000
		Replace Roofs 8	40,977	NY18-004		
	NY18-004			Lakeview Towers	Replace Ground Floor Ceiling 1	1,000
	Lakeview Towers	Replace Emergency Generator & Controls 1	1,000	NY18-007		
		Replace Cold & Hot Water Booster Pumps 2	1,000	Leander Bouyea Court	Modernize Kitchens 84	361,377

8. Capital Fund Program Five-Year Action Plan

		Abate Asbestos 101 Apts	1,000		Force Account Apartment Renovations	25,000
		Force Account Building/Apartment Renovations	1,000			
		Force Account Site Renovations	1,000			
		Replace Garbage Compactor 1	1,000			
	NY18-005					
	Robert S. Long Apartments	Replace Emergency Generator & Controls 1	1,000			
Total CFP Estimated Cost			\$			\$

8. Capital Fund Program Five-Year Action Plan

Activities for Year : 4 FFY Grant: PHA FY: 2009			Activities for Year: 3 FFY Grant: PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
NY18-001			NY18-003		
John Collins Park	Entry Stoop & Handrail Replacement Front & Rear 150	1,000	Thomas Conway Apartments	Abate Asbestos in Apartments 51	0
	Remodel Bathrooms 142	100,000		Replace Roofs 4	1,000
	Remodel Kitchens 142	256,377			
	Storm Door Replacement 300	30,000	NY18-004		
	Repair/Replace Vinyl Siding 31 Bldgs	45,000			0
	Force Account Site Renovations	1,000			
NY18-002					
John Collins Park Ext.	Abate Abestos in Apartments 50	1,000			
	Lead Based Paint Abatement 50	1,000			
	Force Account Renovations	1,000			
NY18-003					
Thomas Conway Apartments	Force Account Site Renovations	1,000			
NY18-004					
Lakeview Towers	Elevator Modernization 2	140,000			
NY18-006					

8. Capital Fund Program Five-Year Action Plan

Russell H. Barnard Apartments	Force Account Apartment/Building	1,000			
	Force Account Site Renovations	1,000			
NY18-007					
Total CFP Estimated Cost		\$			\$

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

Activities for Year : 4 FFY Grant: PHA FY: 2009			Activities for Year: 5 FFY Grant: PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Leander Bouyea Court	Replace Roofs 13	5,000	NY18-001		
	Replace Canopies	5,000	John Collins Park	Entry Stoop & Handrail Replacement Front & Rear 150	1,000
				Abate Asbestos 29	1,000
				Remodel Bathrooms 142	75,000
				Remodel Kitchens 142	241,977
				Repair/Replace Vinyl Siding 31 Bldgs	45,000
				LBP Abatement 31 Bldgs	1,000
			NY18-001		
			John Collins Park Ext.	Replace Roofs 8	20,000
			NY18-003		

8. Capital Fund Program Five-Year Action Plan

			Thomas Conway Apartments	Abate Asbestos in Apartments 51	1,000
			NY18-004		
			Lakeview Towers	Efficiency Apartment Conversion to One- Bedroom 42	101,400
			NY18-005		
			Robert S. Long Apartments	Abate Asbestos 60 Apts	1,000
			NY18-006		
			Russell H. Barnard Apartments	Elevator Modernization 1	50,000
			NY18-007 Leander Bouyea Court	Asbestos Abatement, All Apartments 84	50,000
				LBP Abatement 84	1,000
Total CFP Estimated Cost		\$			\$

8. Capital Fund Program Five-Year Action Plan

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: 2007			Activities for Year: 3 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Drug Prevention		31,500	Drug Prevention		31,500
Annual Statement						
Total CFP Estimated Cost			\$31,500			\$31,500

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 4 FFY Grant: PHA FY: 2009			Activities for Year: 5 FFY Grant: PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Drug Prevention		31,500	Drug Prevention		31,500
Annual Statement						
Total CFP Estimated Cost			\$ 31,500			\$31,500

8. Capital Fund Program Five-Year Action Plan