

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>ALBANY HOUSING AUTHORITY</u> PHA Code: <u>NY009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY):																													
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1674 Number of HCV units: 2489																													
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																													
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																													
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:								
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																													
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																													
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																													
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.																													
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.																													
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																													
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																													
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																													
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																													
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.																													
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.																													

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

ALBANY HOUSING AUTHORITY FIVE-YEAR PLAN (FY 2010 – FY 2014)

PHA Information:

PHA Name: ALBANY HOUSING AUTHORITY PHA Code: NY009

PHA Type: Small High Performing Standard HCV (Section 8)

PHA Fiscal Year Beginning: (MM/YYYY): 7/2011

Inventory (based on ACC units at time of FY beginning in 1.0 above):

Number of PH units: **1674**

Number of HCV units: **2489**

Submission Type

5-Year and Annual Plan Annual Plan Only 5-Year Plan Only

Mission Statement:

Our mission is to provide high quality, affordable and sustainable housing opportunities while continuing to promote economic independence and stability for our residents.

5.2 Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

STRATEGIC IMPERATIVES (SI), GOALS, AND OBJECTIVES

Increase the availability of decent, safe, and affordable housing.

Expand the supply of assisted housing.

- Apply for additional rental vouchers.
- Leverage private or other public funds to create additional housing opportunities.
 - a. Renovate Ezra Prentice Homes (9-13).
 - b. Develop Lincoln Park Homes (9-4) replacement housing.
 - c. Develop Ida Yarbrough Low-Rise (9-5) replacement housing.
 - d. Explore breaking out of current neighborhoods to diversify markets and income/revenue sources.
 - e. Explore opportunities for partnerships with private developers, other neighborhoods and beyond city boundaries.
 - f. Develop Academy Lofts
 - g. Develop Kings way Building and 34 Morton Ave
- Acquire or build units or developments.
- Consider for-profit affiliate for development.

Improve the quality of assisted housing.

- Assess management factors affecting AHA’s PHAS score and develop an action plan to achieve “high performer” status.
- Improve customer satisfaction:
 - a. Capture information from resident survey data compiled by HUD; consider working through local college/university to conduct additional surveys.
 - b. Encourage culture of mutual civility and respect between AHA staff and clientele through training and by example. Contracted with consulting company to provide training throughout the year for employees. Four mandatory: Sexual Harassment, Respect in the Workplace, Customer Service, and Domestic Violence.

- Demolish or dispose of obsolete public housing
 - a. Explore the feasibility of selling several units at Steamboat Historic Townhouses (NY 9-12).
 - b. Pursue demolition of a second obsolete Lincoln Park Homes (9-4) tower.
 - c. Pursue demolition of an obsolete Ida Yarbrough Low-Rise (9-5) development.
 - d. Explore disposition of Westview Homes for the purpose of mixed finance rehabilitation and possible expansion
- Implement project-based waiting lists.
- Continue to monitor the financial performance of each property, identifying those where maintenance and capital costs may outweigh unit values.
- The AHA Project-based Voucher selection procedures will be expanded to implement provisions outlined in 24 CFR 983.51 (b)(2).
- Consider converting to vouchers, sale of property, and other alternatives.

Increase assisted housing choices

- Continue homeownership opportunities for voucher holders, Family Self-Sufficiency (FSS) participants, and public housing residents.
 - a. Pursue funding to restore homeownership counseling services.
 - b. Encourage and assist public housing residents paying flat rents to pursue homeownership.
 - c. .
- Ensure that new building and modernization work can be sustained efficiently and economically.
 - a. Include maintenance and AMP management staff in planning and design process for construction and modernization.
 - b. Involve occupancy staff in evaluating development budget assumptions about likely tenant incomes.

- c. Improve inspections follow-through to ensure consistency between design specifications and construction and to hold developers accountable for meeting specifications.

Improve community quality of life and economic vitality.

Provide an improved living environment

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments and helping residents achieve higher incomes.
- Continue measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. Attract more moderate-income residents to the waiting list.
- Improve applicant screening, including higher standards for home checks.
- Implement public housing security improvements.
 - a. Continue to improve security using CPTED principles.
 - b. Continue to upgrade security camera systems.
 - c. De-densify public housing developments when feasible and fungible.
 - d. Continue targeted police patrols to promote crime reduction
 - e. Continue to communicate with residents regarding security and safety issues in the sites using the AHA newsletter, rent bills, tenant groups and meetings.
 - f. Continue to collaborate with the Resident Advisory Board to develop strategies for youth that result in partnerships and contracts with experienced youth service programs/agencies to promote self-esteem, self-sufficiency, etc. when possible and if financially feasible.

Continue working as a positive force for change in the community, broadly defined, consistent with stated mission and long-term sustainability.

- Promote and support reinvestment in AHA neighborhoods.
 - a. Publicize neighborhood improvements.

- b. Partner with the City of Albany and other Stakeholders developing plans and pursuing reinvestment in AHA neighborhoods.

Promote self-sufficiency and asset development of families and individuals.

Promote self-sufficiency and asset development of assisted households.

- Increase the number and percentage of employed persons in assisted families.
 - a. Improve promotion and utilization of THE Center & CTI programs.
- Provide or attract supportive services to improve assistance recipients' employability.
 - a. Promote GED classes to encourage higher education and increased wage earnings potential.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - a. Continue to provide the Service Coordinator program.
 - b. Explore partnerships that could bring a fuller range of assisted living services to elderly residents.
- Continue to apply for and, if awarded, administer grant programs that benefit resident self-sufficiency, provide training on computer skills and software programs, and promote overall individual and family employability.

Ensure equal opportunity in housing for all Americans.

Ensure equal opportunity and affirmatively further fair housing.

- Continue affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Strengthen organizational and financial infrastructure to support mission and goals.

Maximize staff performance in achieving goals and objectives.

- Improve training and development opportunities for all staff members.
 - a. Consider inviting current staff to offer trainings and coaching (e.g., maintenance staff willing to share expertise if they're asked to do so).
 - b. Provide more in-person training: purchasing; tax credits; Section 8.
 - c. Provide additional contracting and budget management training.

- d. Consider more cross training and job rotation to increase understanding of what other departments do.
- Develop and implement annual performance evaluation system.
 - a. Examine distribution of workload for fairness and equity; reward high performers.
- Recognize the importance and maintain the balance of basic operation and maintenance functions with development activities.
- Take time to celebrate the wins as well as learning from losses.
- Develop clear policies and processes (P&P); reduce “bureaucratess”; once developed, use P&P consistently.
 - a. Develop and distribute property management manual.
- Provide managers with the data and information they need to get the job done (e.g., inspection report results, decent work order software, up-to-date charges for tenant repairs).
- Clarify roles and responsibilities (e.g., purchasing, contracting, etc.)

Ensure organizational sustainability through succession planning.

- Continue to develop job descriptions for positions requiring external hires and, where appropriate, begin preparing staff to take on new responsibilities.

Enhance financial and management capabilities.

- Comprehensive financial and work order software has been selected and is scheduled to go live July 1, 2011.
- Develop enhanced budgeting tools.

Strengthen communication, mutual respect, and teamwork among departments, including central and AMP managers/field offices.

- Update goals, objectives, accomplishments, etc., at least annually in strategic planning session; include central and field office staff.
- Include AMP managers in the loop on planning and changes in plans (e.g., move-out schedules).

Promote consumer satisfaction and a customer-service orientation.

- Encourage and reward civility in interactions with residents and applicants.

Exercise due diligence in administering current and future programs, including but not limited to HOPE VI revitalization, ROSS-RSDM Family, Housing Choice Voucher, etc.

- Consider contracting for an internal auditor to evaluate programs for compliance with internal and external requirements.
- Conduct regular in-house analyses of all programs.
- Conduct cost (and social) benefit analyses for all new programs before they are implemented.

Ensure compliance with terms of mixed-finance packages and related partnerships.

- Compile and digitize all agreements; assign responsibility for understanding terms, scheduling actions, and following up on terms.
- Develop an automated tickler system to track deadlines for required actions, reports, etc.

Shift away from dependence on federal funding by diversifying revenue sources.

- Continue to apply for funds and grants from all sources (federal, state, local, private) that directly relate to fulfilling AHA's mission, goals and objectives.

Continually transform AHA's portfolio and operations to become more green and sustainable.

Reduce building energy use and carbon footprint across AHA facilities.

- Reduce building energy use and carbon footprint across AHA facilities.
 - a. Install electric, gas, and water reduction technologies.
 - b. Evaluate and implement renewable energy and sustainable systems.
 - c. Reduce excess consumption through tenant and staff behavioral changes.
 - d. Reduce tenant utility allowances through efficiency measures; use increased rent amounts to fund additional efficiency projects.

Reduce vehicle emissions and fuel consumption related to AHA activities.

- Reduce vehicle emissions and fuel consumption related to AHA activities.
 - a. Initiate a local procurement policy for goods and services to reduce emissions and fuel consumption due to transportation.

- b. Implement a fuel efficiency requirement for all fleet vehicles.
- c. Consider alternative fuel vehicles for future fleet purchases.
- d. Increase fuel efficiency or reduce emissions by fuel type selection for all new maintenance equipment.
- e. Implement a telecommuting policy for AHA employees.
- f. Increase public transportation ridership and encourage carpooling among staff and residents.

Incorporate sustainable operations, maintenance, purchasing, and modernization processes.

- Incorporate sustainable operations, maintenance, purchasing, and modernization processes.
 - a. Build in-house capability to review AHA operations, maintenance, purchasing and modernization activities for sustainability.
 - b. Integrate efficiency and sustainability into capital and maintenance plans and actions.
 - c. Develop acquisition and design/development standards for new construction and substantial rehabilitation.
 - d. Implement new recycling program for offices and apartments, construction projects, and increase tenant participation where recycling is currently practiced.
 - e. Foster a culture of energy and environmental awareness throughout AHA.
 - f. Promote good indoor air quality in tenant apartments and offices to improve tenant and staff health.

Improve agency business processes and organizational structure to enhance energy management and sustainability capabilities.

- Improve agency business processes and organizational structure to enhance energy management and sustainability capabilities.
 - a. Incorporate energy efficiency and sustainability goals into top level agency strategies that drive funding priorities, staffing and resource allocation, and agency policies and procedures.
 - b. Establish sustainability scorecards to trend performance.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures (No revisions)**
- 2. Financial Resources (No revisions)**
- 3. Rent Determination (No revisions)**
- 4. Operation and Management:**

Amend current ACOP to reflect the following statement of Policies:

Residents who chronically fail their housekeeping inspections will be required to have a housekeeping inspection every 30 days for minimum period of twelve months. Failure to comply may result in lease termination.

- 5. Grievance Procedures: *Procedure Attached***
- 6. Designated Housing for Elderly and Disabled Families (no revisions)**
- 7. Community Service and Self-Sufficiency (no revisions)**
- 8. Safety and Crime Prevention**

AHA acknowledges the need for measures to ensure the safety of public housing residents by the following:

- *Residents fearful for their safety and/or the safety of their children.*
- *People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime.*

Information or data used to determine the need for PHA actions to improve safety of residents are:

- *Safety and security of residents*
- *Analysis of crime statistics over time for crimes committed” in and around” public housing authority developments.*
- *Resident reports*
- *PHA Employee reports*
- *Police reports*
- *Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs*

The Albany Housing Authority has undertaken the following Crime And Drug Prevention activities:

- *Contracting with outside and/or resident organizations for the vision of crime and/or drug-prevention activities (contract with APD).*
- *Crime prevention through Environmental Design*
- *Installed new video surveillance camera systems*

The following are coordination between AHA and the Albany Police Department (APD) for carrying out crime prevention measures and activities:

- *Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan*
- *Police provide crime data to housing authority staff for analysis and action*
- *Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)*

Police officers in residence at the following addresses:

200 Green Street (NY009000003, Unit 7B, Bldg. 200),
230 Green Street (NY009000003, Unit 4A, Building 230),
Nutmog (NY009000008, Unit 416).

The above addresses were chosen based on the needs assessment due to the criminal activities within the neighborhood of its location.

- *Police regularly testify in and otherwise support eviction cases*
- *Police regularly meet with the PHA management and residents*
- *Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services*
- *AHA and Police have arrangement for police patrols in and around sites on an as needed basis. AHA provides workspace in its main office for coordination of assignments.*
- *AHA has direct computer link to APD crime, arrest, and calls for service.*

9. Pets (attached)

10. Civil Rights Certification (attached)

11. Fiscal Year Audit (attached)

12. Asset Management (no revisions)

13. Violence Against Women Act (VAWA)

The Albany Housing Authority has implemented the use of the HUD form 50066, CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING. The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The Authority will make every effort to provide and/or partner with agencies or other service providers offering activities, services, or programs to children or adult victims of domestic violence, dating violence, sexual assault, or stalking, also services and programs to help obtain or maintain housing and to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. AHA amended the ACOP and the Section 8 Administration Plan to reflect the enactment of Violence Against Women Act (VAWA) 2005 any denial of admission to the programs and any termination of assistance, tenancy, or occupancy rights under the programs to comply with the provisions of VAWA 2005 and any future denial or termination action will comply with the provisions of VAWA 2005.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

A copy of the Annual plan can be obtained at each Development Office, AHA Central Office located at 200 S. Pearl Street and our website at www.albanyhousing.org

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

<p>Capital South Plan</p> <ul style="list-style-type: none"> - Continue to support initiatives that lead to attaining the goals of the Plan. - Continue to participate in and guide the South End Action Committee - Continue to participate in and encourage AHA residents to participate in the South End Neighborhood Association - Seek partnerships with other stakeholders and provide leadership and assistance where possible - Support residents and reinforce prior housing investments 	<p>Capital South Plan</p> <p>Review Habitat for Humanity analysis of 19 Odell street. Project and consider replicating elsewhere</p> <p>Apply for “Choice Neighborhood” Planning Funds for All downtown Neighborhoods.</p> <p>Apply for HUD CFCF Ed/training facility grant.</p>
<p>Arbor Hill Neighborhood Plan</p> <ul style="list-style-type: none"> - Continue to support initiatives that lead to attaining the goals of the Plan - Continue to participate in and guide the Arbor Hill Implementation Team - Continue to participate in and encourage AHA residents to participate in the Arbor Hill Neighborhood Association - Seek partnerships with other stakeholders and provide leadership and assistance where possible - Continue to lead and support planning and development of North Swan Street - Support residents and reinforce prior housing investments 	<p>Arbor Hill Neighborhood Plan</p> <p>Participate in planning for improvements to city park at the corner of Second and North Swan Street.</p> <p>Plan for Second Phase of Mixed Use Development on Swan Street.</p> <p>Continue to explore feasibility of developing a small super market on Swan Street.</p> <p>Apply for “choice neighborhoods” Planning funds, for all Downtown Neighborhoods.</p>
<p>West Hill</p> <p>Explore partnerships that lead to housing initiatives supported by block or neighborhood revitalization plans.</p>	<p>West Hill</p> <p>Remain receptive to offers to join partnerships for housing initiatives supported by a block or neighborhood</p>

	revitalization plan.
<p>City-wide Initiatives</p> <ul style="list-style-type: none"> - Participate as needed in the creation of the City's first Comprehensive Plan - Continue to participate in and guide Capital City Housing in achieving housing goals - Continue to participate in and assist Block by Block and other similar neighborhood quality of life and code enforcement initiatives - Continue to participate in and assist Solutions to Vacant Buildings Committee in achieving goals 	<p>City-wide Initiatives</p> <ul style="list-style-type: none"> - Participate as needed in the creation of the City's first Comprehensive Plan - Continue to participate in and guide Capital City Housing in achieving housing goals - Continue to participate in and assist Block by Block and other similar neighborhood quality of life and code enforcement initiatives - Continue to participate in and assist Solutions to Vacant Buildings Committee in achieving goals
<p>NY9-1 Whalen Homes</p> <ul style="list-style-type: none"> - Determine next major milestone in the development's life cycle and plan for its disposition and/or redevelopment. 	<p>NY9-1 Whalen Homes</p>
<p>NY9-4 Lincoln Square</p> <ul style="list-style-type: none"> - Dispose and demolish 292 units, daycare and management office at 1, 2, and 3 Lincoln, possibly rehabilitating 2 Lincoln - Continue to apply for state and federal funding, including Choice Neighborhoods, to develop off-site replacement housing, daycare and management office - Explore redevelopment scenarios for on-site, including an educational campus, mixed-income housing, or both - Relocate residents to replacement units to the extent feasible and with Section 8 vouchers; existing residents shall receive preference for replacement housing - Continue to support the goals of the Capital South Plan 	<p>NY9-4 Lincoln Square</p> <ul style="list-style-type: none"> - Apply for funding to develop replacement housing and dispose and demolish one or more towers; Complete Construction of South End Phase 2 Apply for "Choice Neighborhood" Planning Funds Apply for HUD CFCF Ed/training facility grant. Complete Rehab of 34 Morton Avenue as New Management Office and 2 apartments
<p>NY9-5 Ida Yarbrough Low-Rise Homes</p> <ul style="list-style-type: none"> - Dispose and demolish 129 units of residential housing - Apply for funding and develop fewer units on-site - Include owner-occupied units in the on-site redevelopment plan - Apply for funding and develop off-site replacement units - Relocate residents to replacement units to the extent feasible and with Section 8 	<p>NY9-5 Ida Yarbrough Low-Rise Homes</p> <ul style="list-style-type: none"> - Apply for funding for Phase 1 redevelopment of approximately 40 units on site - Continue the rehabilitation of approximately 23 units off-site using NSP1 funding; use for relocation of residents affected by Phase 1 of the on-site redevelopment. Scheduled completion spring of 2012. - Seek funding to develop additional

<p>vouchers; existing residents shall receive preference for replacement housing</p> <ul style="list-style-type: none"> - Continue to support the goals of the Arbor Hill Neighborhood Plan 	<p>replacement units on Swan Street and throughout Arbor Hill</p> <p>Apply for “Choice Neighborhood” Planning Funds</p>
<p>NY9-5 Ida Yarbrough Hi-Rise Homes</p> <p>Explore disposition and substantial rehabilitation with possibility of renting to special needs population or higher income population. Apply for any grants that become available to rehabilitate the building.</p>	<p>NY9-5 Ida Yarbrough Hi-Rise Homes</p>
<p>NY9-7 Westview Homes</p> <ul style="list-style-type: none"> - Explore and possibly consolidate additional units into 1 bedroom units. - Explore disposition and possibly partner with other organizations to develop a continuum of care campus on and around the Westview property. - Apply for any grants that become available to rehabilitate the building. 	<p>NY9-7 Westview Homes</p> <p>Apply for any grants that become available to rehabilitate the building.</p>
<p>NY9-12 Steamboat Historic Rehabs</p> <ul style="list-style-type: none"> - Explore and possibly dispose 2- and 3-unit buildings to owner occupants. Dispose of multi-unit buildings to non-profits or private landlords. Use profit and ACC operating subsidy to develop new units. 	<p>NY9-12 Steamboat Historic Rehabs</p>
<p>NY9-13 Ezra Prentice Homes</p> <ul style="list-style-type: none"> - Complete substantial rehabilitation and selective consolidation of existing 179 units into 169 ACC and 7 Project Based Section 8 units according to the mixed-finance redevelopment plan created in 2009. - Relocate residents to rehabilitated units on-site to the extent feasible and allow qualified displaced residents to return. 	<p>Complete Construction and Close Out Project</p>
<p>NY9-21 Scattered Sites (3rd Street) NY 9-22 (Ontario and Sherman Streets) NY 9-29 (Pieter Schuyler Court)</p>	<p>NY9-21 Scattered Sites (3rd and Sherman Streets)</p> <ul style="list-style-type: none"> - Gauge residents interest in participating

- Explore disposition of units to qualified owner occupants; attempt to qualify and sell to existing occupants.	in homeownership programs and purchasing their unit
NY 9-31 (Formerly NYS 137C) Townsend Park Homes Federalize	NY 9-31 (Formerly NYS 137C) Townsend Park Homes -Complete Modernization work and covert units to ACC
Stephen and Harriet Myers Homeownership Program - Develop 10 single family homes on scattered sites in the Arbor Hill neighborhood	Stephen and Harriet Myers Homeownership Program - Develop 10 single family homes on scattered sites in the Arbor Hill neighborhood
Academy Lofts - Develop through adaptive reuse St. Joseph's Academy on N. Swan street into 22 affordable residential units over approximately 15,000 square feet of commercial space for artists	Academy Lofts A Developer partner was selected and funding of 4.5 million dollars was received. Construction is scheduled to begin by the end of 2010 and completed in 2013.
General Development Goals - Seek additional operating subsidy in order to expand housing inventory. - Use housing development as a vehicle for resident and neighborhood revitalization, including mixed-use development where it is deemed feasible and appropriate - Explore partnerships and methods to increase Section 3, minority individual, and M/WBE participation in the development process. - Explore development opportunities in other neighborhoods in the City of Albany and throughout the County of Albany. - Incorporate sustainable or 'green' energy techniques and practices in all development initiatives - Explore the use of prefabricated construction for infill housing	
KINGS WAY BUILDING Rehab 27-29 N. Swan Street for office space for Ten.	KINGS WAY BUILDING Complete Construction
PROJECT-BASED VOUCHERS Assist creation and sustainability of affordability housing w/ Project Based Vouchers	PROJECT BASED VOUCHERS Continue to seek and fund Affordable Housing Projects using Project Based Vouchers.

Homeownership:

Currently Albany Housing Authority has 30 Homeownership vouchers, 28 of which are active.

Housing Needs:

Currently AHA has a total of 8500 families on the Public Housing and Section 8 waiting list. 63% of our waiting list consists of families with children, 3% are elderly applicants, and 25% are families with disabilities. After having our Section 8 waiting list closed for almost three years, we reopened it for a limited time period this past summer. During that period we took over 1,500 applications. We currently have 2,887 active section 8 applications and our list is closed. AHA plans to re-open the list and accept applications when that number falls below 1,200. Aha plans to reopen the list during the plan year. Combined Public Housing – Section 8 Waiting shows a majority of the persons on the waiting list (52%) are extremely low income (under 30% of the AMI).

Most of the public housing is located in impacted census tracts. The HOPE VI replacement housing and the Arbor Hill neighborhood, although impacted, can also be cited as an area in need of the additional stimulus of occupied apartments and homeowners. One of the largest needs that AHA can address on a limited basis is to provide apartments for the large family. AHA has 720 families on its waiting list who need a 4 bedroom or larger apartment. Affordable large units that meet minimum inspection standards are not readily available.

AHA wait list preferences persons who are employed in order to increase the average household income of its developments. HUD mandates that 40% of all vacant units must be assigned to extremely low income families and at the time encourages PHAs to establish a reasonable income mix in each of its developments (deconcentration).

Strategy for Addressing Housing Needs:

AHA recognizes the shortage of affordable housing for all eligible populations and plans to maximize the number of affordable units available to AHA within our current resources by taking the following measures:

- Minimizing the number of public housing units off-line through effective maintenance and management policies.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units.
- Seek replacement of public housing units lost to the inventory through mixed finance development.
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources.

AHA will continue to increase the number of affordable housing units by performing the following:

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

AHA will target available assistance to families at or below 50% of AMI by utilizing admissions preferences aimed at families who are working.

AHA will target available assistance to Families with Disabilities by carrying out the modification needed in public housing based on the section 504 Needs Assessment for Public Housing and affirmatively market to local non-profit agencies that assist families with disabilities.

AHA will conduct activities to affirmatively further fair housing by counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. This will also be done by marketing the Section 8 program to owners with property outside of areas of poverty/minority concentration.

Progress in Meeting Mission and Goals:

- AHA continues to work towards expanding the supply of assisted housing through various initiatives.
- Albany Housing Authority continues to make progress towards meeting its 5-Year plan goals and mission. AHA has completed the conversion of state assisted housing to project-based voucher programs. AHA has completed Phase III of the development of coming Homes HOPE VI program Arbor Hill replacement housing which includes seven storefronts.
- AHA continues to stabilize and revitalize the Arbor Hill community by applying to NYS DHCR and other mixed-finance sources to fund the adaptive reuse renovation of St. Joseph's Academy as 25 loft style apartments and a 16,000 square foot commercial space for use as an arts center.
- AHA continues to improve the quality of assisted housing. AHA would subdivide the site and dispose of the low rise portion of the development at Amp 5, Ida Yarbrough to a wholly owned subsidiary of the Albany Housing Authority in order to make eligible for financing not otherwise available under current ownership structure and funding sources.
- As a stand alone project or as part of a larger mixed used project AHA is working with the Albany County Historical Association to rehabilitate the King's Way building on North Swan Street into two residential rental units and office space and gift store for the Ten Broeck Mansion.

Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, checking or unchecking a PHA goal box. A substantial deviation does not include any changes in HUD rules and regulations which require or prohibit changes to activities listed herein.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities) that are not mandated by the Department of Housing and Urban Development.

MEETING – APRIL 12, 2011

PRESENT:

Surraine Thomas
Richard Tucker
Victor Cain
Father James Lefebvre
John Burke
Paul Mancino

RESOLUTION NO. 4-10-31

The following resolution was introduced by Father James Lefebvre, read in full and considered:

RESOLVED, that approval granted to submit Albany Housing Authority Annual Year Plan (FY 2011- FY 2012).

Paul Mancino moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Surraine Thomas, and upon roll call the "Ayes" and "Nays" were follows:

AYES:

Surraine Thomas
Paul Mancino
Richard Tucker
Father James Lefebvre
John Burke
Victor Cain

NAYS:

None

The Chairman thereupon declared said motion carried and said resolution adopted.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Albany

NY009

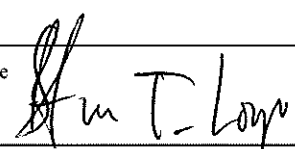
PHA Name

PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 2011 - 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Steven T. LONGO	Title	Executive Director
Signature		Date	4/11/11

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>STEVEN LONGO</u> Title: <u>EXECUTIVE DIRECTOR</u> Telephone No.: <u>518-641-7518</u> Date: <u>4/11/11</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

ALBANY HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUNDS PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

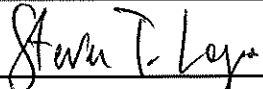
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official STEVEN T. LONGO	Title EXECUTIVE DIRECTOR
Signature 	Date 4/11/2011

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Faye Andrews the Director certify that the Five Year and
Annual PHA Plan of the Albany is consistent with the Consolidated Plan of
City of Albany, New York prepared pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

ALBANY

NY009

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

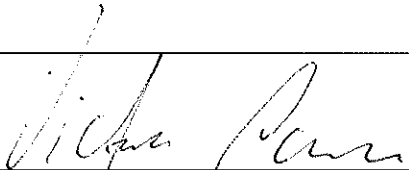
Name of Authorized Official

VICTOR CAIN

Title

CHAIRMAN

Signature



Date 04/12/2011

ALBANY HOUSING AUTHORITY MEETING
 March 21, 2010
 ATTENDANCE LIST

NAME	ADDRESS	PHONE	E-MAIL
Chiquita D. Arbeau	800 S. Pearl St.	518-641-7518	cdarbeau@albanyhousing.org
Steven T. Longo	800 South St.	518 641-7518	SLONGO@albanyhousing.org
Albeeha Chambliss	1841 ADA YARBROOK	518 463-5147	ASSOCIATIONS @ 6 MAR 11
Roy Scott	45 CENTRAL AVE	518-229-3105	RSCOTT930@hotmail.com
Michele Tucker	634-E St. Pearl St.	518 449-1456	
David Timmers	270 W Pearl St Apt 57	(518) 337-9071	Timmowsd@ya.com

AHA RESIDENT ADVISORY BOARD

Mr. Longo conducted one (1) meeting with the Resident Advisory Board to go over the 2011 Fiscal Year Annual Plan. Listed below are comments and/or suggestions made:

Updates

- Mr. Longo explained AHA plans with Hope VI, Mixed Finance Modernization, disposition, and other programs to increase and improve the supply of housing within the City of Albany.
 - The board was very pleased with AHA's plans continuous plans to rehabilitate existing housing and to expand the supply of assisted housing.
 - A member asked about the screening process and the accountability of the tenants who have housekeeping issues.
- Mr. Longo addressed the question by reviewing AHA's current screening process and the current policy as it relates to dealing with tenants housekeeping issues.

Goals

- Mr. Longo further explained AHA's progress in meeting its mission and goals that were described in the 5-year plan.
 - A member expressed their gratitude towards housings efforts in beautifying their developments.

Mr. Longo went over the remainder of the Annual Plan with the RAB in its entirety no specific question or comments made at the meeting.

THE INFORMATION AGE SINCE 1859 FOR THE CAPITAL REGION

TIMES UNION

In Print. Online. All the Time.

Albany Times Union
News Plaza
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Albany, New York 12212

ALBANY HOUSING AUTHORITY
200 SOUTH PEARL ST
ALBANY, NY 12202

Account Number: 041454000
Order Number: 0003501815
Order Identifier: Notice of Public Review

T Dollard / B Goodwin / L Kolach / D LaCoppla of the city of Albany, being duly sworn, says that he/she is principal Clerk of THE TIMES UNION, a daily newspaper printed in the county of Albany, Town of Colonie, and Published in the County of Albany, Town of Colonie and the city of Albany, aforesaid and that notice of which a printed copy is annexed has been regularly published in the said ALBANY TIMES UNION on the following dates

02-12-2011, 02-13-2011, 02-14-2011

T Dollard

Sworn to before me, this Tuesday, February 15, 2011

Jodi M Burick

JODI M BURICK
Notary Public, State of New York
Registration #01BU4893040
Qualified In Albany County
Commission Expires Oct. 19, 2013

Notary Public
Albany County

**Notice of Public Review and Hearing
Annual Plan**

Albany Housing Authority will hold a public hearing on March 30, 2011 at 6:00 PM in the Atrium at 200 South Pearl Street to hear comments on its 2011 Annual Plan for the upcoming fiscal year 2012.

A draft of the Annual Plan will be available for public review during regular business hours on February 14, 2011 for the duration of the comment period. A copy of the plan will also be available on our website at www.albanyhousing.org and at each AHA management office for its federal sites.

Comments may be submitted prior to the public hearing. Comments may be mailed to AHA, 200 So. Pearl St., Albany, NY 12202-1834; emailed to info@albanyhousing.org or faxed to 518-641-7545.

Please put "Annual Plan Comments" in the subject line. Attendees to the hearing will be required to sign in.

Victor Cain, Chairman
Steven T. Longo, Executive Director
Equal Housing Opportunity

TU 3t (501815)

March 30, 2011 – 2011 Annual Plan Public Hearing
200 South Pearl Street

Executive Director, Steven Longo opened the public hearing at 6:02
Mr. Longo, Laura Moody, and Chiquita D'Arbeau conducted the meeting

Attendees of the meeting were introduced to AHA staff

Resident comment and/or question:

A resident inquired about the Habitat for Humanity Homes.

Response

Mr. Longo advised them to contact Chiquita D'Arbeau to obtain contact information for Habitat.

Resident comment and/or question:

A resident proposed AHA's to amend current Public Housing and Section 8 waiting list preference to reflect veterans as a priority.

Response

Mr. Longo reviewed the current programs that are offered to veterans.

Resident comment and/or question:

A resident made a comment about recent upgrades made to their development.

A resident also mention how pleased they were with the upgrades security cameras that have been placed in various developments.

Mr. Longo expressed gratitude to the residents for coming and voicing their opinions and for taking pride in their community.

Meeting adjourned at 7:15.

**ALBANY HOUSING AUTHORITY
GRIEVANCE PROCEDURE
IN ACCORDANCE WITH 24 CFR 966.50**

I. Definitions applicable to the grievance procedure:

- A. **Grievance:** Any dispute which a tenant may have with respect to AHA action or failure to act in accordance with the individual tenant's lease or AHA regulations which adversely affects the individual tenant's rights, duties, welfare or status.
- B. **Complaint:** Any tenant (as defined below) whose grievance is presented to AHA (at the Central Office or at the Development Office) in accordance with the requirements presented in this procedure.
- C. **Elements of due process:** An eviction action or a termination of tenancy in a State of local court in which the following procedural safeguards are required:
 - 1. Adequate notice to the tenant of the grounds for terminating tenancy and for eviction;
 - 2. Right of the tenant to be represented by counsel;
 - 3. Opportunity for the tenant to refute the evidence presented by AHA, including the right to confront and cross examine witnesses and to present any affirmative legal or equitable defense which the tenant may have;
 - 4. A decision on the merits
- D. **Hearing Officer:** A person selected in accordance with 24 CFR § 966.55 and this procedure to hear grievances and render a decision with respect thereto.
- E. **Tenant:** The adult person or persons (other than a live-in Aide) who:
 - (1) resides in the unit and who executed the lease with AHA as lessee of the dwelling unit, or, if no such person currently resides in the unit
 - (2) resides in the unit and is the remaining head of household of the tenant family residing in the unit.
- F. **Resident Organization:** An organization of residents, which also includes a resident management corporation.

II. Applicability of this grievance procedure

In accordance with the applicable Federal regulations (24 CFR 966.50) this grievance procedure shall be applicable to all individual grievances between a tenant and AHA with the following two exceptions:

A Because HUD has issued a due process determination that the law of New York State that requires that a tenant be given the opportunity for a hearing in court which provides the basic elements of due process before eviction from the dwelling unit, this grievance procedure shall not be applicable to any termination of tenancy or eviction that involves:

1. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of AHA; or
2. Any drug-related criminal activity; or
3. Any criminal activity that resulted in a felony conviction of a household member.

B. This grievance procedure shall not be applicable to disputes between tenants not involving AHA or to class grievances. This grievance procedure is not intended as a forum for negotiating policy changes between a group or groups of tenants and AHA's Board of Commissioners.

III. Informal settlement of a grievance

Any grievance must be personally presented, either orally or in writing, to AHA's Central Office at 200 South Pearl Street or to the Management Office of the development in which the Complainant resides within ten days after the grievable event occurs.

Grievances related to complaints concerning operational matters that are received by AHA's Central Office will be referred to the person responsible for the management of the development in which the complainant resides. Grievances involving complaints related to discrimination, harassment, or disability rights will be referred to the Deputy Director.

When a grievance is received it will be initially reviewed and if it is subject to any of the exclusions described, the Complainant will be notified in writing that the matter raised is not subject to this grievance process and the reason for the determination will be provided.

If the matter is subject to this grievance process the complainant will be contacted to arrange a mutually convenient time within ten working days to meet to provide an opportunity for the complainant and AHA to discuss the matter informally and settle it without a hearing.

Within five working days following the informal meeting, AHA will prepare and either hand-deliver or mail to the complainant a summary of the discussion. The summary will include the names of the individuals who participated in the meeting; the date(s) of the meeting; the nature of the proposed disposition and the reasons therefore. The summary will also specify the procedures by which a formal hearing under this procedure may be obtained if the complainant is not satisfied. AHA will place a copy of the summary in the tenant's file. A receipt signed by the complainant or a return receipt for delivery of certified mail, whether signed or unsigned, will also be placed in the tenant's file as proof of delivery.

IV. Formal Grievance Hearing

If the Complainant is not satisfied with the disposition proposed in the summary of the informal meeting, the complainant may request a Formal Hearing. This request must be in writing and either delivered personally or mailed to AHA at the Central Office, 200 South Pearl Street, Albany, New York 12202 or to the management office of the development where the tenant resides no later than five working days after the summary of the informal meeting is received.

The written request must specify:

The reason for the grievance;

The action or relief sought; and

Several dates and times within the following ten working days when the complainant can attend a formal hearing.

If the complainant submits such a request in a timely manner, AHA will schedule a hearing on the grievance at the earliest time possible for the complainant, AHA, & the Hearing Officer, but in no case later than ten working days after AHA receives the request.

If the complainant fails to so request a formal hearing within five days after receiving the summary of the informal meeting, the disposition of the grievance proposed in the summary becomes final and AHA is not obligated to offer the complainant a formal hearing unless the complainant can show good cause why they failed to file the request as required by this procedure.

Failure to request a formal hearing does not affect the complainant's right to contest AHA's decision in a court hearing.

V. Selecting the Hearing Officer

A grievance hearing shall be conducted by an impartial person appointed by AHA after consultation with resident organizations, as described below:

- A. AHA shall nominate a slate of impartial persons to sit as hearing officers. Such persons may include AHA Board members, AHA staff members, residents, professional arbitrators, or others. The initial slate of nominees will be at least nine persons.

AHA will check with each nominee to determine whether there is an interest in serving as a hearing officer or panel member, whether the nominee feels fully capable of impartiality, whether the nominee can serve without compensation, and what limitations on the nominee's time would affect such service.

Nominees will be informed that they will be expected to disqualify themselves from hearing grievances that involve personal friends, other residents of developments in which they work or reside, or grievances in which they have some personal interest.

Nominees who are not interested in serving as hearing officers or whose time is too limited to make service practical will be withdrawn and other names will be substituted.

- B. A slate of potential hearing officers nominated by AHA shall be submitted to AHA's Resident Organizations. Written comments from the organizations will be considered by AHA before the nominees are appointed as hearing officers.
- C. When the comments from Resident Organization have been received and considered, the nominees will be informed that they are AHA's official grievance hearing committee. AHA will subsequently contact committee members in random order to request their participation as hearing officers.

VI. Escrow deposit required for a hearing involving rent

Before a hearing is scheduled in any grievance involving the amount of rent which AHA claims is due under the lease, the complainant shall pay to AHA an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place. The complainant shall, thereafter, deposit the same amount of the monthly rent in an escrow account monthly until the complaint is resolved by decision of the hearing officer.

This requirement will not be waived by AHA unless the complainant is paying minimum rent and the grievance is based on a request for a hardship exemption or the tenant's welfare benefits have been reduced for welfare fraud or failure to comply with economic self sufficiency requirements. **In these cases only**, rent need not be escrowed.

VII. **Scheduling hearings**

When a complainant submits a timely request for a grievance hearing, AHA will immediately contact a member of the hearing committee to schedule the hearing within the following ten working days on one of the dates and times indicated by the complainant. If a member can agree on a date and time for the hearing, the complainant will be so notified.

Once the hearing officer have agreed upon the hearing date and time, AHA will so notify the complainant, the manager of the development in which the complainant resides, and hearing officer in writing. Notice to the complainant shall be in writing, either personally delivered to complainant or sent by certified mail.

The written notice will specify the time, place and procedures governing the hearing.

VIII. **Procedures governing the hearing** The hearing shall be held before a hearing officer as described above in Section VII. The complainant shall be afforded a fair hearing, which shall include:

- A. The opportunity to examine before the hearing any AHA documents, including records and regulations, that are directly relevant to the hearing.
The Tenant shall be allowed to copy any such document at the Tenant's expense. If AHA does not make the document available for examination upon request by the complainant, AHA may not rely on such document at the grievance hearing.
- B. The right to be represented by counsel or other person chosen as the Tenant's representative and to have such person make statements on the Tenant's behalf.
- C. The right to a private hearing unless the complainant requests a public hearing. The right to present evidence and arguments in support of the Tenant's complaint to controvert evidence relied on by AHA or project management, and to confront and cross examine all witnesses upon whose testimony or information AHA or project management relies; and

- D. A decision based solely and exclusively upon the facts presented at the hearing unless HUD Regulations permit consideration of information presented outside the hearing.

The hearing officer may render a decision without proceeding with the hearing if they determine that the issue has been previously decided in another proceeding.

At the hearing, the complainant must first make a showing of an entitlement to the relief sought and, thereafter, AHA must sustain the burden of justifying its action or failure to act against which the complaint is directed.

The hearing shall be conducted informally by the hearing officer. Oral or documentary evidence pertinent to the facts and issues raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The hearing officer shall require AHA, the complainant, counsel and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the hearing officer to obtain order may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

The complainant or AHA may arrange in advance, at the expense of the party making the arrangement, for a transcript of the hearing. Any interested party may purchase a copy of such transcript.

AHA will provide reasonable accommodation for persons with disabilities to participate in the hearing. Reasonable accommodation may include qualified sign language interpreters, readers, accessible locations, or attendants. If the Tenant is visually impaired, any notice to the Tenant which is required under this procedure must be in an accessible format.

If a hearing officer fails to disqualify himself/herself as required in Section V.A., AHA will remove the panel member or officer from the hearing committee, invalidate the results of the hearing and schedule a new hearing with a new hearing panel or officer.

IX. Failure to appear at the hearing

If the complainant or AHA fails to appear at the scheduled hearing, the hearing officer may make a determination to postpone the hearing **for not to exceed five business days**, or may make a determination that the party has waived the right to a hearing. The hearing officer shall notify in writing both the complainant and AHA of any such determination. A determination that the complainant has waived his right to a hearing shall not constitute a waiver of

any right the complainant may have to contest AHA's disposition of the grievance in court.

X. Decision of the hearing officer

The hearing officer shall prepare a written decision, together with the reasons for the decision **within ten working days** after the hearing. A copy of the decision shall be sent to the complainant and AHA.

AHA will retain a copy of the decision in the Tenant's folder. Unless otherwise provided by HUD, AHA will maintain on file a copy of the decision with all names and identifying references deleted, which copy will be made available upon request for inspection by a prospective complainant, his representative, or the hearing officer.

The decision of the hearing panel or officer will be binding on AHA, which will take all actions, or refrain from any actions, necessary to carry out the decision unless AHA's Board of Commissioners determines within ten working days, and promptly notifies the complainant of its determination that:

- A. The grievance does not concern AHA action or failure to act in accordance with or involving the complainant's lease or AHA regulations, which adversely affect the complainant's rights, duties, welfare or status.
- B. The decision of the hearing officer is contrary to applicable Federal, State or local law, HUD regulations, or requirements of the annual contributions contract between HUD and AHA.
- C. A decision by the hearing officer or Board of Commissioners in favor of AHA or which denies the relief requested by the complainant in whole or in a part will not constitute a waiver of, nor affect in any way, the rights of the complainant to a trial or judicial review in any court proceedings which may be brought in the matter later.

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

PHA Name Albany Housing Authority	Grant Type and Number Grant Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950107	Federal FY of Grant 2007
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Performance and Evaluation Period Ending 12/31/10
<input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Revised Annual Statement/Revision Number	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)
		Original	Revised (1)	
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 10% of line 20)			
3	1408 Management Improvements (Soft Costs)			
4	1408 Management Improvements (Hard Costs)			
5	1410 Administration			
6	1411 Audit			
7	1415 Liquidated Damages			
8	1430 Fees and Costs			
9	1440 Site Acquisition			
10	1450 Site Improvements			
11	1460 Dwelling Structures			
12	1465.1 Dwelling Equipment--Nonexpendable			
13	1470 Nondwelling Structures			
14	1475 Nondwelling Equipment			
15	1485 Demolition			
16	1490 Replacement Reserve			
17	1492 Moving to Work Demonstration			
18	1495.1 Relocation Costs			
19	1498 Development Activities	\$ 255,061	\$ 255,061	132,460
20	1502 Contingency (may not exceed 8% of line 20)			
	Amount of Annual Grant (sum of lines 2-19)	\$ 255,061	\$ 255,061	\$ 132,460
	Amount of line X Relating to LBP Activities	\$ -		
	Amount of line X Relating to Section 504 Compliance	\$ -		
	Amount of line X Relating to Security (Soft Costs)	\$ -		
	Amount of line X Relating to Security (Hard Costs)			
	Amount of line X Relating to Energy Conservation Measures			
	Collateralization Expense or Debt Service	\$ -		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement (2) To be completed for the Performance and Evaluation Report
 Signature of Executive Director and Date: 12/31/2010
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Development Number/Name HA-Wide Activities	Albany Housing Authority	Grant Type and Number				Performance and Evaluation Period
		Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
9-29 Scattered Site	Acquisition & rehabilitation of 3 units	1498	0.8 units	1498	0.8 units	2007
		\$255,061	255,061	132,460	132,460.00	Reallocated to HOPE VI replacement housing, Phase IIB, approved by HUD. Work completed 2009 in Arbor Hill. Remainder to be reallocated to Ida Yarbrough Low Rise
		Total Estimated Cost				
		Total Actual Cost				
		Grant Fund Program Grant No.: NY06R00950107				
		Replacement Housing Factor Grant No.: NY06R00950107				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 Signature of Executive Director and Date
 12/31/2009

(2) To be completed for the Performance and Evaluation Report
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name	Albany Housing Authority Development Number/Name HA-Wide Activities NY9-29 Scattered Site	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant	Reasons for Revised Target Dates (2)		
		Original	Revised (1)	Actual (2)	Original			Revised (1)	Actual (2)
		7/17/2009			7/17/2011				

(1) To be completed for Performance & Evaluation Report or a Revised Annual Statement
 Signature of Executive Director and Date
 12/31/2009

(2) To be completed for the Performance and Evaluation Report
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950108	2008
	Replacement Housing Factor Grant No.:	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___
 Final Performance and Evaluation Report Performance and Evaluation Period Ending 12/31/10

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)
		Original	Revised (1)	
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 10% of line 20)	\$ -	\$ -	
3	1408 Management Improvements (Soft Costs)	\$ 191,131	\$ 212,622	\$ 212,623.00
4	1408 Management Improvements (Hard Costs)			
5	1410 Asset Management Fee	\$ 229,664	\$ 229,664	\$ 229,664
6	1411 Audit			
7	1415 Liquidated Damages			
8	1430 Fees and Costs	\$ 192,683	\$ 192,683	\$ 192,682.64
9	1440 Site Acquisition			
10	1450 Site Improvements	\$ -	\$ -	
11	1460 Dwelling Structures	\$ 947,331	\$ 947,331	\$ 947,331.00
12	1465.1 Dwelling Equipment--Nonexpendable	\$ -	\$ -	
13	1470 Nondwelling Structures	\$ -	\$ -	
14	1475 Nondwelling Equipment			
15	1485 Demolition			
16	1490 Replacement Reserve			
17	1492 Moving to Work Demonstration			
18	1495.1 Relocation Costs			
19	1498 Development Activities			
20	1502 Contingency (may not exceed 8% of line 20)			
21	9000 Debt Service	\$ 735,835	\$ 714,344	\$ 547,838.00
	Amount of Annual Grant (sum of lines 2-19)	\$ 2,296,644	\$ 2,296,644	\$ 2,130,139
	Amount of line X Relating to LBP Activities	\$ -		
	Amount of line X Relating to Section 504 Compliance	\$ -		
	Amount of line X Relating to Security (Soft Costs)	\$ -		
	Amount of line X Relating to Security (Hard Costs)			
	Amount of line X Relating to Energy Conservation Measures			
	Collateralization Expense or Debt Service			

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

Signature of Executive Director and Date Signature of Public Housing Director/Office of Native American Programs Administrator and Date

12/31/2010

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

PHA Name		Albany Housing Authority		Grant Type and Number			Federal FY of Grant	
Development Number/Name		General Description of Major Work Categories		Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
HA-Wide	Activities	Dev Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY9-1	Robert Whalen Homes	1460	0.024	947,331	947,331	947,331	947,331.00	Complete
	Remove and Replace Exterior Balconies and Stairs	1460	0.024					
	Pointing	1460	0.25	-	-	-	-	
	Cap Laterals, City Water @ Main	1450	0.25	-	-	-	-	
	City Sewer Improvement to Prevent Shop Flooding	1470	0.011	-	-	-	-	
	Install Security Cameras Bldg 285 and 275	1460	0.25	-	-	-	-	
	Smoke Detectors in Bedrooms	1460	0.005	-	-	-	-	
	Sub-Total:			\$947,331	947,331	947,331	947,331.00	
	A&E Fees	1430		-	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	-	-	-	
NY 9-3	Steamboat Square HR	1460	0.164	-	-	-	-	
	Replace Fire Alarm System	1460	0.164					
	Replace Compactor 200 Green Street	1465	1	-	-	-	-	
	Laundry Accessible/Common Space	1470	0.78	-	-	-	-	
	Renovate 200 Green Lease Space	1470		-	-	-	-	
	Replace 230 Green Trash Lift	1460	1	-	-	-	-	
	Smoke Detectors in Bedrooms	1460		-	-	-	-	
	Stone Window Sill Repairs 20 Renss 200,220,230 Green	1460	0.75	-	-	-	-	
	Sub-Total:			\$0	-	-	0	
	A&E Fees			-	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	-	-	-	
NY9-4	Lincoln Park Homes	1460	0.002	-	-	-	-	
	Fire Alarm System Upgrades	1460	0.002					
	Elevator Controls	1460	0.005	-	-	-	-	
	Smoke Detectors in Bedrooms	1460	0.5	-	-	-	-	
	High Voltage Elec Repair/Upgrade Switchgear	1460	0.005	-	-	-	-	
	LBP Testing	1430		-	-	-	-	
	Install Tub Surrounds	1460		-	-	-	-	
	Roof Replacement 2 Lincoln	1460	0.005	-	-	-	-	
	Ventilation for Maintenance Shop 1 Lincoln	1470		-	-	-	-	
	Replace Elevator Cab Ceilings	1460		-	-	-	-	
	Sub-Total:			\$0	-	-	0	
	A&E Fees			-	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	-	-	-	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 Signature of Executive Director and Date
 12/31/2010

(2) To be completed for the Performance and Evaluation Report
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

Development Number/Name HA-Wide Activities	Albany Housing Authority General Description of Major Work Categories	Dev Account Number	Quantity	Grant Type and Number			Federal FY of Grant	
				Grant Fund Program Grant No.: NY06P00950108				Status of Proposed Work (2)
				Replacement Housing Factor Grant No.:				
Total Estimated Cost				Total Actual Cost				
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY9-5L Ida Yarbrough Homes	Rework Storm Drainage West Foundation Bldg 3,4,5	1450	0.05	-	-	-	-	
	Replace Roofs	1460	0.05	-	-	-	-	
	Sub Total A&E Fees			\$0	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	0			
NY9-5H Ida Yarbrough High-rise	Elevator Controls	1460	0.03	-	-	-	-	
	Replace Fire Alarm System and Emergency Call	1460	0.03	-	-	-	-	
	Sub Total A&E Fees			\$0	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	0			
NY 9-7 Westview Homes	Upgrade Elevator Controls to AC	1460	0.1	-	-	-	-	
	Replace Fire Alarm System	1460	0.1	-	-	-	-	
	Sub Total A&E Fees			\$0	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	0			
NY 9-11 Steamboat Square Townhouses	Smoke Detectors	1460	0.05	-	-	-	-	
	Replace Exterior Concrete Entrance Stairs with Precast	1460	0.05	-	-	-	-	
	Sub Total A&E Fees			\$0	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		-	0			
NY 9-12 Steamboat Historic Townhouses	Replace Interior Passage Doors w/Solid Core Hardboard	1460	0.5	-	-	-	-	
	Replace Closet Doors w/Solid Core Hardboard	1460	0.5	-	-	-	-	
	Install Heavy Duty Window Balancers	1460	0.5	-	-	-	-	
	Replace Apartment Floors	1460	0.06	-	-	-	-	
	Replace Bathrooms	1460	0.025	-	-	-	-	
	Replace Kitchens	1460	0.02	-	-	-	-	
Install Smoke Detectors	1460	0.06	-	-	-	-		
	Sub Total A&E Fees			\$0	-	-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430		\$0	-	-	-	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement
 Signature of Executive Director and Date: _____ 12/31/2010

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 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

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

Development Number/Name		Albany Housing Authority		Grant Type and Number		Federal FY of Grant	
HA-Wide Activities		General Description of Major Work Categories		Grant Fund Program Grant No.: NY06P00950108 Replacement Housing Factor Grant No.:		2008	
		Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
NY9-13 Ezra Prentice Homes	See Capital Fund Borrowing Program	1460	1 Job	\$0	192,683	192,683	192,682.64
	Sub Total A&E Fees			\$192,683			
NY 9-22 Scattered Sites							
	Sub Total A&E Fees			-			
	PHA Inspection/Need Assess/Specification Preparation	1430					
				\$	0		
PHA Wide	Debt Service Payment	9000		\$735,835	714,344	714,344	547,838.00
	Sub Total A&E Fees						

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12/31/2010

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Grant Type and Number				Federal FY of Grant
				Albany Housing Authority				
				Grant Fund Program Grant No.: NY06P00950108 Replacement Housing Factor Grant No.:				
Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)				
Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)					
9-1	Management Improvements							
	Computer software upgrade	1408		964	964	963.51	Complete	
	Project Based Budgeting Assistance	1408		1,350	1,350	1,349.64	Complete	
	Implementation Asset Management	1408		8,191	8,191	8,190.52	Complete	
	Police Patrol	1408		12,860	12,860	12,860.44	Complete	
9-3	Computer software upgrade	1408		510	510	510.00	Complete	
	Project Based Budgeting Assistance	1408		3,899	3,899	3,898.96	Complete	
	Implementation Asset Management	1408		23,900	23,900	23,900.28	Complete	
	Police Patrol	1408		22,937	22,937	22,937.33	Complete	
9-4	Computer software upgrade	1408		1,683	1,683	1,682.68	Complete	
	Project Based Budgeting Assistance	1408		2,099	2,099	2,099.44	Complete	
	Implementation Asset Management	1408		12,836	12,836	12,836.32	Complete	
	Police Patrol	1408		14,119	14,119	14,119.32	Complete	
9-5	Computer software upgrade	1408		3,050	3,050	3,049.86	Complete	
	Project Based Budgeting Assistance	1408		3,749	3,749	3,749.00	Complete	
	Police Patrol	1408		18,057	18,057	18,057.21	Complete	
	Implementation Asset Management	1408		23,014	23,014	23,014.10	Complete	
	9-5 Community Center Staff	1408		15,181	15,181	15,181.38	Complete	
9-13	Computer software upgrade	1408		\$0	-	-	Complete	
	Project Based Budgeting Assistance	1408		\$1,949	1,949	1,949.48	Complete	
	Implementation Asset Management	1408		\$8,727	8,727	8,726.51	Complete	
	Police Patrol	1408		\$7,812	7,812	7,811.88	Complete	
9-7	Computer software upgrade	1408		\$1,578	1,578	1,577.51	Complete	
	Project Based Budgeting Assistance	1408		\$1,949	1,949	1,949.48	Complete	
	Police Patrol	1408		\$10,258	10,258	10,257.64	Complete	
	Implementation Asset Management	1408		\$8,727	11,950	11,950.14	Complete	
	9-7 Community Center Staff	1408		\$0	-	-	Complete	
	Sub-Total:			\$191,131	\$212,621	\$212,622	\$212,623	

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12/31/2010

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

Development Number/Name HA-Wide Activities	Albany Housing Authority	General Description of Major Work Categories	Dev Account Number	Quantity	Grant Type and Number Grant Fund Program Grant No.: NY06P00950108 Replacement Housing Factor Grant No.:				Federal FY of Grant 2008
					Total Estimated Cost		Total Actual Cost		
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
		Asset Management Fee	1410		229,664	229,664	229,664	229,664.00	
		Sub-Total:			\$229,664	\$229,664	229,664	229,664.00	

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12/31/2010

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

PHA Name	Albany Housing Authority	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant		
		Original	Revised (1)	Actual (2)	Original		Revised (1)	Actual (2)
		8/18/2010			8/18/2012			
NY9-1 Robert Whalen Homes	Development					2008		
NY9-2 Edwin Coming Homes	HA-Wide Activities							
NY9-3 Steamboat Square Hi-Rise	No work items							
NY9-4 Lincoln Park Homes								
NY9-5H Ida Yarbrough Homes Hi-Rise								
NY9-5L Ida Yarbrough Homes Low-Rise								
NY9-7 Westview Homes								
NY9-11 Steamboat Square Townhouses								
NY9-12 Steamboat Square Historic Rehabs								
NY9-13 Ezra Prentice Homes								
NY9-22 Scattered Sites Replacement								
PHA Wide Capital Fund Borrowing								

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 Signature of Executive Director and Date

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 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

7/1/2008

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

PHA Name	Albany Housing Authority	Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (2)	Federal FY of Grant		
			Original	Revised (1)	Actual (2)	Original			Revised (1)	Actual (2)
			8/18/2010	8/18/2010	8/18/2010	8/18/2012			8/18/2012	8/18/2012
		Maintenance Response Initiative	8/18/2010							
		Computer software upgrade	8/18/2010							
		LBP training	8/18/2010							
		Maintenance mgt improvements	8/18/2010							
		Operations Management Improvement	8/18/2010							
		Project Based Budgeting Consulting	8/18/2010							
		Partnership Process	8/18/2010							
		PHA wide Police Patrol	8/18/2010							
		Tenant Newsletter	8/18/2010							
		Tenant Security Patrol	8/18/2010							
		Utility Conservation Program	8/18/2010							
		Tenant Relations Training	8/18/2010							
		9-5 Community Center Staff	8/18/2010							
		9-5 Community Center Coordinator	8/18/2010							
		PHAS Consultant	8/18/2010							
		PHAS Deficiencies	8/18/2010							

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 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

7/1/2008

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

PART I: Summary

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950108	2008
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Performance and Evaluation Period Ending 12/31/10
<input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Revised Annual Statement/Revision Number	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)
		Original	Revised (1)	
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 10% of line 20)			
3	1408 Management Improvements (Soft Costs)			
	1408 Management Improvements (Hard Costs)			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvements			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment--Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1498 Development Activities	\$ 240,405	\$ 240,405	-
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of lines 2-19)	\$ 240,405	\$ 240,405	\$ -
	Amount of line X Relating to LBP Activities	\$ -	\$ -	
	Amount of line X Relating to Section 504 Compliance	\$ -	\$ -	
	Amount of line X Relating to Security (Soft Costs)	\$ -	\$ -	
	Amount of line X Relating to Security (Hard Costs)			
	Amount of line X Relating to Energy Conservation Measures			
	Collateralization Expense or Debt Service	\$ -	\$ -	

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

Signature of Executive Director and Date: _____ 12/31/2010

Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____

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

Development		Albany Housing Authority			Grant Type and Number			Federal FY of Grant	
Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Ending	Performance and Evaluation Period
9-30 Scattered Site	Acquisition & rehabilitation of 2 units	1498	2 units	\$240,405	240,405	-	-		2008
									Remainder reallocated to Ida Yarbrough LR redevelopment.

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 Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name	Albany Housing Authority	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant		
		Original	Revised (1)	Actual (2)	Original		Revised (1)	Actual (2)
		10/29/2011					10/28/2013	
Development Number/Name EA-Wide Activities NY9-30 Scattered Site						2008	Reasons for Revised Target Dates (2)	

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 12/31/2010

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

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

PART I: Summary	Grant Type and Number Capital Fund Program Grant No.: NY06P00950109 Replacement Housing Factor Grant No.:	FFY of Grant: 2009
PHA Name Albany Housing Authority	Date of CFFP:	FFY of Grant Approval:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFF Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	\$ 500	\$ 500	\$ -	\$ -
3	1408 Management Improvements (Soft Costs)	\$ 323,032	\$ 320,966	\$ 242,398	\$ 198,230
4	1410 Asset Management Fee	\$ 229,664	\$ 320,966	\$ 231,730	\$ 231,730
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 79,198	\$ 79,198	\$ 59,212	\$ 46,380
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 6,000	\$ 6,000	\$ -	\$ -
10	1460 Dwelling Structures	\$ 802,071	\$ 907,514	\$ 907,960	\$ 660,082
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 105,443	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ 2,000	\$ 2,000	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 33,557	\$ 33,557	\$ 33,557	\$ 33,557
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
9000	Collateralization or Debt Service paid Via System of				
18b	Direct Payment	\$ 735,835	\$ 735,835	\$ 735,835	\$ -
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	2,317,300	2,406,536	2,210,692	1,169,979
21	Amount of line 20 Relating to LBP Activities				
	Amount of line 20 Relating to Section 504 Compliance				
	Amount of line 20 Relating to Security (Soft Costs)				
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

Signature of Executive Director	Date	Date
	12/31/2010	

Part II: Supporting Pages		Albany Housing Authority		Grant Type and Number		Federal FY of Grant		
PHA Name		Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950109		2009		
Development Number/Name		Replacement Housing Factor Grant No.:		CFFP (Yes/No): No		Status of Work		
PHA-Wide Activities		Account Number		Total Estimated Cost		Total Actual Cost		
General Description of Major Work Categories		Quantity		Revised (1)		Funds Obligated (2)		
		Dev		Original		Funds Expended (2)		
		Number						
AMP 1	Remove & Replace Exter. Balc.& Stairs, Door Thresholds	1460	0.024	Job	514,526.00	480,604.00	468,991.68	Complete
NY9-1	Pointing	1460	0.25	Job	0.00	0.00	0.00	
Robert	Cap Laterals, City Water @ Main	1450	0.025	Job	1,000.00	0.00	0.00	
Whalen	City Sewer Improvement to Prevent Shop Flooding	1470	0.011	Job	1,000.00	0.00	0.00	
Homes	Install Security Cameras Bldg 285 and 275	1460	0.025	Job	500.00	0.00	0.00	
	Smoke Detectors in Bedrooms	1460	0.005	Job	8,769.00	0.00	0.00	
	Sub-Total:	1430			525,795.00	480,604.00	468,991.68	
	A&E Fees	1430			3,300.00	19,487.00	18,936.56	
	PHA Inspection/Need Assess/Specification Preparation	1430			500.00	500.00	0.00	
AMP 3	Replace Fire Alarm System	1460	0.014	Job	10,000	10,000	5,575	In Progress
NY 9-3	Replace Compactor 200 Green Street	1465	1	Job	16,000	0	0	
Steamboat	Renovate 7 Apts. For HC Accessibility	1460	0.1	Job	3,500	0	0	
Square HR	Upgrade Kitchens	1460	0.02	Job	0	0	0	
	Exterior Balcony Recoating	1460	0	Job	0	37,500	37,500	
	Ranges	1465	1	Job	69,443	0	0	
	Replace 230 Green Trash Lift	1460	1	Job	54,000	0	0	
	Smoke Detectors in Bedrooms	1460	0	Job	1,000	0	0	
	Stone Window Sill Repairs 20 Renss 200,220,230 Green	1460	0.75	Job	0	0	0	
	Sub-Total:	1430			153,943	47,500	43,075	
	A&E Fees	1430			18,200	13,113	1,650	
	PHA Inspection/Need Assess/Specification Preparation	1430			500	500	0	
NY 9-11	Smoke Detectors	1460	0.05	Job	500	0	0	Complete
Steamboat	Replace Storage Sheds	1460	0.05	Job	0	58,912	57,489.80	
Square					500	58,912	57,489.80	
Townhouses					-10	230	0	
	Sub Total	1430			50	50	0	
PHA Inspection/Need Assess/Specification Preparation		1430			50	50	0	
NY 9-12	Replace Interior Passage Doors w/Solid Core Hardboard	1460	0.5	Job	0	0	0	Complete
Steamboat	Replace Closet Doors w/Solid Core Hardboard	1460	0.5	Job	8,000	0	0	
Historic	Install Heavy Duty Window Balancers	1460	0.5	Job	12,000	0	0	
Townhouses	Replace Apartment Floors	1460	0.06	Job	5,000	0	0	
	Replace Bathrooms	1460	0.025	Job	5,000	0	0	
	Replace Kitchens	1460	0.02	Job	5,000	0	0	
	Install Concrete Fiber Siding - Remove Exist Wood	1460	1	Job	15,540	0	0	
	Install Smoke Detectors	1460	0.06	Job	5,000	0	0	
	Sub Total	1430			55,540	0	0	
	A&E Fees	1430			7,960	6,860	29,825	
	PHA Inspection/Need Assess/Specification Preparation	1430			500	500	0	
								Design Documents Complete

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number				Federal FY of Grant		
PHA Name		Albany Housing Authority				2009		
		Grant Fund Program Grant No.: NY06P00950109				CFPP (Yes/No): No		
		Replacement Housing Factor Grant No.:						
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 4 NY9-4 Lincoln Park Homes	Fire Alarm System Upgrades Elevator Controls Smoke Detectors in Bedrooms High Voltage Elec Repair/Upgrade Switchgear LBP Testing Roof Replacement 2 Lincoln Emergency Generator Ventilation for Maintenance Shop 1 Lincoln Replace Elevator Cab Ceilings	1460 1460 1460 1460 1430 1460 1460 1470 1460	0.002 0.005 0.5 0.005 200 0.005 0 1,000 1,000 6,700	Job Job Job Job Job Bldg. Bldg. Job Job	1,000 1,000 0 2,000 200 500 0 1,000 1,000 6,700	\$0 \$0 \$0 \$0 \$0 \$0 \$78,095 \$1,000 \$0 \$79,095 \$3,336 \$500	\$0 \$0 \$0 \$0 \$0 \$0 \$68,408.91 \$0 \$0 \$69,408.91 \$880 \$0	Complete
	Sub-Total: A&E Fees				3,336	\$3,336	\$880	
	PHA Inspection/Need Assess/Specification Preparation	1430	500		500	\$500	\$0	
AMP 5 NY9-5L Ida Yarbrough Homes	Renovate 3 Apartments for HC Accessibility Fire Alarm System/Smoke Detectors in Bedrooms Rework Storm Drainage West Foundation Bldg 3,4,5 Replace Roofs Switchgear Replace Kitchens	1460 1460 1450 1460 1460 1460	1 0.5 0.05 0.05 0.4 0.1	Job Job Job Job Job Job	5,000 5,000 5,000 18,549 24,687 0	\$0 \$0 \$5,000.00 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0 \$0	
	Sub Total A&E Fees				58,236	\$5,000	\$0	
	PHA Inspection/Need Assess/Specification Preparation	1430	500		17,250	\$17,250	\$6,195	
NY9-5H Ida Yarbrough High-rise	Elevator Controls Replace Fire Alarm System and Emergency Call	1460 1460	0.03 0.03	Job Job	10,000 15,000	\$207,305 \$0	\$226,158 \$0	
	Sub Total A&E Fees				25,000	\$207,305	\$226,158	Contract Awarded. Equip. Ordered
	PHA Inspection/Need Assess/Specification Preparation	1430	500		1,500	\$1,500	\$0	
AMP 6 9-13 Ezra Prentice	See Capital Fund Borrowing Program					\$500	\$0	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant			
PHA Name		Albany Housing Authority		2009			
Development Number/Name		Grant Fund Program Grant No.: NY06P00950109		CFPP (Yes/No): No			
PHA-Wide Activities		Replacement Housing Factor Grant No.:		Total Actual Cost			
General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Funds Expended (2)		
			Original	Revised (1)			
Status of Work	Funds Obligated (2)	Funds Expended (2)	Total Actual Cost		Status of Work		
			Original	Revised (1)			
AMP 7 NY 9-7 Westview Homes	Upgrade Elevator Controls to AC	0.1	Job	\$20,000	\$0	\$0	Complete Complete Design in Progress
	Replace Fire Alarm System	0.1	Bldg	\$0	\$0	\$0	
	Replace Roof	0.5	Job	\$0	\$0	\$0	
	Replace Windows Passageway to Comm Rm	0.5	Job	\$0	\$0	\$0	
	Ground Floor Window Replacement	1	Job	\$0	\$0	\$0	
	Compactor	1	Job	\$20,000	\$0	\$0	
	Carpet Replacement Ground Floor	1	Job	\$0	\$0	\$0	
	Paint Common Areas	1	Job	\$0	\$0	\$0	
	Replace Ground Floor Acoustic Grid Ceiling	1	Job	\$0	\$0	\$0	
	New Handicap Accessible Bathroom Ground Floor	1	Job	\$12,000	\$0	\$0	
	New Furniture and Tackboards Ground Floor	1	Job	\$33,557	\$33,556.74	\$33,557	
	Replace Fabric Panels Gr Floor & Apt Elevator Lobbies	1	Job	\$15,000	\$15,098	\$15,098.30	
	Refinish/Replace Ground Floor Handrail	1	Job	\$20,000	\$20,000	\$6,018	
Sub Total A&E Fees			\$120,557	\$68,654.74	\$54,673.35		
PHA Inspection/Need Assess/Specification Preparation	1430		\$23,872	\$13,872.00	\$1,650		
			\$500	\$500	\$0		
AMP 1 NY 9-22 Scattered Sites				\$0	\$0		
				\$0	\$0		
				\$0	\$0		
PHA Inspection/Need Assess/Specification Preparation	1430			\$500	\$0	\$0	
Sub Total A&E Fees				\$735,835	\$735,835	\$0	
Debt Service Payment	9000			\$735,835	\$735,835	\$0	
Sub Total A&E Fees				\$0	\$0	\$0	

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

Part II: Supporting Pages											
PHA Name		Albany Housing Authority			Grant Type and Number				Federal FY of Grant		
		Grant Fund Program Grant No.: NY06P00950109			CFEP (Yes/No): No				2009		
		Replacement Housing Factor Grant No.:									
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost			Total Actual Cost			Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Funds Expended (2)			
AMP1 9-1	Management Improvements Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$13,000.00 \$5,665.00 \$11,310.00	\$13,000.00 \$5,665.00 \$11,310.00	\$203.00 \$4,303.00 \$6,140.35	\$202.50 \$4,303.39 \$6,140.35		Complete Complete Complete Complete		
AMP 3 9-3	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$5,915.00 \$17,644.00 \$35,164.00	\$5,915.00 \$17,644.00 \$18,164.00	\$585.00 \$12,475.00 \$18,164.00	\$585.00 \$12,474.84 \$10,971.81		Complete Complete Complete		
AMP 4 9-4	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$3,770.00 \$8,854.00 \$17,680.00	\$3,770.00 \$8,854.00 \$17,680.00	\$315.00 \$6,711.00 \$17,680.00	\$315.00 \$6,711.29 \$8,574.40		Complete Complete Complete		
AMP 5 9-5	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$2,665.00 \$16,277.00 \$32,500.00	\$2,665.00 \$16,277.00 \$22,007.00	\$563.00 \$11,951.00 \$22,007.00	\$562.50 \$11,950.97 \$16,288.25		Complete Complete Complete		
AMP 6 9-13	9-5 Community Center Staff Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$22,000.00 \$6,890.00 \$8,268.00	\$22,000.00 \$6,890.00 \$8,268.00	\$37,000.00 \$293.00 \$5,659.00	\$35,081.76 \$292.50 \$5,659.29		Complete Complete Complete Complete		
AMP 7 9-7	9-7 Community Center Staff Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408 1408		\$42,876.00 \$32,760.00 \$8,399.00 \$16,770.00	\$42,876.00 \$30,809.00 \$8,399.00 \$16,770.00	\$53,369.00 \$293.00 \$6,237.00 \$16,770.00	\$53,369.25 \$292.50 \$6,237.42 \$9,108.46		Complete Complete Complete Complete		
	Sub-Total:			\$322,917.00	\$320,966.00	\$242,398.00	\$198,230.04				
	Asset Management Fee	1410		\$229,664	\$231,730	\$231,730	\$231,730				
	Sub-Total:			\$229,664	\$231,730	\$231,730	\$231,730				

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

Part II: Supporting Pages

PHA Name	Albany Housing Authority	Grant Type and Number			Grant Fund Program Grant No.: NY06P00950109 CFFP (Yes/No): No			Federal FY of Grant
		Dev Account Number	Quantity	Replacement Housing Factor Grant No.:	Total Estimated Cost	Total Actual Cost	2009	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Proposed Work (2)
	Asset Management Fee	1410		\$229,664	231,730	231,730	231,730.00	Complete
	Sub-Total:			\$229,664	\$231,730	231,730	231,730.00	

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

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name	Albany Housing Authority Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant Reasons for Revised Target Dates (1)
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1	Robert Whalen Homes	9/15/2011		9/15/2013		
NY9-22	Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26	Corning Homes No work items					
AMP 3 NY9-3	Steamboat Square Hi-Rise	9/15/2011		9/15/2013		
NY9-11	Steamboat Square Townhouses	9/15/2011		9/15/2013		
NY9-12	Steamboat Square Historic Rehabs	9/15/2011		9/15/2013		
AMP 4 NY9-4	Lincoln Park Homes	9/15/2011		9/15/2013		
AMP 5 NY9-5H	Ida Yarbrough Homes Hi-Rise	9/15/2011		9/15/2013		
NY9-5L	Ida Yarbrough Homes Low-Rise	9/15/2011		9/15/2013		
AMP 6 NY9-13	Ezra Prentice Homes See CFFP Borrowing	9/15/2011		9/15/2013		
AMP 7 NY9-7	Westview Homes	9/15/2011		9/15/2013		
PHA	Wide Capital Fund Borrowing	9/15/2011		9/15/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
Albany Housing Authority					
PHA Name	Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Federal FY of Grant 2009 Reasons for Revised Target Dates (1)	
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
AMP1	Management Improvements				
9-1	Computer software upgrade	9/15/2011		9/15/2013	
	Project Based Budgeting Assist/As	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
AMP 3	Computer software upgrade	9/15/2011		9/15/2013	
9-3	Project Based Budgeting Assist/As	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
AMP 4	Computer software upgrade	9/15/2011		9/15/2013	
9-4	Project Based Budgeting Assist/As	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
AMP 5	Computer software upgrade	9/15/2011		9/15/2013	
9-5	Project Based Budgeting Assist/As	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
AMP 6	9-5 Community Center Staff	9/15/2011		9/15/2013	
9-13	Computer software upgrade	9/15/2011		9/15/2013	
	Project Based Budgeting Assist/Asset Manag Study	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
AMP 7	Computer software upgrade	9/15/2011		9/15/2013	
9-7	Project Based Budgeting Assist/Asset Manag Study	9/15/2011		9/15/2013	
	Police Patrol	9/15/2011		9/15/2013	
	9-7 Community Center Staff	9/15/2011		9/15/2013	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Performance and Evaluation Report
 Capital Fund Program Replacement Housing Factor and
 Financing Program

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

Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06R00950109 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)		Obligated
1	Total Non-CFF Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				
3	1408 Management Improvements (Soft Costs)				
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Non-expendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ 206,179	\$ 206,179	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	\$ 206,179	\$ 206,179	\$ -	\$ -
21	Amount of line 20 Relating to LBP Activities	\$ -	\$ -		
	Amount of line 20 Relating to Section 504 Compliance	\$ -	\$ -		
	Amount of line 20 Relating to Security (Soft Costs)	\$ -	\$ -		
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

Signature of Executive Director	Date
Signature of Public Housing Director	12/31/2010

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name		Albany Housing Authority			Grant Type and Number			Federal FY of Grant	
		Replacement Housing Factor Grant No.:			Capital Fund Program Grant No.:			2009 RHF	
		Total Estimated Cost			Total Actual Cost			Status of Work	
		Original			Revised (1)			Funds Obligated (2)	
		Funds Expended (2)			Funds Expended (2)				
		Dev Account Number			Quantity				
Development Number/Name PBA-Wide Activities		General Description of Major Work Categories							
AMP 11 NY 9-30		Acquisition & rehabilitation of 3 units			2 units				
		1498			206,179				
					206,179				
								Reallocated to Ida Yarbrough Lo Rise	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name	Albany Housing Authority Development Number Name/PHA-Wide Activities	Capital Fund Program Grant No.: Replacement Housing Fac		Federal FY of Grant	
		All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	2009 RHF	Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NY9-30 Scatter Site	10/29/2011		10/28/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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

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

PART I: Summary	Grant Type and Number Capital Fund Program Grant No.: NY06S00950109 Replacement Housing Factor Grant No.:	FFY of Grant: 2009
PHA Name Albany Housing Authority	Date of CFFP:	FFY of Grant Approval:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)		Obligated
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 0% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)	\$ 642,281	\$ -		-
4	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 321,140	\$ 321,140	\$ 321,140	\$ 170,875.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 217,844	\$ 170,934	\$ 170,934	\$ 146,758
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 77,595	\$ 51,510	\$ 51,510	\$ 51,510
10	1460 Dwelling Structures	\$ 2,551,824	\$ 2,351,819	\$ 2,351,819	\$ 1,194,484
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 43,000	\$ -	\$ -	\$ -
12	1470 Nondwelling Structures	\$ -			
13	1475 Nondwelling Equipment	\$ -			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ -	\$ 316,000	\$ 316,000	\$ 316,000.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$ -			
20	Amount of Annual Grant (sum of lines 2-19)	\$ 3,853,683	\$ 3,211,403	\$ 3,211,403	\$ 1,879,626
21	Amount of line 20 Relating to LBP Activities	\$ -		\$ 642,280	
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

Signature of Executive Director	Date	Date
	12/31/2010	

Signature of Public Housing Director

Part II: Summary Pages										
Albany Housing Authority										
Federal FY of Grant 2009										
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost			Total Actual Cost			Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	CFPP (Yes/No): No		
AMP 1	Thresholds Apt Entr. Doors new Balconies Smoke Detectors in Bedrooms (\$241 @ \$250 ea.)	1460	0.024 Job	\$50,000	26,085	26,085	26,085.37		Complete in September 2009	
NY9-1		1460	0.25 Job	\$60,000	-	-	-			
Robert Whalen Homes		1450	0.025 Job	\$77,595	51,510	51,510	51,510.00			
		1470	0.011 Job							
		1460	0.025 Job							
AMP 3									Construction in progress.	
NY 9-3	Sub-Total: A&E Fees	1430		\$187,595	\$77,595	\$77,595	\$77,595			
Steamboat Square HR	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 8,800	334	334	333.66			
	Replace Fire Alarm System & Bedroom Smoke Detectors	1460	0.6 Job	\$284,405	736,805	736,805	511,739.43			
	Renovate 7 Apts. For HC Accessibility	1465	1 Job	80	-	-	-		Moved to a future year.	
	Upgrade Kitchens	1460	0.1 Job	\$158,610	-	-	-		Moved to a future year.	
	Ranges	1460	0.25 Job	\$270,325	-	-	-		Moved to a future year.	
	Replace 230 Green Trash Lift	1465	0.3 Job	\$43,000	-	-	-		Moved to a future year.	
		1460	1 Job	\$92,380	92,380	92,380	91,630.00		Construction complete.	
NY 9-11	Sub-Total: A&E Fees	1430		\$848,720	\$829,185	\$829,185	\$603,369		Construction complete.	
Steamboat Square Townhouses	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 91,625	54,536	54,536	57,855.25			
	Smoke Detectors (146 @ \$250 ea.)	1460	1 Job	\$36,500	0	0	0			
	Replace Exterior Concrete Entrance Stairs with Precast	1460	1 Job	\$296,000	268,500	268,500	218,687.05			
	Sub Total A&E Fees	1430		\$332,500	\$268,500	\$268,500	\$218,687		Construction complete.	
	PHA Inspection/Need Assess/Specification Preparation	1430		\$9,080	28,800	28,800	23,267.32			
	Install Smoke Detectors (77 @ \$250 ea.)	1460	1 Job	\$19,250	0	0	0			
	Siding Replacement	1460	1 Job	\$53,400	0	0	0			
NY 9-12	Sub Total A&E Fees	1430		\$1,540	6930	6930	5661.57		Construction complete.	
Steamboat Historic Townhouses	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 500	0	0	0			
		1460	0.5 Job							
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Part II: Supporting Pages		Grant Type and Number				Federal FY of Grant		
PHA Name		Albany Housing Authority				2009		
Development Number/Name HA-Wide Activities		Grant Fund Program Grant No.: NY06S00950109				CEFP (Yes/No): No		
General Description of Major Work Categories		Replacement Housing Factor Grant No.:				Total Actual Cost		
		Total Estimated Cost		Revised (1)		Funds Obligated (2) / Funds Expended (2)		
		Original	Quantity	Dev Account Number	Original	Revised (1)	Funds Obligated (2) / Funds Expended (2)	
							Status of Proposed Work (2)	
AMP 1								
NY 9-22 Scattered Sites	Upgrade Elevator Controls to AC	\$103,472	0.5 Job	1460		257,600	257,600	Work in progress
	Replace Fire Alarm System	\$308,938	1 Bldg	1460		178,591	178,591	Work substantially complete
	Replace Roof	\$60,000	0.5 Job	1460		-	-	
	Renovate for Handicap Bathroom - Plumbing	\$21,528	1 Job	1460		30910	30909.11	Work complete.
	Ground Floor Lighting Replacement	\$44,469	1 Job	1460		71191	71191.41	Work complete.
	Ceiling Replacement	\$48,875	1 Job	1460		53375	53375	Work complete.
	Sub Total A&E Fees	\$587,282				\$591,667	\$334,067	
	PHA Inspection/Need Assess/Specification Preparation	\$46,983		1430		40,255	33,486.36	
						0	0	
AMP 1								
NY 9-22 Scattered Sites								
	Sub Total A&E Fees							
	PHA Inspection/Need Assess/Specification Preparation			1430				
	Sub Total A&E Fees			9000				
	Debt Service Payment							
	Sub Total A&E Fees							

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages										
PHA Name		Grant Type and Number				Total Estimated Cost		Total Actual Cost		Federal FY of Grant
Albany Housing Authority		Grant Fund Program Grant No.: NY06S00950109 Replacement Housing Factor Grant No.:				Original		Revised (1)		2009
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)			
	Asset Management Fee	1410		\$321,140	321,140	321,140	170,875.12	In progress.		
	Sub-Total:			\$321,140	\$321,140	321,140	170,875.12			
	Development Activities - Townsend Park Federalization	1499		\$0	316,000	316,000	316,000.00	Work on Fire Alarm complete for this percentage of total contract.		
	Sub-Total:			\$0	\$316,000	316,000	316,000.00			
	Sub-Total:			\$642,281						

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

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FY of Grant		
PHA Name	Albany Housing Authority Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1	Robert Whalen Homes	3/17/2011		3/17/2013		
NY9-22	Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26	Corning Homes No work items					
AMP 3 NY9-3	Steamboat Square Hi-Rise	3/17/2011		3/17/2013		
NY9-11	Steamboat Square Townhouses	3/17/2011		3/17/2013		
NY9-12	Steamboat Square Historic Rehab	3/17/2011		3/17/2013		
AMP 4 NY9-4	Lincoln Park Homes	3/17/2011		3/17/2013		
AMP 5 NY9-5H	Ida Yarbrough Homes Hi-Rise	3/17/2011		3/17/2013		
NY9-5L	Ida Yarbrough Homes Low-Rise	3/17/2011		3/17/2013		
AMP 6 NY9-13	Ezra Prentice Homes See CFFP Borrowing	3/17/2011		3/17/2013		
AMP 7 NY9-7	Westview Homes	3/17/2011		3/17/2013		
PHA Wide	Capital Fund Borrowing	3/17/2011		3/17/2013		
Development	Activities	3/17/2011		3/17/2013	12/31/2010	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

PART I: Summary		Grant Type and Number Capital Fund Program Grant No.: NY06P00950110 Replacement Housing Factor Grant No.:		FFY of Grant: 2010
PHA Name Albany Housing Authority		Date of CFFP:		FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report Period Ending 12/31/10		<input type="checkbox"/> Revised Annual Statement (revision no.:) <input type="checkbox"/> Final Performance and Evaluation Report		
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies			
Line	Summary by Development Account	Original	Revised (2)	Total Actual Cost (1) Obligated Expended
1	Total Non-CFFP Funds			
2	1406 Operations (May not exceed 20% of line 21) (3)	\$ 500		
3	1408 Management Improvements (Soft Costs)	\$ 195,925		
	1408 Management Improvements (Hard Costs)			
4	1410 Asset Management Fee	\$ 229,664		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$ 78,225		
8	1440 Site Acquisition			
9	1450 Site Improvements	\$ 1,000		
10	1460 Dwelling Structures	\$ 988,291		
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 109,000		
12	1470 Nondwelling Structures	\$ 1,500		
13	1475 Nondwelling Equipment	\$ -		
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities (4)			
18a	1501 Collateralization or Debt Service paid by the PHA			
9000	Collateralization or Debt Service paid Via System of			
18b	Direct Payment	\$ 730,451		
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of lines 2-19)		2,334,556	
21	Amount of line 20 Relating to LBP Activities			
	Amount of line 20 Relating to Section 504 Compliance			
	Amount of line 20 Relating to Security (Soft Costs)			
	Amount of line 20 Relating to Security (Hard Costs)			
	Amount of line 20 Relating to Energy Conservation Measures			

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

(3) PHA's with under 250 units in management may use 100% of CFFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director _____ Date 12/31/2010
 Signature of Public Housing Director _____ Date _____

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Albany Housing Authority		Grant Type and Number		Federal FY of Grant	
PHA Name		General Description of Major Work Categories		Grant Fund Program Grant No.: NY06P00950110		CFPP (Yes/No): No	
Development Number/Name PHA-Wide Activities		Account Number		Replacement Housing Factor Grant No.:		Status of Work	
				Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 1							
NY9-1	Replace Exterior Apt. Entrance Doors	1460	0.25 Job	\$20,000			Moved to a future year
Robert	Pointing	1460	0.25 Job	\$5,000			Moved to a future year
Whalen	Cap Laterals, City Water @ Main	1450	0.025 Job	\$1,000			Moved to a future year
Homes	City Sewer Improvement to Prevent Shop Flooding	1470	0.011 Job	\$1,000			Moved to a future year
	Smoke Detectors in Bedrooms	1460	0.005 Job	\$10,000			A & E hired
	Sub-Total:			\$37,000			
	A&E Fees	1430		\$ 2,460			
	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 500			
AMP 3							
NY 9-3	Replace Compactor 200 Green Street	1465	1 Job	\$16,000			Plans being developed
Steamboat	Renovate 7 Apts. For HC Accessibility	1460	0.1 Job	\$3,500			A & E to be procured
Square	Upgrade Kitchens	1460	0.9 Job	\$467,279			A & E to be procured
HR	Ranges	1465	1 Job	\$73,000			A & E to be procured
	Bathtub Replacement	1460	0.2 Job	\$20,000			Moved to a future year
	Window Repairs & Weatherstripping	1460	0.2 Job	\$2,000			A & E to be procured Weatherization
	Recaulk and Refinish Exterior Panels	1460	0.1 Job	\$10,000			A & E to be procured
	Stone Window Sill Repairs 20 Renss 200,220,230 Green	1460	0.75 Job	\$30,000			A & E to be procured
	Sub-Total:			\$621,779			
	A&E Fees	1430		\$ 49,742			
	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 500			
NY 9-11							
Steamboat							
Square							
Townhouses							
	Sub Total			\$0			
	A&E Fees			\$0			
	PHA Inspection/Need Assess/Specification Preparation			\$ 50			
NY 9-12	Install Heavy Duty Window Balancers	1460	0.5 Job	\$12,000			A & E to be procured
Steamboat	Replace Apartment Floors	1460	0.06 Job	\$5,000			Moved to a future year
Historic	Replace Bathrooms	1460	0.025 Job	\$5,000			Moved to a future year
Townhouses	Replace Kitchens	1460	0.02 Job	\$5,000			Moved to a future year
	Sub Total			\$27,000			
	A&E Fees	1430		\$1,160			
	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 500			

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant	
PHA Name		Albany Housing Authority		2010	
Development Number/Name		Grant Fund Program Grant No.: NY06P00950110		CFPP (Yes/No): No	
PHA-Wide Activities		Replacement Housing Factor Grant No.:			
General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost
			Original	Revised (1)	
Funds Obligated (2)	Funds Expended (2)	Status of Work			
		AMP 4 NY9-4 Lincoln Park Homes Fire Alarm System Upgrades Elevator Controls Smoke Detectors in Bedrooms High Voltage Elec Rpair/Upgrade Switchgear LBP Testing Roof Replacement 2 Lincoln Ventilation for Maintenance Shop 1 Lincoln Replace Elevator Cab Ceilings Sub-Total: A&E Fees PHA Inspection/Need Assess/Specification Preparation	1460 1460 1460 1460 1430 1460 1470 1460 1430	0.001 Job 0.001 Job 0.5 Job 0.005 Job Job 0.005 Bldg. Job Job 1430	\$500 \$500 \$35,000 \$2,000 \$200 \$500 \$500 \$500 \$39,700 \$ 3,176 \$ 500
AMP 5 NY9-5L Ida Yarbrough Homes See Redevelopment Budget PHA Inspection/Need Assess/Specification Preparation	1430		\$0 - \$ 500		Seeking Weatherization Funds
AMP 6 9-13 Ezra Prentice See Capital Fund Borrowing Program PHA Inspection/Need Assess/Specification Preparation	1430		\$137,806 \$137,806 \$ 10,524 \$ 500		

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant				
PHA Name		Albany Housing Authority		2010				
		Grant Fund Program Grant No.: NY06P00950110		CFPP (Yes/No): No				
		Replacement Housing Factor Grant No.:						
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
<u>AMP 7</u> NY 9-7 Westview Homes	Replace Roof Replace Windows Passageway to Comm Rm Ground Floor Window Replacement Compactor	1460 1460 1460 1465	0.5 Job 0.5 Job 1 Job 1 Job	\$60,000 \$10,000 \$8,900 \$20,000				Moved to a future year Bids let Weatherization Funding Plans to be developed
<u>AMP 1</u> NY 9-22 Scattered Sites	Sub Total A&E Fees PHA Inspection/Need Assess/Specification Preparation	1430		\$98,900 \$6,912 \$ 500				
PHA Wide	Sub Total A&E Fees PHA Inspection/Need Assess/Specification Preparation Debt Service Payment	1430 9000		\$ 500 \$730,451				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Albany Housing Authority				Grant Type and Number			Federal FY of Grant	
PHA Name		Replacement Housing Factor Grant No.: NY06P00950110				CFFP (Yes/No): No			2010	
Development Number/Name EA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)			
AMP1 9-1	Management Improvements Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$11,310 \$500				In progress In progress In progress		
AMP 3 9-3	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$35,230 \$500				In progress In progress In progress		
AMP 4 9-4	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$17,680 \$500				In progress In progress In progress		
AMP 5 9-5	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$32,500 \$500				In progress In progress In progress		
AMP 6 9-13	9-5 Community Center Staff Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol	1408 1408 1408		\$22,000 \$16,510 \$500				In progress In progress In progress In progress		
AMP 7 9-7	Computer software upgrade Project Based Budgeting Assist/Asset Manag Study Police Patrol 9-7 Community Center Staff	1408 1408 1408 1408		\$16,770 \$500 \$40,925				In progress In progress In progress In progress		
	LBP training Maintenance mgt improvements Partnership Process Utility Conservation Program Sub-Total:	1408 1408 1408 1408		\$0 \$0 \$0 \$0 \$195,925				In progress In progress In progress In progress		

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

Part II: Supporting Pages											
PHA Name		Albany Housing Authority					Grant Type and Number Grant Fund Program Grant No.: NY06P00950110 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				Federal FY of Grant
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)			
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)				
	Asset Management Fee	1410		\$229,664							
	Sub-Total:			\$229,664		-	-				

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name	Albany Housing Authority Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant Reasons for Revised Target Dates (1)
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1	NY9-1 Robert Whalen Homes	7/15/2012		7/15/2012		
	NY9-22 Scattered Sites Replacement No work items					
AMP 2	NY9-23,24,25,26 Corning Homes No work items					
AMP 3	NY9-3 Steamboat Square Hi-Rise	7/15/2012		7/15/2012		
	NY9-11 Steamboat Square Townhouses	7/15/2012		7/15/2012		
	NY9-12 Steamboat Square Historic Rehabs	7/15/2012		7/15/2012		
AMP 4	NY9-4 Lincoln Park Homes	7/15/2012		7/15/2012		
AMP 5	NY9-5H Ida Yarbrough Homes Hi-Rise	7/15/2012		7/15/2012		
	NY9-5L Ida Yarbrough Homes Low-Rise	7/15/2012		7/15/2012		
AMP 6	NY9-13 Ezra Prentice Homes See CFFP Borrowing	7/15/2012		7/15/2012		
AMP 7	NY9-7 Westview Homes	7/15/2012		7/15/2012		
PHA	Wide Capital Fund Borrowing	7/15/2012		7/15/2012		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program		Federal FY of Grant			
Albany Housing Authority		2009			
PHA Name	Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates (1)	
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date
AMP1	Management Improvements				
9-1	Computer software upgrade	7/15/2012		7/15/2012	
	Project Based Budgeting Assist/As	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
AMP 3	Computer software upgrade	7/15/2012		7/15/2012	
9-3	Project Based Budgeting Assist/As	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
AMP 4	Computer software upgrade	7/15/2012		7/15/2012	
9-4	Project Based Budgeting Assist/As	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
AMP 5	Computer software upgrade	7/15/2012		7/15/2012	
9-5	Project Based Budgeting Assist/As	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
AMP 6	9-5 Community Center Staff	7/15/2012		7/15/2012	
9-13	Computer software upgrade	7/15/2012		7/15/2012	
	Project Based Budgeting Assist/Asset Manag Study	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
AMP 7	Computer software upgrade	7/15/2012		7/15/2012	
9-7	Project Based Budgeting Assist/Asset Manag Study	7/15/2012		7/15/2012	
	Police Patrol	7/15/2012		7/15/2012	
	9-7 Community Center Staff	7/15/2012		7/15/2012	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

PART I: Summary	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950210	FFY of Grant: 2010
PHA Name Albany Housing Authority	Date of CFFP:	FFY of Grant Approval:

Line	Summary by Development Account	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report Period Ending 12/31/10	Total Estimated Cost		Total Actual Cost (1)
			Original	Revised (2)	
1	Total Non-CFF Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)				-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)		\$ 229,066	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)		\$ 229,066	\$ -	\$ -
21	Amount of line 20 Relating to LBP Activities		\$ -		
	Amount of line 20 Relating to Section 504 Compliance		\$ -		
	Amount of line 20 Relating to Security (Soft Costs)		\$ -		
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

Signature of Executive Director	Date	Date
	12/31/2010	

Signature of Public Housing Director

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name		Albany Housing Authority			Grant Type and Number			Federal FY of Grant	
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Capital Fund Program Grant No.:		Replacement Housing Factor Grant No.:	CFFP (Yes/No):	Total Actual Cost	Status of Work
				Original	Revised (1)				
AMP 11 NY 9-32	Acquisition & rehabilitation of 3 units	1498	2 units	\$229,066			No		Reallocated to Ida Yarbrough LR Homes Redevelopment. Plans being developed. LIHTC funding applications being prepared for Feb 2011 Submission

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name	Albany Housing Authority		Capital Fund Program Grant No.: Replacement Housing Fac		Federal FY of Grant
	Development Number	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates (1)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NY9-32 Scatter Site	7/31/2012		7/31/2014		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

PART I: Summary	Grant Type and Number Capital Fund Program Grant No.: NY06P00950111 Replacement Housing Factor Grant No.:	FFY of Grant: 2011
PHA Name Albany Housing Authority	Date of CFFP:	FFY of Grant Approval:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFF Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	\$	500		
3	1408 Management Improvements (Soft Costs)	\$	195,925		
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$	229,664		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$	89,876		
8	1440 Site Acquisition				
9	1450 Site Improvements	\$	1,000		
10	1460 Dwelling Structures	\$	1,101,000		
11	1465.1 Dwelling Equipment--Nonexpendable	\$	71,000		
12	1470 Nondwelling Structures	\$	1,500		
13	1475 Nondwelling Equipment	\$	-		
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$	730,451		
18b	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)		2,420,916		
21	Amount of line 20 Relating to LBP Activities				
	Amount of line 20 Relating to Section 504 Compliance				
	Amount of line 20 Relating to Security (Soft Costs)				
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

Signature of Executive Director	Date 3/30/2011	Date
Signature of Public Housing Director		

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant				
Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950111		2011				
Albany Housing Authority		Replacement Housing Factor Grant No.:		CFFP (Yes/No): No				
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1								
NY9-1 Robert Whalen Homes	Replace Exterior Apt. Entrance Doors Pointing Cap Laterals, City Water @ Main City Sewer Improvement to Prevent Shop Flooding Smoke Detectors in Bedrooms Sub-Total: A&E Fees	1460 1460 1450 1470 1460	0.25 Job 0.25 Job 0.025 Job 0.011 Job 0.005 Job	\$1,000 \$5,000 \$1,000 \$1,000 \$10,000 \$18,000				
	PHA Inspection/Need Assess/Specification Preparation	1430 1430		\$ 940 \$ 500				
AMP 3								
NY 9-3 Steamboat Square HR	Replace Compactor 200 Green Street Renovate 7 Apts. For HC Accessibility Upgrade Kitchens Ranges Patio Door Replacement Bathub Replacement Recaulk and Refinish Exterior Panels Stone Window Sill Repairs 20 Renss 200,220,230 Green Sub-Total: A&E Fees	1465 1460 1460 1465 1460 1460 1460 1460	1 Job 0.1 Job 0.9 Job 1 Job 0.4 Job 0.1 Job 0.75 Job	\$16,000 \$250,000 \$100,000 \$35,000 \$10,000 \$1,000 \$10,000 \$30,000 \$452,000				
	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 36,160				
NY 9-11 Steamboat Square Townhouses	Window Replacement add Weatherization Funds Sub Total A&E Fees	1460 1460		\$ 500 \$50,000 \$50,000 \$3,950				
	PHA Inspection/Need Assess/Specification Preparation	1430		\$ 50				
NY 9-12 Steamboat Historic Townhouses	Window Replacement add Weatherization Funds Roof Insulation add Weatherization Funds Replace Bathrooms Replace Kitchens Sub Total A&E Fees	1460 1460 1460 1460	Job 0.025 Job 0.02 Job	\$50,000 \$10,000 \$5,000 \$5,000				
	PHA Inspection/Need Assess/Specification Preparation	1430		\$70,000 \$4,600				
	Sub Total A&E Fees			\$ 500				

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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant				
PHA Name		Albany Housing Authority		2011				
		Grant Fund Program Grant No.: NY06P00950111		CFPP (Yes/No): No				
		Replacement Housing Factor Grant No.:						
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 4 NY9-4 Lincoln Park Homes	Fire Alarm System Upgrades Elevator Controls Smoke Detectors in Bedrooms High Voltage Elec Repair/Upgrade Switchgear LBP Testing Roof Replacement 2 Lincoln Ventilation for Maintenance Shop 1 Lincoln Replace Elevator Cab Ceilings Sub-Total: A&E Fees PHA Inspection/Need Assess/Specification Preparation	1460 1460 1460 1460 1430 1460 1470 1460	0.001 Job 0.001 Job 0.1 Job 0.005 Job Job 0.005 Bldg. Job Job	\$500 \$500 \$10,000 \$2,000 \$200 \$500 \$500 \$500 \$14,700 \$ 1,176 \$ 500				
AMP 5 NY9-5L Ida Yarbrough Homes	See Redevelopment Budget							
NY9-5H Ida Yarbrough Highrise	Window Replacement add Weatherization Funds Sub Total A&E Fees PHA Inspection/Need Assess/Specification Preparation	1460		\$0 - \$ 500 \$100,000				
AMP 6 9-13 Ezra Prentice	Sub Total A&E Fees PHA Inspection/Need Assess/Specification Preparation See Capital Fund Borrowing Program	1430		\$100,000 \$ 7,500 \$ 500				

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

Part II: Supporting Pages							Federal FY of Grant	
Albany Housing Authority			Grant Type and Number		Grant Fund Program Grant No.: NY06P00950111		CFEP (Yes/No): No	
Albany Housing Authority			Replacement Housing Factor Grant No.:		Total Estimated Cost		Total Actual Cost	
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	Status of Work
<u>AMP 7</u> NY 9-7 Westview Homes	Window Replacement add Weatherization Funds Roof Replacement add Weatherization Funds Replace Exterior Panels In-fill AC sleeves add Weather. Compactor	1460 1460 1460 1465	1 Job	\$250,000 \$100,000 \$100,000 \$20,000				
	Sub Total A&E Fees	1430		\$470,000 \$36,600 \$ 500				
<u>AMP 1</u> NY 9-22 Scattered Sites	PHA Inspection/Need Assess/Specification Preparation	1430						
	Sub Total A&E Fees	9000		\$ 500 \$750,451				
PHA Wide	Debt Service Payment							

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

Part II: Supporting Pages		Albany Housing Authority		Grant Type and Number				Federal FY of Grant	
PHA Name		Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950111 CFFP (Yes/No): No				2011	
Development Number/Name		General Description of Major Work Categories		Replacement Housing Factor Grant No.:		Total Estimated Cost		Total Actual Cost	
HA-Wide Activities									
				Quantity		Revised (1)		Funds Obligated (2) / Funds Expended (2)	
				Number		Original			
AMP 1	9-1	Management Improvements							
		Computer software upgrade		1408		\$11,310			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
AMP 3	9-3	Computer software upgrade		1408		\$35,230			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
AMP 4	9-4	Computer software upgrade		1408		\$17,680			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
AMP 5	9-5	Computer software upgrade		1408		\$32,500			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
		9-5 Community Center Staff		1408		\$22,000			
AMP 6	9-13	Computer software upgrade		1408		\$16,510			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
AMP 7	9-7	Computer software upgrade		1408		\$16,770			
		Project Based Budgeting Assist/Asset Manag Study		1408		\$500			
		Police Patrol		1408					
		9-7 Community Center Staff		1408		\$40,925			
		LBP training		1408		\$0			
		Maintenance mgt improvements		1408		\$0			
		Partnership Process		1408		\$0			
		Utility Conservation Program		1408		\$0			
		Sub-Total:				\$195,925			

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

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name		Albany Housing Authority			Grant Type and Number			Federal FY of Grant	
		Grant Fund Program Grant No.: NY06P00950111			CFPP (Yes/No): No			2011	
		Replacement Housing Factor Grant No.:							
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
	Asset Management Fee	1410		\$229,664					
	Sub-Total:			\$229,664					

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

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FY of Grant		
PHA Name	Albany Housing Authority Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1	Robert Whalen Homes	7/15/2012		7/15/2012		
NY9-22	Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26	Corning Homes No work items	7/15/2012		7/15/2012		
AMP 3 NY9-3	Steamboat Square Hi-Rise	7/15/2012		7/15/2012		
NY9-11	Steamboat Square Townhouses	7/15/2012		7/15/2012		
NY9-12	Steamboat Square Historic Rehab	7/15/2012		7/15/2012		
AMP 4 NY9-4	Lincoln Park Homes	7/15/2012		7/15/2012		
AMP 5 NY9-5H	Ida Yarbrough Homes Hi-Rise	7/15/2012		7/15/2012		
NY9-5L	Ida Yarbrough Homes Low-Rise	7/15/2012		7/15/2012		
AMP 6 NY9-13	Ezra Prentice Homes See CFFP Borrowing	7/15/2012		7/15/2012		
AMP 7 NY9-7	Westview Homes	7/15/2012		7/15/2012		
PHA	Wide Capital Fund Borrowing	7/15/2012		7/15/2012		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name	Albany Housing Authority			Federal FY of Grant		Reasons for Revised Target Dates (1)
	Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)	Actual Obligation End Date	All Funds Expended (Quarter Ending Date)	2009	
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP1	Management Improvements					
9-1	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/As	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
AMP 3						
9-3	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/As	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
AMP 4						
9-4	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/As	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
AMP 5						
9-5	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/As	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
AMP 6						
9-13	9-5 Community Center Staff	7/15/2012		7/15/2012		
	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/Asset Manag Study	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
AMP 7						
9-7	Computer software upgrade	7/15/2012		7/15/2012		
	Project Based Budgeting Assist/Asset Manag Study	7/15/2012		7/15/2012		
	Police Patrol	7/15/2012		7/15/2012		
	9-7 Community Center Staff	7/15/2012		7/15/2012		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

PART I: Summary		Grant Type and Number Capital Fund Program Grant No.: NY06R00950211		FFY of Grant: 2011
PHA Name Albany Housing Authority		Date of CFFP:		FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report Period Ending		<input type="checkbox"/> Revised Annual Statement (revision no.:) <input type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Reserve for Disasters/Emergencies		Total Estimated Cost		
Line		Original	Revised (2)	Total Actual Cost (1)
Summary by Development Account		Obligated	Expended	Expended
1	Total Non-CFP Funds			
2	1406 Operations (May not exceed 20% of line 21) (3)			-
3	1408 Management Improvements (Soft Costs)			-
4	1408 Management Improvements (Hard Costs)			
4	1410 Asset Management Fee			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvements			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities (4)	\$ 229,066	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of lines 2-19)	\$ 229,066	\$ -	\$ -
21	Amount of line 20 Relating to LBP Activities	\$ -	\$ -	\$ -
	Amount of line 20 Relating to Section 504 Compliance	\$ -	\$ -	\$ -
	Amount of line 20 Relating to Security (Soft Costs)	\$ -	\$ -	\$ -
	Amount of line 20 Relating to Security (Hard Costs)			
	Amount of line 20 Relating to Energy Conservation Measures			

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

(3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director	Date	4/15/2011
Signature of Public Housing Director	Date	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name		Albany Housing Authority			Grant Type and Number			Federal FY of Grant	
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Capital Fund Program Grant No.: CFFP (Yes/No): No			Status of Work	2011 RHF	
				Replacement Housing Factor Grant No.: NY06R00950211	Total Actual Cost				
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
AMP 11 NY 9-32	Acquisition & rehabilitation of 3 units	1498	2 units	\$229,066		-	-	Reallocated to Ida Yarbrough LR Homes Redevelopment. Plans being developed. LIHTC funding applications being prepared for Feb 2011 Submission	

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

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name	Albany Housing Authority		Capital Fund Program Grant No.: Replacement Housing Factor		Federal FY of Grant	
	Development Number	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates (I)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
NY9-32 Scatter Site	7/31/2013		7/31/2015			

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

A. ADMISSIONS

1. Non Discrimination

The Housing Authority will not, on account of race, religion, national origin, age, sex, disability and familial status, deny or hinder any applicant family the opportunity to make application or lease a dwelling unit suitable to its needs in any of its developments. Neither will the Housing Authority discriminate because of disability, pregnancy, parenthood, nor marital or veteran status.

The selection of residents for occupancy of available units will be in conformance with all HUD guidelines and regulation and applicable Fair Housing and Equal Opportunity Requirements.

2. Deconcentration Policy

The Albany Housing Authority's Board approved policy states that AHA shall regularly monitor (a minimum of once annually each June) the percentages of families presently occupying each AHA owned development that is predominantly occupied by families with children and falling into the following categories:

- Families with income less than 30% of the median area income;
- Families with income falling between 30% and 50% of median area income;
- Families with income falling between 50% and 80% of median area income; and
- Families with income exceeding 80% of median area income.

If these income profiles of AHA family developments shows a deviation of more than 15 in any category (in terms of present occupants), applicants of the income category needed to balance the development's profile relative to other developments shall be offered a housing unit in that development first. This practice shall continue until sufficient numbers of families housed in the development in question to rectify the imbalance such that category deviation is less than 15% in any category.

AHA will require applicants for public housing to list their family incomes and these will be tracked in the above categories.

If these efforts are insufficient to rectify imbalances in a 3-month period of time, special marketing efforts shall be undertaken to promote living in some, one or more particular developments.

3. Income Targeting

Albany Housing Authority shall insure that as new applicants are "pulled" from the waiting list each month, at least 40% of such new applicants shall have family incomes of less than 30% of the area median income.

If selecting applicants in time/date/preference order should result in this percentage of very poor families being 40% or greater, then no special action shall be taken. If selecting applicants in time/date/preference order should result in fewer than 40% of that month's "call-in" batch being from the extremely low income family category, then selected applicants shall be skipped over (they shall remain on the top of the waiting list) until a family from the extremely low family income category shall be reached. This process shall continue until at least 40% of that month's "pull" shall be composed of extremely low income families.

If more than twenty names have to be skipped over to reach extremely low income family applicants, we will undertake special marketing efforts to attract extremely low income applicants to the waiting list. The waiting list for Low Income Public Housing will remain continuously open until further notice.

APPENDIX E
(Pet Policy)

ALBANY HOUSING AUTHORITY

PET POLICY

1. Purpose

In compliance with Section 526 of the Quality Housing and Work Responsibility Act of 1998, the Housing Authority sets forth the following reasonable restrictions to residents who wish to keep a common household pet in their unit. Residents failing to adhere to these requirements will face lease termination.

a. Common household pets are restricted to:

Birds – including canary, parakeet, finch and other species that are normally kept caged; Large birds such as parrots, cockatoos, macaws, and fowl (chickens, ducks, geese, turkey, etc.) are prohibited birds of prey are prohibited.

Fish – Tanks or aquariums are not to exceed 35 gallons in capacity. Poisonous or dangerous fish are not permitted. Only one- (1) tank or aquarium is permitted per apartment.

Dogs* – Not to exceed thirty- (30) pounds at time of maturity. All dogs must be neutered or spayed. Dog breeds including Rottweilers, Doberman pinschers, German Shepards, and pit bulls, or combinations thereof, are not permitted.

Small animals – gerbil, guinea pig, hamster (no more than two total per household). No rabbits are allowed.

**Albany Housing Authority allows for dog ownership ONLY in scattered site single-family homes specifically identified as NY 9-21 and only with the pre-approval of the Albany Housing Authority. Dogs are prohibited in all other developments at all times. Waivers will not be issued to this policy.*

Cats – Only domestic felines are permitted. All cats must be neutered or spayed. No more than two cats are allowed in any household.

Prohibited Pets include but are not limited to unconventional and endangered animals such as snakes, reptiles, monkeys, rodents (mice/rats), circus animals, lizards, salamanders, turtles, chameleon, ferrets, crocodiles/alligators, etc.

2. Registration

Every pet must be registered with the Housing Authority's management prior to moving the pet into the unit and registration must be updated annually. Registration requires the following:

- a. A certificate signed by a licensed veterinarian, or a state or a local authority empowered to inoculate animals (or designated agent of such authority), stating that the animal has received all inoculations required by state and local law, if applicable.
- b. Proof of current license, if applicable (dogs, cats).
- c. Identification tag bearing the owner's name, address, and phone number (dogs, cats.)

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- d. A non-refundable initial registration fee of \$25.00
- e. Proof of neutering/spaying, if applicable (dogs, cats.)
- f. Photograph (no smaller than 3" X 5") of pet or aquarium.
- g. Fish – size of tank must be registered

3. Licenses and Tags

Every dog and cat (if required under local law) must have the appropriate animal license, a valid rabies tag and a tag bearing the owner's name, address and phone number. All dogs and cats must wear all tags while not in the owner's unit. All licenses and tags must be current.

4. Density of Pets

Only one- (1) dog (where allowed) or two cats per household will be allowed; or only two- (2) small birds will be allowed per apartment; or, no more than two – (2) pets in the small animal category (gerbil, hamster, guinea pig). The Housing Authority only will give final approval on type and density of pets.

5. Pet Offspring

No pet, already pregnant, may be introduced into any unit. Veterinarian certification is required. All animals must be spayed or neutered. No breeding of any animal or bird is allowed.

6. Visitors and Guests

No visitor or guest will be allowed to bring pets on the premises at any time. Residents will not be allowed to pet sit, harbor, or house a pet without fully complying with this policy.

Feeding or caring for stray animals is prohibited and will be considered keeping a pet without permission.

7. Pet Restraints

1. Dogs where allowed must be on a leash when not in the owner's apartment. The lease must not be longer than five- (5) feet.

2. Cats must be in a caged container or on a leash when taken out of the owner's apartment.

3. Birds and small animals must be in a cage when inside of the resident's apartment or entering or leaving the building.

8. Liability

Residents owning pets shall be liable for the entire amount of all damages to the Housing Authority premises caused by their pet and all cleaning, defleaing and deodorizing required because of such pet. Pet owners shall be strictly liable for the entire amount of any injury to the person or property of other residents, staff or visitors of the Albany Housing Authority caused by their pet, and shall indemnify the Albany Housing Authority for all costs of litigation and attorney's fees resulting from such damage.

9. Sanitary Standards and Waste Disposal

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- a. Litter boxes must be provided for cats with use of odor-reducing chemicals/litter. Residents with litter boxes must clean them regularly. Noncompliance may result in removal of the pet. The Housing Authority reserves the right to impose a mandatory twice-weekly litter box cleaning as needed. Litter box garbage shall be placed in a sturdy plastic bag and deposited in the appropriate garbage container and/or trash compactor.
- b. Pets must be flea & tick free. Should flea extermination become necessary, cost of such extermination will be charged to pet owner.
- c. In accordance with city law, pet owners are responsible for immediate removal of the feces of their pet and shall be charged in instances of removal of pet feces by staff and where damages occur to Authority property due to pet. More than three- (3) such charges during a twelve-month period may be cause for pet removal and/or lease termination.
- d. All pet waste must be placed in a plastic bag and tied securely to reduce odor and placed in designated garbage container and/or trash compactor.
- e. All apartments with pets must be kept free of pet odors and maintained in a clean and sanitary manner. A housekeeping inspection shall be conducted after 30 days of pet moving into the household. If the household fails the housekeeping inspection, which constitutes a failure to care for the pet in an appropriate manner; a notice of violation will be issued and the household will have seven- (7) days to correct the deficiencies. Pet owner's apartments may be subject to inspections once a month if complaints are received or problems occur or are suspected.

10. General Rules

The resident agrees to comply with the following rules imposed by the Housing Authority:

- a. No pet shall be tied up, chained or otherwise tethered anywhere on Authority property and left unattended for any amount of time.
- b. Pet owners will be required to make arrangements for their pet's care in the event of vacation or hospitalization.
- c. Doghouses are not allowed on Authority property.
- d. Additional fencing or other containment areas are not allowed on Authority property.
- e. Residents are expected to have full control of their animals at all times.

11. Pet Areas

- a. Restrictions: At no time will pets be allowed in any public area such as community space, laundry rooms, sitting rooms, etc. Pets should only be in the lobby when entering or leaving the building.
- b. Approved Areas: Pets shall only be allowed to be exercised in areas clearly marked by the Housing Authority for pet use. If no area is designated, pets must be exercised off of AHA property. Pet owners are reminded of the City law of picking up after their pet at all times.

12. Pet Rule Violation and Pet Removal

- a. If it is determined on the basis of objective facts, supported by written statement, that a pet owner has neglected to appropriately care for a pet and has violated a rule governing the pet policy, the Housing Authority shall serve a notice of pet rule violation on the pet owner. Serious or repeated violations may result in pet removal or termination of the pet owner's tenancy, or both.

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- b. If a pet poses a nuisance such as excessive noise, barking, odor, or whining, or other annoying behavior, which disrupts the peace and quality of life of other residents, owner will permanently remove the pet from premises upon request of management within forty-eight-(48) hours. Nuisance complaints regarding pets are subject to immediate inspections.
- c. If a pet owner becomes unable either through hospitalization, or illness, to care for the pet and the person so designated to care for the pet in the pet owner's absence refuses or is unable physically to care for the pet, the Housing Authority can officially remove the pet. Animal control will be called to remove the pet. The Authority accepts no responsibility for pets so removed.

13. Rule Enforcement

Violation of these pet rules will prompt a written notice of violation. The pet owner will have five- (5) days to correct a deficiency.

14. Damage Deposit

A "Pet Damage Deposit" of \$100.00 will be required for all pets. The "Pet Damage Deposit" must be paid in no more than five -(5) equal and monthly installments (\$20.00 minimum payment per month). A resident may choose to pay the full amount in less than five -(5) months. The pet deposit will be used to pay reasonable expenses directly attributable to the presence of the pet in the development including (but not limited to) the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit, and any other area that is directly affected. Such damages may include, but is not limited to chewing damage, scratches to floor, carpeting, doors, woodwork, walls, molding, screens, windows; claw marks, water damage, feces/urine stains and /or odors, plumbing damage due to illegally flushing of animal waste, litter, hair, etc.

Damages will be assessed as they are discovered or noted by staff, contractors, visitors, guests, etc. Damage reports will be made and a copy given to the resident and a copy will be put in their tenant file. Repeat occurrences of damages will result in the permanent rescission of pet ownership privileges.

The "Pet Damage Deposit" will be returned upon vacate of the apartment the owner upon satisfaction of all damage payments assessed. In the event that the pet owner is no longer able to have a pet, the pet owner may apply for a refund of the pet deposit less any damages charged if applicable.

15. Denial of Pets

Residents may be denied pet registration approval if management determines that the tenant was/is unable to fulfill their past or future obligations as a pet owner or are unable to adhere to the terms of the lease or pet rules.

16. Exceptions

- a. **Service Animals:** This policy does not apply to service animals that are used to assist persons with disabilities. This exclusion applies to service animals that reside in the development, as well as service animals used to assist persons with disabilities that visit the development. Pets used for the purpose of aiding residents with disabilities must have appropriate certification. The Housing Authority shall maintain a list of agencies that provide and/or train animals to give assistance to individuals with disabilities.
- b. **K-9 Service Animals:** Police officers, under the public housing police officer program, who move in with K-9 service animals are exempt from this policy. Only the K-9 animal is exempt; family pets shall not be exempt.

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Rev. April 2006*

- c. Persons with approved service animals are expected to follow the appropriate rules on pet control, behavior, health and welfare, and pet waste.

17. The Pet Policy is a part of the Lease Agreement by addendum. The following acknowledgement will become a part of the lease by addendum and must be executed by the Housing Authority representative and the head of household at initial and subsequent lease terms. The resident and AHA management will complete a separate registration form.

ACKNOWLEDGEMENT OF RECEIPT

An Albany Housing Authority representative has reviewed the Pet Policy in its entirety and has fully explained the rules and regulations regarding pet ownership.

Dated _____

PHA Representative _____
Printed Name
Date

Signature

Head of Household _____
Printed Name
Date

Signature

Other Adult in HH _____
Printed Name
Date

Signature

Other Adult in HH _____
Printed Name

Signature