

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 8/30/2011
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1.0	PHA Information PHA Name: <u>Troy Housing Authority</u> PHA Code: <u>NY012</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,273</u> Number of HCV units: <u>925</u>												
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.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
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: <p style="text-align: center;"> The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of economic opportunities and affordable housing to promote self-sufficiency and homeownership; and assuring equal access to fair housing for everyone in the community. </p> <p style="text-align: center;"> Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, whom we recognize as our most valuable asset. </p>												

5.2	<p>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.</p>	
	<p align="center">GOALS & OBJECTIVES</p>	<p align="center">PROGRESS REPORT FOR 2011</p>
	<p>1. Expand the supply of assisted housing to the fullest extent needed by:</p> <ul style="list-style-type: none"> a. Applying for additional rental vouchers b. Reducing public housing vacancies c. Leveraging private & public funds to create additional housing opportunities d. Acquiring or build units or developments 	<p>We continue efforts to expand the supply of assisted housing by applying for vouchers, reducing vacancy and turnaround time and seeking opportunities to acquire/build new units with private/public funds. Through THDC this includes new homeownership and rental opportunities.</p>
	<p>2. Improve the quality of assisted housing by:</p> <ul style="list-style-type: none"> a. Improving public housing management by attaining/maintaining PHAS High Performer status b. Improving voucher management by SEMAP attaining/maintaining High Performer status c. Increasing customer satisfaction as indicated on RASS surveys. d. Improve specific management functions through centralization of operations and technological interfacing of all departments and services while retaining site based support to assure that we effectively manage and account for our assets at the property (site and AMP) level. e. Renovating, modernize or replacing public housing units: Taylor Apts. Buildings 1&2 & others as needed f. Demolishing or disposing of obsolete public housing. g. Providing replacement public housing: for units taken out of service. h. Providing replacement vouchers when this is the most suitable option. 	<p>Our most recent PHAS score, for 2007, was 88 (2 points below High Performer status). Our 2009 Transition Year Score was 92(2 points above High Performer status). Our SEMAP score for 2010 of 96 (130/135) has enabled us to maintain High Performer status. We are now improving management functions through decentralization of operations and we are working on getting HUD to acknowledge our successes in this area. We have initiated an upgrade of our technological resources (EmPHAsys Flex to Elite) and have made numerous corrections to data that was inputted incorrectly. Our application to demolish the units in Taylor 1&2 was approved and we are exploring options. We plan to replace the 140+/- units at Taylor 1 & 2 with senior or veteran housing and we are exploring funding options. This may involve reuse of the site and possibly buildings.</p>
	<p>3. Increase assisted housing choices by:</p> <ul style="list-style-type: none"> a. Providing voucher mobility counseling. b. Conducting outreach efforts to potential voucher landlords c. Evaluating and setting appropriate voucher payment standards d. Expanding homeownership opportunities e. Converting public housing to vouchers if assessment determines need or desire to convert. f. Continue to offer prospective tenants 3 apartment choices which do not include sites they have already declined based on site location. This approach offers the most flexibility while retaining an ability to address concentration and income mixing concerns 	<p>Voucher Mobility Counseling and Landlord Outreach continue. Our Voucher Homeownership Program has had several participants. We are converting from a centralized waiting list to site based waiting lists. We work with the City of Troy and the Troy Housing Development Corporation on Homeownership Programs that utilize HOME funds to provide homeownership opportunities to members of low income communities. Promotion of homeownership continues.</p>
	<p>4. Provide an improved living environment by:</p> <ul style="list-style-type: none"> a. Deconcentrating poverty by bringing higher income households into lower income developments: b. Promoting income mixing by assuring access for lower income families in higher income sites c. Continuing public housing security improvements. d. Assuring that tenants understand the expectations of living in a community environment. 	<p>For 2011, all AMPs saw a drop in income. No AMPs are below the proscribed band of 85% to 115% of the average. Two AMPs are slightly over the band, Kane-Conway-Grand, which is predominantly occupied by seniors who have been less impacted by the economy and Martin Luther King which has larger apartments. Public Safety and Lease Enforcement efforts continue, cameras are planned.</p>
	<p>5. Promote self-sufficiency and asset development of assisted households by:</p> <ul style="list-style-type: none"> a. Increasing the number/percentage of employed persons in assisted families by maintaining an average better than New York State. b. Providing access to supportive services to improve employability: transportation, day care, education, job training, etc. c. Providing supportive services to increase independence for the elderly or families with disabilities. 	<p>The number of residents reporting income from wages dropped from 45% to 44% (NYS average is 41%). Our PHFSS and S8FSS Programs continue. We continue to work with Social Work Interns to bring services to our residents (especially the elderly and families) and we applied for ROSS Service Coordination funding.</p>
	<p>6. Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> a. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: b. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: c. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities. 	<p>The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.</p>
	<p>7. Take proactive measures to serve the needs of child & adult victims of domestic violence, dating violence, sexual assault, or stalking by:</p> <ul style="list-style-type: none"> a. Notifying all public housing tenants, Section 8 voucher participants and Section 8 landlords of their rights and obligations under the Violence Against Women Act (VAWA). b. Making referrals and Collaborate with local service providers (e.g. Unity House, Traveler’s Aide, etc.) to help such families obtain services that may enable them to stay in their home away from the person or persons placing them at risk. c. Taking any necessary legal action to terminate the tenancy of any person committing criminal acts of physical violence against family members or others. 	<p>Notification to tenants occurred in Post Script and is discussed during initial lease up and through the recertification process. Individual issues regarding domestic violence are handled professionally, making referrals to service providers and police, by the AMP and Tenant Relations staff. Lease Enforcement and Public Safety are mindful of domestic violence issues and address it appropriately.</p>
	<p align="center">Page 2 of 4 form HUD-50075 (4/2008)</p>	

6.0	<p>PHA Plan Update</p> <p>(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.</p> <ol style="list-style-type: none"> 1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 2) Financial Resources. Modified regularly based on resources available. Maintained by the Comptroller in the Business Office (1 Eddy's Lane, Troy, New York 12180). 3) Rent Determination. Under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 4) Operation and Management. Under review as part of this plan process. Maintained on file in Tenant Relations and Maintenance Offices (125 River Street, Troy, New York 12180). 5) Grievance Procedures. Included in the Admissions and Continued Occupancy Policies under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 6) Designated Housing for Elderly and Disabled Families. None at this time. As designations occur materials will be maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 7) Community Service and Self-Sufficiency. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 8) Safety and Crime Prevention. Maintained by Lease Enforcement Offices, Public Safety and/or Local Police (125 River Street, Troy, New York 12180 and 1 Eddy's Lane, Troy, New York 12180). 9) Pets. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 10) Civil Rights Certification. Maintained on file in the Administrative Offices (1 Eddy's Lane, Troy, New York 12180). 11) Fiscal Year Audit. Maintained by the Comptroller in the Business Office (1 Eddy's Lane, Troy, New York 12180). 12) Asset Management. Awaiting HUD approval of our Asset Management Plan. Maintained on file in the Administrative Offices (1 Eddy's Lane, Troy, New York 12180). 13) Violence Against Women Act (VAWA). Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180).
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>A demolition application for the units of John P. Taylor Apartment Buildings 1 and 2 (NY012200007P) was approved by the HUD Special Applications Center on December 18, 2009. John P. Taylor Apartments Building 1 and 2 was a family high-rise buildings consisting of 143 units (17 One-Bedroom units, 75 Two-Bedroom units, 46 Three-Bedroom Units, 1 Four-Bedroom Unit and 4 Units taken off line) within two nine story buildings. The units will be demolished soon. We are exploring financing and development options to replace these units with senior apartments. This could occur on site within the shell of a portion of one or both buildings or off site.</p> <p>The Troy Housing Authority administers a Section 8 Homeownership Program and, in affiliation with the Troy Housing Development Corporation and the City of Troy, we administer a Community Housing Development Organization Homeownership Program.</p> <p>The Troy Housing Authority plans to pursue the project-basing of Section 8 Vouchers, up to the maximum allowable, in accordance with the Initial Guidance on Revisions to PHA Project Based Assistance Program published in the Federal Register on January 16, 2001 (66 FR 3605). Based on the number of Section 8 Vouchers we administer, the housing authority could project-base up to 185 vouchers. Presently 134 units have been project based at Kennedy Towers so we have the capacity to Project Base 51 more. Within the City of Troy, participants within the Section 8 Program are finding it increasingly more difficult to locate apartments that meet their needs and measure up to Housing Quality Standards. This is especially true for our veteran and frail elderly population and for families with young children. For the frail elderly there are a limited number of apartments that are handicapped adaptable and offer the array of services they need to remain in the community. Additionally, due to the age of the housing stock within the city, many families with young children are finding it difficult to locate apartments that are free of the hazards associated with lead-based paint. We hope to address these issues with additional Project Based vouchers.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>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.</p>

9.0	<p>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.</p> <p>The need for affordable housing in the City of Troy is ever-present and very real across all family types and racial and ethnic groups. Through our Public Housing and Housing Choice Voucher Program we provide rental assistance to over 2,000 households. However, according to the Community Fact Sheet for the City of Troy prepared by the Capital District Regional Planning Commission (last revised September 2003) there are 3,791 households in the City of Troy Below the Poverty Level (19% of all Households in the City). This means that 1,736 households below the poverty level are not receiving assistance from the Troy Housing Authority. Not surprisingly our Public Housing Waiting list has 917 applicants (on August 23, 2011) waiting an average of 489 days. Racially, this group is comprised of 477 White Households, 417 Black Households, 8 Indian/Alaskan Households, 4 Asian Households and 10 Unassigned Households. Ethnically, this group is comprised of 744 Non-Hispanic Households, 163 Hispanic Households and 10 Unassigned Households. 482 (52.56%) of the applicants are seeking a One Bedroom Apartment (predominantly senior citizens living alone). Our Section 8 Waiting list was closed on July 20, 2009 and reopened from May 23, 2011 to June 30, 2011 when it was closed again. Presently, the list has 1,287 applicants waiting an average of 105 days. Racially, this group is comprised of 584 White Households, 656 Black Households, 11 Indian/Alaskan Households, 4 Asian, 1 Pacific Islander and 31 not assigned. Ethnically, this group is comprised of 1027 Non-Hispanic Households, 229 Hispanic Households and 31 not assigned.</p>
9.1	<p>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.</p> <p>The Troy Housing Authority will continue to address the housing needs of low-, very low- and extremely low- income households in the City of Troy by managing our assets (agency, sites, departments, programs and services) in an effective and efficient manner. In order to maximize our resources in the most cost-effective manner this now involves the decentralization of operations, programs and services. Presently we are awaiting HUD review and approval of our new Asset Management Plan that is more consistent with their recommended model. We have also addressed issues with our bookkeeping methodologies and data collection software that were occurring in the previous administration.</p> <p>We realize that our existing inventory of Public Housing and Housing Choice Vouchers do not fully meet the need of all persons living at or below poverty in our jurisdiction (as evidenced by our Housing Needs statement in response to number 9). Therefore, we commit to maintaining our existing inventory, expanding the supply of affordable housing options whenever possible, significantly reducing or eliminating our vacancies and reducing our unit turnaround time as much as possible (presently we are turning over units in much less than the HUD standard - 20 days). We are also carefully screening all applicants, verifying family income and family size information for all of our existing program participants, helping our tenants improve their living situation through various economic independence and self sufficiency programs, and setting our Flat rents at 75% of the FMR to assure that our affordable housing resources are provided to the families that need it the most in our community. We also partner with various community agencies to provide Shelter Plus Care and Section 8 Mod Rehab Housing. Finally, we are implementing conservation and other cost saving measures so that the Troy Housing Authority continues as a viable public housing agency meeting the needs of low-, very low- and extremely low- income households in the City of Troy well into the future.</p>
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> <p>All of the employees of the Troy Housing Authority are encouraged to live up to our Mission each and every day. Our Goal and Objective review is incorporated in response to item 5.2 adjacent to each corresponding goal and objective.</p> <p>The plans set forth in this document are the official plans of the Troy Housing Authority. Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals and objectives of the agency and which require formal approval of the Board of Commissioners. We understand that any such changes will require a full public hearing process and HUD review before implementation.</p>
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>

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.

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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 X Annual PHA Plan for the PHA fiscal year beginning, **January 1, 2012** 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.


Troy Housing Authority
 PHA Name

NY012
 PHA Number/HA Code

5-Year PHA Plan Review for Fiscal Years 2010- 2014

Annual PHA Plan for Fiscal Years 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 Caroline J. Wilcox	Title Chair, Board of Commissioners
Signature 	Date October 13, 2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Troy Housing Authority

Program/Activity Receiving Federal Grant Funding

2012 Agency Plan

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.

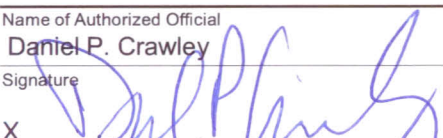
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet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

See attached

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 Daniel P. Crawley	Title Executive Secretary
Signature 	Date October 7, 2011

X

APPLICANT NAME & ADDRESS	PROGRAM/ACTIVITY
Troy Housing Authority (NY012) One Eddy's Lane Troy, New York 12180	PHA (Public Housing Authority) submitting Agency Plan (Five Year Plan Review and Annual Action Plan) effective 01/01/2012 including Capital Improvement

Project #	Project Name and Location
NY 12 – 01	Corliss Park Apartments Off Northern Drive Troy (Rensselaer County), New York 12182
NY 12 – 02	John P. Taylor Apartments Congress & River Streets Troy (Rensselaer County), New York 12180
NY 12 – 4N	Arnold E. Fallon Apartments Glen Avenue & President Street Troy (Rensselaer County), New York 12180
NY 12 – 4S	Catherine M. Sweeney Apartments Fourth & Trenton Streets Troy (Rensselaer County), New York 12180
NY 12 – 06	Margaret W. Phelan Apartments Thompson & Hopkins Street Troy (Rensselaer County), New York 12180
NY 12 – 07	Martin Luther King Apartments Eddy's Lane Troy (Rensselaer County), New York 12180
NY 12 – 08	Edward A. Kane Apartments 5 115 th Street Troy (Rensselaer County), New York 12182
NY 12 – 09	Grand Street Apartments Fifth Avenue and Grand Street Troy (Rensselaer County), New York 12180
NY 12 – 11	Conway Court Apartments 12 Conway Court Troy (Rensselaer County), New York 12180
NY 12 – 12	Griswold Heights Apartments Madison & Spring Avenues Troy (Rensselaer County), New York 12180

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Troy Housing Authority

Program/Activity Receiving Federal Grant Funding

2012 Agency Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

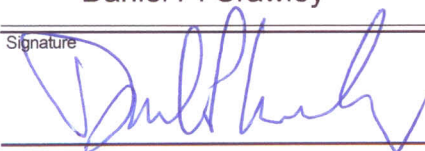
Name of Authorized Official

Daniel P. Crawley

Title

Executive Secretary

Signature



Date (mm/dd/yyyy)

October 7, 2011

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 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 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 checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 21st	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Dept. of Housing & Urban Development	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): <div style="text-align: center; font-size: 2em; color: blue;">  </div>	
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:  Print Name: Daniel P. Crawley Title: Executive Secretary Telephone No.: 518-273-3600 Date: 10/07/11	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



Serving The Community Since 1944

- Administrative Offices, One Eddy's Lane, Troy, NY 12180
Phone: (518) 273-3600 Fax: (518) 274-6633
 - Tenant Services (Applications, Maintenance & Rent Collection)
Taylor Building 4, 125 River Street, Troy, NY 12180
Phone: (518) 273-8611 Tenant Relations Fax: (518) 271 8598
Maintenance Fax: (518) 271-8445
 - Inspection Office, 5 – 115th Street, Troy, NY 12182
Phone: (518) 235-3685 Fax: (518) 235-0959
- After Hours Emergency Telephone Numbers:
Maintenance (518) 274-7887 Public Safety: (518) 274-4411

2012 AGENCY PLAN - RESIDENT ADVISORY BOARD

COMMENTS FROM MEETING ON SEPTEMBER 22, 2011

Meeting Participants

PRESENT	REPRESENTING
Mary Munhall	REACT* President and Corliss Park Tenant
Virginia Clark	REACT Vice President and Taylor Apartments Tenant
Darlene Gentry	Griswold Heights Tenant and Homework Coordinator at Phelan Court
Yvonne Curry	Taylor Apartments Tenant
Elma Mae Foskey	Taylor Apartments Tenant
Nancy Edwards	REACT Director
Tom Hulihan	Troy Housing Authority Director of Planning and Program Development
ABSENT	
Tina Smith	Griswold Heights (Plan materials provided for input)

* REACT, Inc. (The Resident Empowered action Council of Troy) is the Citywide Resident Organization for all Troy Housing Authority Residents

The 2012 Troy Housing Authority Agency Plan was then reviewed with the Resident Advisory Board along with the Proposed Revisions to the Troy Housing Authority Admissions and Continued Occupancy Plan, the Dwelling Lease and the Section 8 Administrative Plan. The Resident Advisory Board offered the following comments, questions and observations:

Agency Plan Goals and Objectives

The Resident Advisory Board indicated that Project Based Asset Management was a good move and they looked forward to being able to conduct all their Troy Housing Authority business right at their site. They were also very interested in the revised plans regarding Taylor 1 and 2 and they thought reuse of these buildings was a good idea.

PHA Plan Updates

Resident Advisory Board had heard that Community Service Participants might be able to do community service by assisting in services at the community centers under the supervision of Site Based Asset Managers. They cautioned that persons doing community service should not be allowed to bring their own small children with them when they are doing community service. They were assured that persons running programs in the community rooms would have input into the decisions to allow people to do community service in their programs.

Capital Fund Program Plans for Future and Performance and Evaluation Reports for Open Grants

All open and future Capital Fund Program budgets were reviewed. Taylor residents were pleased to hear they would be getting new double hung windows and expressed a desire to add bay windows to Taylor 3 similar to those at Taylor 4.

Proposed Revisions to the Troy Housing Authority Admissions and Continued Occupancy Plan (ACOP), the Dwelling Lease and the Section 8 Administrative Plan

The Resident Advisory Board understood that Flat Rents are set each January 1 at 75% of the Fair Market Rent and that modifying a table each year in the ACOP should be eliminated with the explanation of this approach inserted instead. They did request, however, that all tenants be notified of the new Flat Rents around the first of the year and they suggested that a table be published each year in Post Script.

The Resident Advisory Board thought Site Based Waiting Lists were a good idea as long as people could go to one location and express their interest in multiple sites (as opposed to having to go to each site to apply). They also indicated that prospective tenants should still be offered up to 3 apartments and that after the third declination that should be moved to the bottom of the waiting list.

Regarding transfers, the Resident Advisory Board expressed that tenants should only be able to request transfers every two years so that the housing authority wasn't constantly moving the same people around. They also felt that persons requesting transfers should be offered up to three choices of apartments even when they are requesting to be transferred within a site. They also expressed that the notion of persons requesting transfers to another site be placed on the waiting list for the other site seemed fair. They said presently persons can wait on the transfer list for years without any indication of when they would be allowed to transfer. Finally, they understood that administrative and emergency transfers would still be handled in the same manner as they are presently and that these changes only applied to requested transfers.

There were no proposed changes to the Dwelling Lease or Section 8 Administrative Plan to review with the Resident Advisory Board.



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- After Hours Emergency Telephone Numbers:
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Serving The Community Since 1944

2012 AGENCY PLAN PUBLIC HEARING, CHALLENGED ELEMENTS AND OTHER INPUT

September 20, 2011 4:30 PM at THA Administrative Offices

Participants: No one attended the public hearing.

Meeting was scheduled for this date and Publicly Noticed in The Troy Record on in accordance with HUD rules.

Tom Hulihan, Director of Planning and Program Development was at the meeting location from 4:30PM to 5:30PM. No members of the public came to discuss the plan.

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, Harry J. Tutunjian the Mayor certify that the Five Year and
Annual PHA Plan of the Troy Housing Authority is consistent with the Consolidated Plan of
Troy, New York prepared pursuant to 24 CFR Part 91.

 10/2/11

Signed / Dated by Appropriate State or Local Official

Part I: Summary

PHA Name: Troy Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P0125012 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant: 2012 FFY of Grant approval: _____
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Projection for Submission with Agency Plan **Original Annual Statement** **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: _____ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000.00			
3	1408 Management Improvements	\$100,000.00			
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$63,400.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$400,000.00			
10	1460 Dwelling Structures	\$836,600.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling 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				
18ba	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)	\$2,000,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of the Executive Director _____	Date _____	Signature of the Public Housing Director _____	Date _____
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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 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385				
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734				
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507				
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963				
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933				
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545				
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933				
Total	Operations	1406		\$400,000.00				
NY12-1P Corliss & Fallon	Administration: CFP Related Salaries & Benefits	1410		\$35,193				
NY12-2P Taylor 3&4	Administration: CFP Related Salaries & Benefits	1410		\$21,367				
NY12-3P Phelan & Sweeney	Administration: CFP Related Salaries & Benefits	1410		\$17,753				
NY12-4P Martin Luther King	Administration: CFP Related Salaries & Benefits	1410		\$19,482				
NY12-5P Kane, Conway, Grand	Administration: CFP Related Salaries & Benefits	1410		\$22,466				
NY12-6P Griswold	Administration: CFP Related Salaries & Benefits	1410		\$61,273				
NY12-7P Taylor 1&2	Administration: CFP Related Salaries & Benefits	1410		\$22,466				

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Total	Administration	1410		\$200,000.00				
THA Wide	Management Improvements Security monitoring cameras and peripheral equipment for all locations.	1408		\$100,000				
Total	Management Improvements	1408		\$100,000				
NY12-1P Corliss & Fallon	Fees & Costs New Roofs at Fallon	1430		\$15,000				
NY12-1P Corliss & Fallon	Fees & Costs Corliss Resurface Door Overhangs	1430		\$4,000				
NY12-2P Taylor 3&4	Fees & Costs Fire Alarm System Upgrade	1430		\$5,000				
NY12-4P Martin Luther King	Fees & Costs Replace Kitchens and Baths	1430		\$20,000				
NY12-5P Kane, Conway Grand	Fees & Costs Fire Alarm System Upgrade	1430		\$5,000				
NY12-5P Kane, Conway Grand	Fees & Costs Brick & Block Repair at Kane & Conway Grand	1430		\$4,400				
NY12-6P Griswold Heights	Fees & Costs Remove Underground Oil Tanks	1430		\$10,000				
Total	Fees & Costs	1430		\$63,400				
NY12-4P Martin Luther King	Site Improvements Repair, replace underground utilities	1450		\$200,000				
NY12-6P Griswold Heights	Site Improvements Remove Underground Oil Tanks	1450		\$200,000				

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:			Federal FY of Grant: 2012			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Total	Site Improvements	1450		\$400,000				
NY12-1P Corliss & Fallon	Dwelling Structures New Roofs at Fallon	1460		\$300,000				
NY12-1P Corliss & Fallon	Dwelling Structures Corliss Resurface Door Overhangs	1460		\$60,000				
NY12-2P Taylor 3&4	Dwelling Structures Fire Alarm System Upgrade	1460		\$30,000				
NY12-4P Martin Luther King	Dwelling Structures Replace Kitchens and Baths	1460		\$366,000				
NY12-5P Kane, Conway Grand	Dwelling Structures Fire Alarm System Upgrade	1460		\$30,000				
NY12-5P Kane, Conway Grand	Dwelling Structures Brick & Block Repair at Kane & Conway	1460		\$50,600				
Total	Dwelling Structures	1460		\$836,600				

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

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01250111 Replacement Housing Factor No:					Federal FY of Grant: 2012	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
THA Wide								
NY12-1P Corliss & Fallon								
NY12-2P Taylor 3&4								
NY12-3P Phelan & Sweeney								
NY12-4P Martin Luther King								
NY12-5P Kane, Conway, Grand								
NY12-6P Griswold								
NY12-7P Taylor 1&2								

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	\$1,270,000.00	\$1,300,000.00	\$1,300,000.00	\$1,400,000.00
C.	Management Improvements		\$100,000.00	\$100,000.00	\$100,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
F.	Other					
G.	Operations		\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,000,000.00	\$2,000,000.00	\$2,000,000.00	
Signature of the Executive Director			Date	Signature of the Public Housing Director		Date

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/county & State)	<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
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A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	Total Per Site
		Annual Statement					
	NY06P012001 Corliss Park Apts				\$575,000.00	\$210,000.00	\$785,000.00
	NY06P012002 John P. Taylor Apt.		\$320,000.00	\$195,000.00	\$85,000.00		\$600,000.00
	NY06P012004N Fallon Apts			\$50,000.00			\$50,000.00
	NY06P012004S Sweeney Apts		\$90,000.00	\$25,000.00			\$115,000.00
	NY06P012006 Mrg. W. Phelan Apts		\$502,000.00				\$502,000.00
	NY06P012007 Martin L. King Apts.				\$240,000.00	\$310,000.00	\$550,000.00
	NY06P012008 Kane Apts.		\$53,000.00	\$150,000.00			\$203,000.00
	NY06P012009 Grand Street		\$110,000.00			\$110,000.00	\$220,000.00
	NY06P0120011 Conway Court		\$225,000.00	\$100,000.00			\$325,000.00
	NY06P0120012 Griswold Hghts Apts			\$780,000.00	\$400,000.00	\$770,000.00	\$1,950,000.00
			\$1,300,000.00	\$1,300,000.00	\$1,300,000.00	\$1,400,000.00	\$5,200,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide	Operations	\$400,000.00	PHA Wide	Operations	\$400,000.00
Annual	PHA Wide Mgmt. Imp.	Marketing Imp. all sites	\$100,000.00	PHA Wide Mgmt. Imp.	Marketing Imp. all sites	\$100,000.00
Statement	PHA Wide Adm.	CFP Related Sal/ Bens.	\$200,000.00	PHA Wide Adm.	CFP Related Sal. Benes.	\$200,000.00
	NY06P012001 Corliss Park Apts			NY06P012001 Corliss Park Apts		
	NY06P012002 John P. Taylor Apt.	Dwelling Structures: -upgrade residential dwelling units	\$320,000.00	NY06P012002 John P. Taylor Apt.	Dwelling Structures: -Bay Window Repair	\$195,000.00
	NY06P012004N Fallon Apts			NY06P012004N Fallon Apts	Dwelling Structures: -Brick & Block Repair	\$50,000.00
	NY06P012004S Sweeney Apts	Dwelling Structures: -Roof Repair	\$90,000.00	NY06P012004S Sweeney Apts	Dwelling Structures: - Brick & Block Repair	\$25,000.00
	NY06P012006 Mrg. W. Phelan Apts	Dwelling Structures: -Brick, block & retaining wall repair - Roof Repair	\$352,000.00 \$150,000.00	NY06P012006 Mrg. W. Phelan Apts		
	NY06P012007 Martin L. King Apts.			NY06P012007 Martin L. King Apts.		
	NY06P012008 Kane Apts.	Dwelling Structures: -1 st Floor Heat	\$53,000.00	NY06P012008 Kane Apts.	Dwelling Structures: -Cabinets & Doors	\$150,000.00
	NY06P012009 Grand Street	Dwelling Structures: -Wood Trim & Finish	\$110,000.00	NY06P012009 Grand Street		
	NY06P0120011 Conway Court	Site improvements: -upgrade yard / walks Dwelling Structures: -Double hung windows -1st Floor Heat	\$25,000.00 \$160,000.00 \$40,000.00	NY06P0120011 Conway Court	Dwelling Structures: -Cabinets & Doors	\$100,000.00
	NY06P0120012 Griswold Hghts Apts			NY06P0120012 Griswold Hghts Apts	Dwelling Structures: -Ceiling Repair/Paint	\$780,000.00
	Subtotal of Estimated Cost		\$2,000,000.00	Subtotal of Estimated Cost		\$2,000,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year 2015 FFY 2015			Work Statement for Year: 2016 FFY 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide	Operations	\$400,000.00	PHA Wide	Operations	\$400,000.00
Annual	PHA Wide Mgmt. Improvements	Marketing Improvements all sites	\$100,000.00	PHA Wide Mgmt. Improvements	Marketing Improvements all sites	
Statement	PHA WideAdm	CFP Related	\$200,000.00	PHA Wide Adm	CFP Related Sal / Bens	\$200,000.00
	NY06P012001 Corliss Park Apts	Dwelling Structures: -Interior Doors	\$575,000.00	NY06P012001 Corliss Park Apts	Site Improvements	\$210,000.00
	NY06P012002 John P. Taylor Apt.	Dwelling Structure: -Ramp mason/lighting	\$85,000.00	NY06P012002 John P. Taylor Apt.		
	NY06P012004N Fallon Apts			NY06P012004N Fallon Apts		
	NY06P012004S Sweeney Apts			NY06P012004S Sweeney Apts		
	NY06P012006 Mrg. W. Phelan Apts			NY06P012006 Mrg. W. Phelan Apts		
	NY06P012007 Martin L. King Apts.	Dwelling Structures: -Brick & Block Repair	\$240,000.00	NY06P012007 Martin L. King Apts.	Dwelling Structures: - New Rear Doors	\$310,000.00
	NY06P012008 Kane Apts.			NY06P012008 Kane Apts.		
	NY06P012009 Grand Street			NY06P012009 Grand Street	Dwelling Structures: -Remove/Replace Roofs	\$110,000.00
	NY06P0120011 Conway Court			NY06P0120011 Conway Court		
	NY06P0120012 Griswold Hghts Apts	Dwelling Structures: -Brick & Block Repair	\$400,000.00	NY06P0120012 Griswold Hghts Apts	Site Improvements Dwelling Structures: -Wastewater line repairs Non-dwelling Eqpmnt: -New stoves	\$315,000.00 \$255,000.00 \$200,000.00
	Subtotal of Estimated Cost		\$2,000,000.00	Subtotal of Estimated Cost		\$2,000,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part I: Summary

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P0125011 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2011 FFY of Grant approval: _____	
<input type="checkbox"/> Projection for Submission with Agency Plan		<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) (Revision from original projections)	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000.00	\$362,889.00		
3	1408 Management Improvements	\$100,000.00	\$90,722.00		
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00	\$181,444.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$104,000.00	\$94,352.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$138,000.00	\$138,000.00		
10	1460 Dwelling Structures	\$1,058,000.00	\$671,038.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$0.00	\$276,000.00		
13	1475 Non-dwelling 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				
18ba	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)	\$2,000,000.00	\$1,814,445.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of the Executive Director		Date		Signature of the Public Housing Director	
				Date	

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 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385	\$63,868			
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734	\$38,829			
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507	\$32,297			
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963	\$35,563			
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933	\$40,644			
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545	\$111,044			
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933	\$40,644			
Total	Operations	1406		\$400,000	\$362,889			
NY12-1P Corliss & Fallon	Administration: CFP Related Salaries & Benefits	1410		\$35,193	\$31,937			
NY12-2P Taylor 3&4	Administration: CFP Related Salaries & Benefits	1410		\$21,367	\$19,413			
NY12-3P Phelan & Sweeney	Administration: CFP Related Salaries & Benefits	1410		\$17,753	\$16,148			
NY12-4P Martin Luther King	Administration: CFP Related Salaries & Benefits	1410		\$19,482	\$17,782			
NY12-5P Kane, Conway, Grand	Administration: CFP Related Salaries & Benefits	1410		\$22,466	\$20,321			
NY12-6P Griswold	Administration: CFP Related Salaries & Benefits	1410		\$61,273	\$55,522			
NY12-7P Taylor 1&2	Administration: CFP Related Salaries & Benefits	1410		\$22,466	\$20,321			

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Total	Administration	1410		\$200,000	\$181,444			
THA Wide	Management Improvements Physical needs assessment of all sites; website development, enhance technology, improve telecommunications and signage.	1408		\$100,000	\$90,722			
Total	Management Improvements	1408		\$100,000	\$90,722			
NY12-1P Corliss & Fallon	Fees & Costs Repair/replace entry and interior doors	1430		\$52,000	\$30,352			
NY12-2P Taylor 3&4	Fees & Costs Double Hung Window	1430		\$40,000	\$28,000			
NY12-3P Phelan & Sweeney	Fees & Costs Improve playground area, add lighting, replace retaining wall, improve parking area	1430		\$12,000	\$12,000			
NY12-3P Phelan & Sweeney	Fees & Costs Construct or install community building with laundry and offices.			\$0	\$24,000			
Total	Fees & Costs	1430		\$104,000	\$94,352			
NY12-3P Phelan & Sweeney	Site Improvements Improve playground area, add lighting, replace retaining wall, improve parking area	1450		\$138,000	\$138,000			
Total	Site Improvements	1450		\$138,000	\$138,000			
NY12-1P Corliss & Fallon	Dwelling Structures Repair/replace entry and interior doors	1460		\$598,000	\$349,038			
NY12-2P Taylor 3&4	Dwelling Structures Double Hung Window	1460		\$460,000	\$322,000			

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250111 Replacement Housing Factor Grant No:				Federal FY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Total	Dwelling Structures	1460		\$1,058,000	\$671,038			
NY12-3P Phelan & Sweeney	Non-Dwelling Structures Construct or install community building with laundry and offices.	1470		\$0	\$276,000			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01250111 Replacement Housing Factor No:					Federal FY of Grant: 2011	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY-012 THA Wide	08/02/2013			08/02/2015				
NY12-1P Corliss & Fallon	08/02/2013			08/02/2015				
NY12-2P Taylor 3&4	08/02/2013			08/02/2015				
NY12-3P Phelan & Sweeney	08/02/2013			08/02/2015				
NY12-4P Martin Luther King	08/02/2013			08/02/2015				
NY12-5P Kane, Conway, Grand	08/02/2013			08/02/2015				
NY12-6P Griswold	08/02/2013			08/02/2015				
NY12-7P Taylor 1&2	08/02/2013			08/02/2015				

Part I: Summary

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2010 FFY of Grant approval: _____	
<input type="checkbox"/> Projection for Submission with Agency Plan <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000		\$400,000.00	\$0.00
3	1408 Management Improvements	\$0.00		\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$200,000		\$200,000.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$69,000		\$69,000	\$325.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$204,500.00		\$204,500	\$138,697.71
10	1460 Dwelling Structures	\$1,254,729.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$0.00		\$0.00	\$0.00
13	1475 Non-dwelling 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				
18ba	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)	\$2,128,229.00		\$873,500.00	\$139,004.71
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of the Executive Director			Signature of the Public Housing Director		
Date			Date		

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 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4 RHF funds shall be included here

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385		\$70,385	\$0.00	
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734		\$42,734	\$0.00	
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507		\$35,507	\$0.00	
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963		\$38,963	\$0.00	
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933		\$44,933	\$0.00	
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545		\$122,545	\$0.00	
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933		\$44,933	\$0.00	
Total	Operations	1406		\$400,000		\$400,000	\$0.00	
THA-wide	Management Improvements: CFP Related Management Improvements	1408		\$0		\$0	\$0.00	
Total	Management Improvements	1408		\$0		\$0	\$0.00	
THA-wide	Administration: CFP Related Salaries & Benefits	1410		\$200,000		\$200,000	\$0.00	
Total	Administration	1410		\$200,000		\$200,000	\$0.00	
NY12-1P Corliss & Fallon	Fees & Costs Corliss Boiler Room Roof Repair/Replace	1430		\$0.00		\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-6P Griswold	Fees & Costs Design, Bid, and Oversee Griswold Heights Double Hung Windows	1430		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Fees & Costs Corliss Boiler Room Roof Repair/Replace	1430		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Fees & Costs Bilco Doors Repair/Replouce	1430		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Fees & Costs Install Double Hung Windows	1430		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Fees & Costs Fallon Upgrade Community Room Roof & Ext.	1430		\$0.00		\$0.00	\$0.00	
NY12-2P Taylor 3&4	Fees & Costs Taylor 3&4 Window & Roof Repair/Replace	1430		\$0.00		\$0.00	\$0.00	
NY12-3P Phelan & Sweeney	Fees & Costs Phelan Brick & Block Repair	1430		\$8,000		\$8,000	\$0.00	
NY12-3P Phelan & Sweeney	Fees & Costs Sweeney Kitchen & Bath Repair/Upgrade	1430		\$0.00		\$0.00	\$0.00	
NY12-4P Martin Luther King	Fees & Costs Repair retaining wall & underground utilities	1430		\$20,000.00		\$20,000.	\$325.00	
NY12-5P Kane, Conway, Grand	Fees & Costs Kane Upgrade yard, walks & install gazebo	1430		\$13,000		\$13,000	\$0.00	
NY12-5P Kane, Conway, Grand	Fees & Costs Conway Upgrade Elevators	1430		\$0.00		\$0.00	\$0.00	
NY12-5P Kane, Conway, Grand	Fees & Costs Conway Install gazebo	1430		\$0.00		\$0.00	\$0.00	
NY12-5P Kane, Conway, Grand	Fees & Costs Grand Ext. repair & bsmnt ent. upgrade	1430		\$28,000		\$28,000	\$0.00	
NY12-6P Griswold	Fees & Costs DHW Boiler Tube Replacement	1430		\$0.00		\$0.00	\$0.00	
NY12-7P Taylor 1&2	Fees & Costs None at the time	1430		\$0.00		\$0.00	\$0.00	

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TOTAL	Fees & Costs	1430		\$69,000		\$69,000	\$325.00	
NY12-4P Martin Luther King	Site Improvements Repair retaining wall & underground utilities	1450		\$170,000		\$170,000	\$119,479.71	
NY12-5P Kane, Conway, Grand	Site Improvements Kane Upgrade yard, walks & install gazebo	1450		\$34,500		\$34,500	\$19,200	
NY12-5P Kane, Conway, Grand	Site Improvements Conway Install gazebo	1450		\$0.00		\$0.00	\$0.00	
TOTAL	Site Improvements	1450		\$204,500		\$204,500	\$138,679.71	
NY12-1P Corliss & Fallon	Dwelling Structures Bilco Doors Repair/Replacoe	1460		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Dwelling Structures Install Double Hung Windows	1460		\$0.00		\$0.00	\$0.00	
NY12-2P Taylor 3&4	Dwelling Structures Taylor 3&4 Window & Roof Repair/Replace	1460		\$0.00		\$0.00	\$0.00	
NY12-3P Phelan & Sweeney	Dwelling Structures Phelan Brick & Block Repair	1460		\$92,000		\$0.00	\$0.00	
NY12-3P Phelan & Sweeney	Dwelling Structures Sweeney Kitchen & Bath Repair/Upgrade	1460		\$0.00		\$0.00	\$0.00	
NY12-5P Kane, Conway, Grand	Dwelling Structures Conway Upgrade Elevators	1460		\$0.00		\$0.00	\$0.00	
NY12-5P Kane, Conway, Grand	Dwelling Structures Grand Ext. repair & bsmnt ent. upgrade	1460		\$322,000		\$0.00	\$0.00	
NY12-6P Griswold Heights	Dwelling Structures Install Double Hung Windows	1460		\$619,729		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Dwelling Structures Replace Interior Doors	1460		\$221,000		\$0.00	\$0.00	
TOTAL	Dwelling Structures	1460		\$1,254,729		\$0.00	\$0.00	

Part II: Supporting Pages

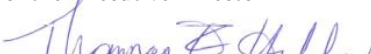
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Non-Dwelling Structures Corliss Boiler Room Roof Repair/Replace	1470		\$0.00		\$0.00	\$0.00	
NY12-1P Corliss & Fallon	Non-Dwelling Structures Upgrade Community Room Roof & ext.	1470		\$0.00		\$0.00	\$0.00	
NY12-6P Griswold	Non-Dwelling Structures DHW Boiler Tube Replacement	1470		\$0.00		\$0.00	\$0.00	
TOTAL	Non-Dwelling Structures	1470		\$0.00		\$0.00	\$0.00	
	GRAND TOTAL			\$2,128,229		\$873,500	\$139,004.71	

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

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
THA-wide								

Part I: Summary						
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250109 Replacement Housing Factor Grant No: _____ Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: _____	
<input type="checkbox"/> Original Annual Statement (Based on actual allocation) <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:3)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised(3)	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000	\$400,000	\$400,000.00	\$400,000	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)	\$200,000	\$200,000	\$200,000.00	\$0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$246,684	\$89,184	89,184.00	\$41,605.86	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$92,002	\$50,700.00	\$50,700.00	\$50,696.46	
10	1460 Dwelling Structures	1,026,788	\$1,391,190.00	\$1,391,190	\$308,169.47	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	\$165,600	\$0.00	\$0.00	\$0.00	
13	1475 Non-dwelling 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					
18ba	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)	\$2,131,074	\$2,131,074	\$2,131,074	\$800,471.79	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of Line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of the Executive Director		Date		Signature of the Public Housing Director		
						
Date				Date		

- 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 PHAs with under 250 units in management may use 100% of CFP Grants for operations
- 4 RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385	\$70,385	\$70,385	\$70,385	Complete
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734	\$42,734	\$42,734	\$42,734	Complete
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507	\$35,507	\$35,507	\$35,507	Complete
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963	\$38,963	\$38,963	\$38,963	Complete
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933	\$44,933	\$44,933	\$44,933	Complete
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545	\$122,545	\$122,545	\$122,545	Complete
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933	\$44,933	\$44,933	\$44,933	Complete
Total	Operations	1406		\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	Complete

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
THA-wide	Administration: CFP Related Salaries & Benefits	1410		\$200,000.00	\$200,000.00	\$200,000.00	\$0.00	In Progress
NY12-01 Corliss Park	Fees & Costs: Improve or Build Maintenance Storage	1430		\$7,200	\$0			
NY12-7 MLK Apts.	Fees & Costs: Repair or Replace Exterior Panel Boxes	1430		\$2,400	\$15,000	\$15,000	\$11,943.88	
NY12-7 MLK Apts.	Fees & Costs: Repair or Replace Rear Doors	1430		\$8,800	\$0			
NY12-7 MLK Apts.	Fees & Costs: Improve or Move Maintenance Area	1430		\$7,200	\$0			
NY12-9 Grand St. Apts.	Fees & Costs: Repair or Replace Panel Boxes	1430		\$3,600	\$0			
NY12-9 Grand St. Apts.	Fees & Costs: Repair or Replace Roofs	1430		\$6,800	\$0			
NY12-9 Grand St. Apts.	Fees & Costs: Repair/Repaint Exterior Brick & Block	1430		\$67,686	\$0			
NY12-02 Taylor Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			
NY12-4N Fallon Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-4S Sweeney Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			
NY12-06 Phelan Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			
NY12-07 MLK Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			
NY12-12 Griswold	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333	\$0			
NY12-1P Corliss & Fallon	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-2P Taylor 3&4	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-3P Phelan & Sweeney	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-4P Martin Luther King	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-5P Kane, Conway, Grand	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-6P Griswold	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-7P Taylor 1&2	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500	\$0			
NY12-6P Griswold Heights	Fees & Costs: Design, Bid, Oversee install of Double Windows	1430		\$0	\$50,000	\$50,000	\$29,661.98	
NY12-1P Corliss & Fallon	Fees & Costs: Design, Bid, Oversee install of Interior Doors	1430		\$0	\$24,184			
Total	Fees & Costs:	1430		\$246,684	\$89,184	50,000	\$41,605.86	
NY12-02 Taylor Apts.	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,334	\$0			
NY12-4N Fallon Apts.	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,333	\$0			

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-4S Sweeney Apts.	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,333	\$0			
NY12-06 Phelan Apts.	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,334	\$0			
NY12-07 MLK Apts.	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,334	\$0			
NY12-12 Griswold	Site Improvements: Design & Install Recreational Sprinklers	1450		\$15,334	\$0			
NY12-12 Corliss	Site Improvements: Perimeter Fields	1450		\$0.00	\$50,700	\$50,700	\$50,696.46	
Total	Site Improvements	1450		\$92,002	\$50,700	\$50,700	\$50,696.46	
NY12-7 MLK Apts.	Dwelling Structures: Replace Exterior Panel Boxes	1460		\$27,600	\$150,000	\$150,000	\$0.00	
NY12-7 MLK Apts.	Dwelling Structures: Repair or Replace Rear Doors	1460		\$101,200	\$0	\$0.00	\$0.00	
NY12-9 Grand St. Apts.	Dwelling Structures: Repair or Replace Panel Boxes	1460		\$41,400	\$0.00	\$0.00	\$0.00	
NY12-9 Grand St. Apts.	Dwelling Structures: Repair or Replace Roofs	1460		\$78,200	\$0.00	\$0.00	\$0.00	
NY12-9 Grand St. Apts.	Dwelling Structures: Repair/Repaint Exterior Brick & Block	1460		\$778,388	\$0.00	\$0.00	\$0.00	

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-01 Corliss Park	Dwelling Structures: Replace Doors	1460		\$274,390	\$491,190	\$491,190	\$0.00	
NY12-12 Griswold Heights	Dwelling Structures: Replace Windows – Phase I	1460		\$0	\$750,000	\$750,000	\$308,169.47	
	Dwelling Structures:	1460		\$1,026,788	\$1,391,190	\$1,391,190	\$308,169.47	
NY12-01 Corliss Park	Non-Dwelling Structures: Improve or Build Maintenance Storage	1470		\$82,800	\$0			
NY12-7 MLK Apts.	Non-Dwelling Structures: Improve or Move Maintenance Area	1470		\$82,800	\$0			
Total	Non-Dwelling Structures:	1470		\$165,600	\$0	\$0	\$0	
	GRAND TOTAL			\$2,131,074	\$2,131,074	\$2,131,074	\$800,471.79	

Part III: Implementation Schedule							
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
THA-wide							
NY12-01 Corliss Park	06/30/2011			06/30/2013			
NY12-7 MLK Apts.	06/30/2011			06/30/2013			
NY12-7 MLK Apts.	06/30/2011			06/30/2013			
NY12-7 MLK Apts.	06/30/2011			06/30/2013			
NY12-9 Grand St. Apts.	06/30/2011			06/30/2013			
NY12-9 Grand St. Apts.	06/30/2011			06/30/2013			
NY12-9 Grand St. Apts.	06/30/2011			06/30/2013			

**Annual Statement
P and E Report on
Replacement Reserve**
Comprehensive Grant Program

US Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval 2577-0157

See Page 3 for Instructions and Public Reporting burden statement

Part I Summary

HA Name Troy Housing Authority	Submission (mark one) <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement / Revision No. 2 <input checked="" type="checkbox"/> Performance & Evaluation Report as of June 30, 2011
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Section 1: Replacement Reserve Status <small>Must be completed each year there is a balance in the replacement reserve.</small>	Estimated	Actual 6/30/2011
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	25,000.00	24,228.68
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	1,828,554.00	1,512,768.97
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	-1,803,554.00	-1,488,540.29
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	0.00	0.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)	3,301,712.69	3,301,712.69
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)	1,498,158.69	1,813,172.40

Section 2: Replacement Reserve Withdrawal Report <small>Complete this section if there is withdrawal/expenditure activity</small>	Estimated Cost		Actual Cost
Summary by Account (6200 subaccount)	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs	27,983.00		15,481.10
7. 1440 Site Acquisition			
8. 1450 Sites Improvement	598,500.00		317,646.22
9. 1460 Dwelling Structures	1,202,071.00		1,179,641.65
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
15.5 1502 Contingency			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)	1,828,554.00		1,512,768.97
17. 1420.7 Replacement Reserve Interest Income	25,000.00		24,228.68
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	1,803,554.00		1,488,540.29
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director	Date	Signature of Field Office Manager	Date
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Annual Statement
P and E Report
on Replacement Reserve
Comprehensive Grant Program

US Department of Housing and Urban Development
Office of Public and Indian Housing

Part II: Supporting Pages							
Development		Development					
Number/Name	General Description of	Account	Total Estimated Cost		Total Actual Cost		
HA-Wide	Major Work Categories	Number	Original	Revised Amend # 2	Funds Obligated	Funds Expended	Status of Proposed Work
Activities						This Reporting Period	
	<u>A/E FEES</u>						
NY012-012 Griswold	Construct a Bus Stop Shelter	1430	5,000.00		0.00	0.00	DELAYED
NY012-007 M.L. King	Step and Window Repair and Replace	1430	9,980.00		9,978.10	9,978.10	COMPLETED (Erdman Anthony)
NY012-001 Corliss	Survey Work	1430	9,000.00		9,000.00	1,500.00	COMPLETED
NY012-009 Grand St. Apts	Design of Apt. 505 Rehabilitation	1430				0.00	COMPLETED (Erdman Anthony)
NY012-002 Taylor Apts	Grab Bar Installation	1430	4,003.00		4,003.00	4,003.00	COMPLETED (Erdman Anthony)
	SUBTOTAL	1430	27,983.00		22,981.10	15,481.10	

**Annual Statement
P and E Report
on Replacement Reserve
Comprehensive Grant Program**

**US Department of Housing and Urban Development
Office of Public and Indian Housing**

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
HA-Wide Activities			Original	Revised Amend # 2	Funds Obligated	Funds Expended This Reporting Period	
<u>SITE IMPROVEMENTS</u>							
NY012-002 Taylor Apts	Install Recreational Sprinklers	1450	8,600.00		8,600.00	8,532.70	COMPLETED (Gallo)
NY012-041 Fallon	Install Recreational Sprinklers	1450	8,600.00		8,600.00	8,532.70	COMPLETED (Gallo)
NY012-006 Phelan	Install Recreational Sprinklers	1450	8,600.00		8,600.00	8,532.70	COMPLETED (Gallo)
NY012-012 Griswold	Generators & Installation	1450	275,000.00		275,000.00	274,982.72	COMPLETED (McElligiott)
NY012-007 M.L. King	Install Recreational Sprinklers	1450	8,600.00		8,600.00	8,532.70	COMPLETED (Gallo)
NY012-012 Griswold	Closure of old, abandoned oil tanks buried underground	1450	148,000.00		0.00	0.00	DELAYED
NY012-012 Griswold	Install Recreational Sprinklers	1450	8,600.00		8,600.00	8,532.70	COMPLETED (Gallo)
NY012-007 M.L. King	Ground Improvements	1450	132,500.00		25,143.95	0.00	IN PROGRESS (Gallo)
SUBTOTAL		1450	598,500.00	0.00	343,143.95	317,646.22	

Annual Statement
P and E Report
on Replacement Reserve
Comprehensive Grant Program

US Department of Housing and Urban Development
Office of Public and Indian Housing

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
HA-Wide Activities			Original	Revised Amend # 2	Funds Obligated	Funds Expended This Reporting Period	
	DWELLING STRUCTURES						
NY012-012 Griswold	Construct a Bus Stop Shelter	1460				0.00	DELAYED
NY012 ALL	Energy Performance Contract	1460	477,000.00		477,000.00	476,944.95	COMPLETED (Sieman's)
NY012- Griswold Heights	Ventilation and Attic Access	1460	375,000.00		375,000.00	374,286.24	COMPLETED (Hoosick Valley)
NY012-005 Kane Apts.	Install New Windows	1460	200,000.00		178,340.00	178,340.00	COMPLETED (Bennett Constr)
NY012-007 M.L. King Apts.	Windows/Step Repairs/Replacements	1460	111,450.00		111,450.00	111,450.00	COMPLETED (Bennett Constr)
NY012-009 Grand St.	Rehabilitation of Grand Street Apartment # 505	1460	38,621.00		38,621.00	38,620.46	COMPLETED (Gallo)
	SUBTOTAL	1460	1,202,071.00	0.00	1,180,411.00	1,179,641.65	
	GRAND TOTAL		1,828,554.00	0.00	1,546,536.05	1,512,768.97	

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

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.

Troy Housing Authority

PHA Name

NY012

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 Caroline J. Wilcox		Title Board Chair	
Signature 		Date 10-13-11	