

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

PHA Plans

5-Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

VERSION 2
(9/20/01)

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Albany

PHA Number: GA023

PHA Fiscal Year Beginning: (mm/yyyy) 10/01/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The mission of the Albany Housing Authority is to professionally serve the City of Albany by providing eligible families with quality, affordable housing, assisting residents in becoming economically and socially self-sufficient through community resources and services, and maintaining the properties according to industry standards.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake 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:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- 1. Qualify as a standard performer on the Public Housing Assessment System (PHAS).**
 - a. Score 80 or above on PHAS.**
 - b. Score 90 or above by 2004.**
- 2. Expand and replace housing stock lost in 1994 flood.**
 - a. Develop 140 units by 2004**
 - b. Complete 99 units of emergency housing by 2001.**
- 3. Increase choices for residents.**
 - a. Establish a site-based waiting list for each development.**
 - b. Establish flat rent schedules for each development.**
- 4. Establish outside sources of income to decrease dependence on HUD subsidies.**
 - a. Prepare at least one (1) non HUD funded grant by 2002.**
 - b. Develop one (1) or more alternate sources of income by 2002.**
- 5. Establish partnerships with community agencies to assist residents in becoming self-sufficient.**
 - a. Sign contracts with agencies to provide homeownership preparation training for residents by 2001.**
 - b. Provide funding for 15 educational scholarships for residents to receive a degree or certification from an accredited educational institution by 2004.**
- 6. To achieve a high level or resident satisfaction.**

- a. **Conduct a resident assessment survey to determine resident satisfaction.**
 - b. **Analyze comments from survey and develop a follow-up plan to address dissatisfaction.**
- 7. **To deliver timely and high quality maintenance service.**
 - a. **Provide response to emergency work orders within 24 hours.**
 - b. **Provide response to non-emergency work orders within an average of 5 working days.**
 - c. **Maintain a comprehensive preventative program.**
- 8. **To establish a professional development program for employees.**
 - a. **Determine training needs of each employee and meet 75% of those needs by 2002.**
- 9. **Establish procedures to ensure all populations in need of affordable housing are aware of and have access to services provided by the Albany Housing Authority.**
 - a. **Establish specific procedures of advertisement.**
 - b. **Establish evening and weekend hours to accommodate those who work or are not available during our current work hours.**
 - c. **Receive applications at locations other than the Authority office.**
- 10. **Reduce crime rates in AHA developments to below that of the city at large.**
 - a. **Determine crime stats of AHA compared to the city at large through an independent survey.**
 - b. **Enact measures to focus on problem areas.**

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This Annual Plan Update, for the fiscal year ending September 30, 2002, is our second prepared under the requirements of the Quality Housing and Work Responsibility Act of 1998. This Plan follows the form prescribed by the U.S. Department of Housing and Urban Development, and will be submitted to their office upon its approval by the Albany Housing Authority Board of Commissioners. The first section of the Plan addresses information required in a computer based input format. Additional information is available about the operations of the Albany Housing Authority in reference documents including the various operating policies and budget documents. These items are maintained in a separate binder.

This Plan addresses nearly every aspect of the operations of the Authority. Many of the policies referred to in the plan have been in force previously. We have reviewed all of these policies and any changes recommended have been incorporated into the plan. Because this is the second year of the plan, there are only minor changes from last year.

This year's plan includes more information on the Community Service requirement. This requirement, mandated by federal law, requires that non-exempt adults perform a minimum of 8 hours of community service each month as a condition of continued occupancy in public housing. We have also included in this plan more information on site-based waiting lists. We started site-based waiting lists last year, and we are providing information on the demographic changes to our resident population in terms of deconcentration of poverty. Our experience with this effort is quite brief, and we have not been able to discern any significant impact to date.

We hope that you will find this Agency Plan informative. We welcome any comments you may have about this plan and our operations.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **See Component 3, (6) per notice PIH 2001-4**
- A** FY 2001 Capital Fund Program Annual Statement
- K** Membership of the Resident Advisory Board(s)
- E** Implementation of Public Housing Resident Community Service Requirements
- G** Pet Policy
- D** Statement of Progress in Meeting 5-Year Plan Missions and Goals

- K** Resident Membership of the PHA Governing Board

Optional Attachments:

- I** PHA Management Organizational Chart
- B** FY 2001 Capital Fund Program 5 Year Action Plan
- C** Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **See Section 18.A.1**
- Other (List below, providing each attachment name)
- F** *Site Based Waiting List*
- H** *Flat Rent Schedule*
- J** *Follow-up plan for the Resident Survey*
- L** *Deconcentration Policy*

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	558	5	4	5	3	5	3
Income >30% but <=50% of AMI	561	5	4	5	3	5	3
Income >50% but <80% of AMI	702	5	4	5	3	3	3
Elderly	300	5	3	5	5	3	3
Families with Disabilities		5	5	4	5	2	2
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1998-2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
As of April 2001			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	475		
Extremely low income <=30% AMI	445	94%	
Very low income (>30% but <=50% AMI)	27	6%	
Low income (>50% but <80% AMI)	3	<1%	
Families with children	306	65%	
Elderly families	27	6%	
Families with Disabilities	57	12%	
Race/ethnicity (B)	461	97%	
Race/ethnicity (W)	13	3%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	168	35%	
2 BR	128	27%	

Housing Needs of Families on the Waiting List			
As of April 2001			
3 BR	165	35%	
4 BR	14	3%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
As of April 2001			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	120		
Extremely low income <=30% AMI	87	73%	
Very low income (>30% but <=50% AMI)	32	27%	
Low income (>50% but <80% AMI)	1	<1%	
Families with children	119	99%	
Elderly families	2	1%	
Families with Disabilities	11	9%	
Race/ethnicity (B)	119	99%	
Race/ethnicity (W)	1	<1%	
Race/ethnicity			
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
As of April 2001			
Bedroom Size (Public Housing Only)			
1BR	11	9%	
2 BR	52	43%	
3 BR	46	38%	
4 BR	10	8%	
5 BR	0	0	
5+ BR	1	<1%	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 6

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

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

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)	3,012,681	
a) Public Housing Operating Fund	1,019,559	
b) Public Housing Capital Fund	1,538,694	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	223,969	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	230,459	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	1,582,164.39	
CGP 709	275,250.39	
CGP 501-00	1,306,914	
3. Public Housing Dwelling Rental Income	1,156,700	
4. Other income (list below)	103,192	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Office Space Rental		
4. Non-federal sources (list below)		
Total resources	5,854,737.39	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **Upon Application**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 17

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 17

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

Over housed and under housed transfers will take precedence until annual transfer goals are met.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 3 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?
(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Thronateeska Homes	40	These are older units (1942) that are slated for improvements. We expect the average income to increase to at least 85% of the PHA wide average following the improvements.	We have instituted flat rents that we expect to attract higher income families.
O.B. Hines Homes	56	These are older units (1942) that are slated for improvements. We expect the average income to increase to at least 85% of the PHA wide average following the improvements	We have instituted flat rents that we expect to attract higher income families.

Dennis Homes	77	This development was only 1% below the 85% threshold. We think it will reach the threshold over time.	We have instituted flat rents which we expect to attract higher income families
Cross Homes	16	This is a small development that was previously within the threshold. We feel that it will reach the threshold over time.	
Wetherbee Homes	30	This is a newer development that has benefited from the admissions preference for working families. As the income for other developments rises, we believe this development will be within the threshold.	
Brierwood Homes	23	This is a newer development that has benefited from the admissions preference for working families. As the income for other developments rises, we believe this development will be within the threshold.	
Sherman Oaks	29	This is a newer development that has benefited from the admissions preference for working families. As the income for other developments rises, we believe this development will be within the threshold.	
Kingsbury	47	This is a newer development that has benefited from the admissions preference for working families. As the income for other developments rises, we believe this development will be within the threshold.	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
 - Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
 - Criminal or drug-related activity
 - Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. Illness.
2. If applicant is unable to locate an apartment within the FMR allowance.

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
- 3 Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

See Flat Rent Schedule (Attachment H)

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Market Study

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. **(See Attachment I)**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	985	216
Section 8 Vouchers	50	4
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A

Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	985	216
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

1. Admissions and Continued Occupancy Policy
2. Capitalization Policy
3. Check Acceptance Policy
4. Check Signing Policy
5. Community Room Policy
6. Criminal Records Management
7. Deconcentration Policy
8. Disposition Policy
9. Dwelling Lease
10. Economic Development/Self Sufficiency Policy
11. Grievance Procedure
12. Homeownership Opportunities Policy
13. Investment Policy
14. Maintenance Charges Policy
15. Personnel Policy
16. Pest Control Policy
17. Procurement Policy
18. Pet Policy
19. Rent Determination Policy

- a. Income Based Rent Policy
- b. Minimum Rent Policy
- c. Flat Rent Policy
- d. Ceiling Rent Policy
- 20. Resident Participation/Management Policy
- 21. Resident Drug Policy
- (2) Section 8 Management: (list below)
 - 1. Administrative Plan
 - 2. FSS Action Plan
 - 3. Rent Lease

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-

based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment A**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment B**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
South Albany Village Mixed Income Housing Development

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
68 units of new construction on 2 sites

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: South Albany Village
1b. Development (project) number: GA 23-21
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/15/01)</u>

<p>5. Number of units affected: 0</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 07/15/01</p> <p>b. Projected end date of activity: N/A</p>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment?

<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **02/17/98**

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

<i>Scholarship Program</i>	<i>15</i>	<i>Specific Criteria</i>	<i>Community Service Office</i>	<i>Public Housing</i>
<i>Adult Literacy</i>	<i>20</i>	<i>All Interested</i>	<i>23-14 Community Center</i>	<i>Public Housing</i>
<i>Family Resource Center</i>	<i>75</i>	<i>All interested</i>	<i>23-11 Community Center</i>	<i>Both</i>
<i>Individual Credit Counseling</i>	<i>Varies</i>	<i>Specific Criteria</i>	<i>CCCS Office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	129	25
Section 8	50	3

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Thronateeska Homes
O.B. Hines Homes
McIntosh Homes
Holley Homes
William Binns Homes
Paul Lipsey, Sr. Homes
Harvey Pate, Sr. Homes

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

PHA WIDE

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: C)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment G per HUD Notice PIH 2000-43

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
 - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Follow-up plan for Resident Survey Results. See attachment J.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: GA06P02350101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	35,000			
	Management Improvements Hard Costs				
4	1410 Administration	153,869			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,626			
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000			
10	1460 Dwelling Structures	1,123,227			
11	1465.1 Dwelling Equipment—Nonexpendable	100,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,972			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Albany	Grant Type and Number Capital Fund Program Grant No: GA06P02350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	1,538,694			
21	Amount of line XX Related to LBP Activities				
22	Amount of line XX Related to Section 504 compliance				
23	Amount of line XX Related to Security –Soft Costs				
24	Amount of Line XX related to Security-- Hard Costs				
25	Amount of line XX Related to Energy Conservation Measures				
26	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: GAP02350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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
GA 23-1 Thronateeska	1. Replace/repair kitchen cabinets	1460		100,000				
	2. Replace floor tile	1460		36,000				
	3. Replace fixtures in kitchen and bath	1460		40,000				
	4. Replace heating systems in 1Br/2Br (24)	1460		60,000				
	5. Replace water heaters in 1Br/2Br (24)	1460		10,000				
	6. Replace roofs, rebuild rear porch roofs	1460		80,000				
	7. Paint interiors	1460		50,000				
	8. Replace porch siding	1460		20,000				
	9. Replace screen doors	1460		10,000				
	10. Cover porch columns	1460		10,000				
	11. Add porch railings	1460		20,000				
	12. Repair/replace ceramic tile	1460		97,096				
	13. Install playground	1475		15,000				
	14. Relocation	1495.1		5,000				
	Subtotal			553,096				
GA 23-2 O.B. Hines	1. Replace/repair kitchen cabinets	1460		118,000				
	2. Replace floor tile	1460		45,000				
	3. Replace fixtures in kitchen and bath	1460		56,000				

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

PHA Name: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: GAP02350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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
	4. Replace roofs (excluding porch roofs)	1460		80,000				
	5. Paint interiors	1460		70,000				
	6. Relocation	1495.1		5,000				
	Subtotal			374,000				
GA 23-8 Dennis Homes	1. Replace heating systems	1460		221,131				
	2. Replace sanitary sewers	1450		75,000				
	Subtotal			296,131				
PHA Wide	Staff training and travel	1408		10,000				
	Computer equipment and software	1408		25,000				
	Administration	1410		153,869				
	Architectural Fees	1430		85,626				
	Inspection Costs	1430		35,000				
	Community room tables and chairs	1475		5,972				
	Contingency	1502		0				
	Subtotal PHA Wide			315,467				
	Total			1,538,694				

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

PHA Name: Housing Authority of the City of Albany		Grant Type and Number Capital Fund Program Grant No: GAP02350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	\$50,000.00	0	\$10,000.00	\$7,320.15
	Management Improvements Hard Costs	\$100,000.00	0	0	0
4	1410 Administration	0	0	\$100,000.00	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$90,000.00	0	\$49,664.00	\$4,895.25
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	\$55,000.00	0	0	0
10	1460 Dwelling Structures	\$1,076,708.00	0	\$19,535.00	\$18,366.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$100,000.00	0	\$25,850.00	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$10,000.00	0	0	0
18	1499 Development Activities				
19	1502 Contingency	\$26,585.00		0	0
	Amount of Annual Grant: (sum of lines.....)	\$1,508,293.00	0	\$205,049.00	\$30,581.40
	Amount of line XX Related to LBP Activities	0	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	0	0	0	0
	Amount of line XX Related to Security –Soft Costs	0	0	0	0
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	0	0	0	0
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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	Finds Obligated	Funds Expended	
GA 23-7 Golden Age	Site Improvements Kitch, HTTS, Tile, A/C, Elect. Ranges & Refrigerators Relocation		1450 1460 1465 1495	77 77 77 77	\$25,000.00 \$1,031,708.00 \$50,000.00 \$10,000.00	0	0 \$3,760.00 0 0	0 \$3,760.00 0 0	
	23-7 Subtotal				\$1,116,708.00	0	\$3,670.00	\$3,670.00	
GA 23-9 Holman Homes	Site Improvements Install Hand Railings		1450 1460	31 31	\$30,000.00 \$5,000.00	0	0	0	
	23-9 Subtotal				\$35,000.00	0	0	0	
GA 23-10 Hudson Towers	Replace Tile		1460	95	\$40,000.00	0	\$15,865.00	\$14,696.00	
	23-10 Subtotal				\$40,000.00	0	\$15,865.00	\$14,696.00	
GA 23-12 Pate	Ranges & Refrigerators		1465	50	\$50,000.00	0	\$25,850.00	0	
	23-12 Subtotal				\$50,000.00	0	\$25,850.00	0	
PHA Wide	StaffTrng&Travl/Comp.Eqip&Software Administration Fees & Costs Contingency		1408 1410 1430 1502	1 1 1 1	\$50,000.00 \$100,000.00 \$90,000.00 \$25,585.00	0	\$10,000.00 \$100,000.00 \$49,664.00 0	\$7,320.15 0 \$4,895.25 0	
	PHA Wide Subtotal				\$266,585.00	0	\$159,664.00	\$12,215.40	
	Total All Developments				\$1,508,293.00	0	\$205,049.00	\$30,581.40	

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

PHA Name: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02350100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
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

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

PHA Name: Albany Housing Authority		Grant Type and Number			Federal FY of Grant:	
		Capital Fund Program Grant No: GA06P023709			1999	
		Replacement Housing Factor Grant No:				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/01 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0	0	0	0	
2	1406 Operations	0	0	0	0	
3	1408 Management Improvements Soft Costs	\$40,000.00	0	\$15,000.00	\$17,557.00	
	Management Improvements Hard Costs	0	0	\$75,000.00	\$81,853.35	
4	1410 Administration	\$75,000.00	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	\$121,596.25	0	\$104,720.15	\$85,965.50	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	\$400,000.00	0	\$340,155.70	\$144,155.70	
10	1460 Dwelling Structures	\$262,373.69	0	\$248,060.78	\$86,678.10	
11	1465.1 Dwelling Equipment—Nonexpendable	\$227,090.06	0	\$21,875.39	\$21,875.39	
12	1470 Nondwelling Structures	\$78,876.00	0	0	0	
13	1475 Nondwelling Equipment	\$46,925.00	0	\$6,949.25	\$6,949.25	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	0	
17	1495.1 Relocation Costs	\$15,000.00	0	\$5,000	\$3,637.96	
18	1499 Development Activities	0	0	0	0	
19	1502 Contingency	0	0	0	0	
		0	0	0	0	
	Amount of Annual Grant: (sum of lines.....)	\$1,266,861.00	0	\$816,761.27	\$448,672.25	
	Amount of line XX Related to LBP Activities	0	0	0	0	
	Amount of line XX Related to Section 504 compliance	0	0	0	0	
	Amount of line XX Related to Security –Soft Costs	0	0	0	0	
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0	
	Amount of line XX Related to Energy Conservation	0	0	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P023709 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Measures				
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06 P023709 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
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	
GA 23-1 Thronateeska	Replace Porch Roofs		1460	40	20,000	0	24,855.00	24,855.00	
	23-1 Subtotal				20,000	0	24,855.00	24,855.00	
GA 23-3 McIntosh	Shortfall for Phase II Ranges & Refrigerators Relocation		1460 1465 1495	1 62 62	53,179.69 33,224.06 5,000.00	0 0 0	56,356.78 21,875.39 5,000.00	56,356.78 21,875.39 3,637.96	
	23-3 Subtotal				91,403.75	0	83,232.17	81,870.13	
GA 23-4 Holley Homes	Replace Htg. Systems, Range hoods, Address lights, handrails, porch columns Site Improvements Landscaping Playground Equip., Parking Ranges & Refrigerators		1460 1450 1465	125 125 125	189,194.00 200,000 85,000.00	0 0 0	166,849.00 196,000.00 0	5,466.32 0 0	
	23-4 Subtotal				474,194.00	0	362,849.00	5,466.32	
GA 23-7 Golden Age	A & E Inspections		1430	77	16,596.25	0	16,596.25	16,596.25	
	23-7 Subtotal				16,596.25	0	16,596.25	16,596.25	
GA 23-5 Replacements	A&E/ Devl't Mgr/Inspections Devl't sites incl. Roads, util & landscpg Ranges & Refrigerators		1430 1450 1465	68 68 68	75,000.00 200,000.00 108,866.00	0 0 0	58,123.90 144,155.70 0	58,123.90 144,155.70 0	

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

PHA Name: Albany Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06 P023709 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
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
	Community Space Constr.		1470	68	78,876.00	0	0	0	
	Playgrounds & Com Space Equip		1475	68	46,925.00	0	6,949.25	6,949.25	
	Relocation Befbits		1495	68	10,000.00	0	0	0	
	23-5 Subtotal				519,667.00	0	209,228.85	209,228.58	
PHA Wide	Staff Training&Trvl/Computer Equip &Software		1408	1	40,000.00	0	15,000.00	17,557.00	
	Administration		1410	1	75,000.00	0	75,000.00	81,853.35	
	Fees & Costs/Inspections		1430	1	30,000.00	0	30,000.00	11,245.35	
	Replacement Reserve		1490	1					
	Contingency		1502	1	0	0	0	0	
	PHA Wide Subtotal				145,000.00		120,000.00	110,655.70	
	Total all Developments				1,266,861.00	0	816,761.27	448,672.25	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Housing Authority of the City of Albany	Grant Type and Number Capital Fund Program Grant No: GA06P023704 Replacement Housing Factor Grant No:	Federal FY of Grant: 1994
---	--	-------------------------------------

**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
Performance and Evaluation Report for Period Ending: 3/31/01 Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	341,449		341,449	170,725
3	1408 Management Improvements Soft Costs Management Improvements Hard Costs				
4	1410 Administration	109,805		109,805	110,840.53
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	145,160		145,160	149,749.03
8	1440 Site Acquisition	683,362		683,362	683,362
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,108,367		2,108,367	2,082,322.64
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	26,347		26,347	26,258.52
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	3,414,490		3,414,490	3,223,257.72
	Amount of line XX Related to LBP Activities				

	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				
Total estimated cost over next 5 years					

Attachment B

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority Of the City of Albany		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY:2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY:2005
GA 23-1 No work planned. Improvements scheduled in 2001 Plan.	Annual Statement	0			
GA 23-2				16,800	56,000
GA 23-3			678,000		16,000
GA 23-4					619,861
GA 23-6					556,231
GA 23-7 No work planned. Improvements underway in 2001		0			
GA 23-8		112,000			
GA 23-9				239,000	
GA 23-10		295,000		285,000	
GA 23-11		785,064	250,000	135,000	
GA 23-12			276,797	490,000	
GA 23-13		33,000	48,000	110,000	20,000
GA 23-14 No work items identified.		0			
PHA Wide		313,630	285,897	262,894	270,602

Total CFP Funds (Est.)		1,538,694	1,538,694	1,538,694	1,538,694
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority Of the City of Albany		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY:2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY:2005
GA 23-1 No work planned. Improvements scheduled in 2001 Plan.	Annual Statement	0			
GA 23-2				16,800	56,000
GA 23-3			678,000		16,000
GA 23-4					619,861
GA 23-6					556,231
GA 23-7 No work planned. Improvements underway in 2001		0			
GA 23-8		112,000			
GA 23-9				239,000	
GA 23-10		295,000		285,000	
GA 23-11		785,064	250,000	135,000	
GA 23-12			276,797	419,000	
GA 23-13		33,000	48,000	110,000	20,000
GA 23-14 No work items identified.		0			
PHA Wide		313,638	285,897	262,894	270,602
Total CFP Funds (Est.)		1,538,694	1,538,694	1,538,694	1,538,694
Total Replacement Housing					

Factor Funds

Table Library

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : __2002__ FFY Grant: PHA FY:			Activities for Year: __2003__ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Costs	Development Name/Number	Major Work Categories	Estimated Costs
	GA 23-8 Dennis Homes	Repair/replace kitchen cabinets	112,000	GA 23-3 McIntosh Homes	Replace roofs on 1 Story buildings (15)	150,000
					Replace floor tile	278,000
					Bathroom renovation at time of vacancy	250,000
	GA 23-10 Hudson Malone Towers	Repair/replace kitchen cabinets	200,000	GA 23-11 Paul Lipsey, Sr	Replace roofs	250,000
		Repair/replace kitchen and bath fixtures	95,000			
	GA 23-11 Paul Lipsey, Sr.	Replace water heaters	75,000	GA 23-12 Harvey Pate, Sr.	Replace HVAC systems	276,797
		Site Improvements				
		Replace HVAC systems	100,000			
		Replace vinyl tile				
		Repair/replace kitchen cabinets	376,556			
			150,00			
			83,508			
	GA 23-13 Grover Cross Homes	Replace ranges and refrigerators	13,000	GA 23-13 Grover Cross Homes	Replace heaters	48,000
		Install range vent hoods				
		Replace water heaters	8,000			
			12,000			
	PHA Wide	Admin, Inspection and Mgt. Improvements	313,630	PHA Wide	Admin, Inspection and Mgt. Improvements	285,897

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

Activities for Year 1	Activities for Year : __2004__ FFY Grant: PHA FY:			Activities for Year: __2005__ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	GA 23-2 O.B. Hines	Replace front screen doors	16,800	GA 23-2 O.B. Hines	Replace porch columns and rails	56,000
				GA 23-3 McIntosh Homes	Replace hvac in community building Replace ceiling tile in community building Renovate bathrooms in community building	4,000 2,000 10,000
				GA 23-4 Holley Homes	Replace hvac in community building Replace floor tile in community building Repair/replace kitchen cabinets Replace floor tile Bathroom renovation at time of vacancy	4,000 5,000 185,861 275,000 150,000
				GA 23-6 William Binns Homes	Replace floor tile Replace kitchen and bath fixtures Replace sanitary sewer Repair/replace bathtubs Replace hvac for community building	196,231 100,000 100,000 150,000 10,000

	GA 23-9 Holman Homes	Repair/replace kitchen cabinets	62,000			
		Replace kitchen and bath fixtures	31,000			
		Replace floor tile	100,000			
		Replace closet doors	15,000			
		Replace vent hoods for ranges	31,000			
	GA 23-10 Hudson Malone Towers	Repair/replace elevators (2)	150,000			
		Replace floor covering in common areas	10,000 75,000			
		Replace floor covering in apartments	50,000			
		Replace closet doors				
	GA 23-11 Paul D. Lipesy, Sr. Homes	Replace porch siding	50,000			
		Replace screen doors	45,000			
		Community building renovations, hvac, ceiling, tiles, etc.	10,000			
	GA 23-12	Replace playground equipment	30,000			
		Repair/replace kitchen cabinets	75,000			
		Replace floor covering	125,000			
		Site improvements	75,000			
	GA 23-13 Grover Cross Homes	Replace porch siding	50,000	GA 23-13	Repaint (interior and exterior)	20,000
		Replace screen doors	15,000			
		Replace roofs	150,000			
		Replace/repair kitchen cabinets	32,000			
		Repair/replace floor covering	48,000			
Site improvements	10,000					
		Fencing for rear area	20,000			

Table Library

	PHA Wide	Admin., Inspection & Mgt. Improvements	262,894	PHA Wide	Admin., Inspection & Mgt. Improvements	270,602

Attachment C

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$230,459

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X _____

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Albany Housing Authority's Drug Elimination Program will emphasize the delivery of educational and recreational programs to public housing adults, youth and families that are designed to provide positive alternatives to public housing residents. The programs funded will be available to all of our public housing residents. The Albany Housing Authority will work with the following agencies to deliver a variety of programs: Boys and Girls Club, YMCA, Boy Scouts, Girls Scouts, Girls Incorporated, and the Albany Technical Institute. Additionally, we will fund 2 salaries for 2 police officers from the Albany Police Department.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas	Total # of Units within	Total Population to
---------------------------	--------------------------------	----------------------------

(Name of development(s) or site)	the PHDEP Target Area(s)	be Served within the PHDEP Target Area(s)
Thronateeska Homes	40	120
O.B. Hines Homes	56	129
McIntosh Homes	125	214
Holley Homes	125	347
William Binns Homes	100	225
Golden Age Homes	66	68
Dennis Homes	77	182
Holman Homes	31	51
Hudson Malone Towers	95	95
Lipsey Homes	75	186
Pate Homes	60	197
Cross Homes	16	58
Wetherbee Homes	30	103
Brierwood Homes	23	97
Sherman Oaks	29	65
Kingsbury	47	225
Seay Village	22	0

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996	256,500	GA06DEP0230196	0	GE	Completed
FY 1997	265,800	GA06DEP0230197	0	GE	Completed
FY 1998	265,800	GA06DEP0230198	5,924.53	GE	5/31/01
FY 1999	206,304	GA06DEP0230199	41,524.71		12/31/01
FY 2000	215,011	GA06DEP0230200	175,853.25		10/1/02
FY 2001	230,459	GA06DEP0230201	230,459		12/31/03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Albany Housing Authority's Drug Elimination Program will use both security and preventative measures to address drug related problems in the public housing neighborhoods. The Albany Housing Authority plans to work closely with the Albany Police Department and the Albany Dougherty Drug Unit to ensure neighborhood watch meetings in various neighborhoods. This will work to reduce drug activity in the public housing neighborhoods. The programs funded under this grant will allow the Albany Housing Authority to provide recreational activities, along with tutorial sessions, adult literacy/GED courses, and other prevention activities.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY_2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	90,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	110,459
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs (Program Assistant)	30,000
TOTAL PHDEP FUNDING	230,459

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Salaries for 2 officers			1/1/02	12/31/04	60,000		# of arrests
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Activities		5-18	1/01/02	12/31/04	82,459		Attendance
2. Adult Literacy/GED		5-18	1/01/02	12/31/04	16,000		Attendance
3. Scholarship Program		18+	1/01/02	12/31/04	12,000		Course Completion

9170 - Drug Intervention					Total PHDEP Funding: \$		
---------------------------------	--	--	--	--	--------------------------------	--	--

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Staffing			ongoing		30,000		N/A
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	1	22,500	1	90,000
9120				
9130				
9140				
9150				
9160	1,2,3	27,614	1,2,3	110,459
9170				
9180				
9190	1	7,500	1	30,000
TOTAL		\$57,614		\$230,459

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Attachment D

5-Year Plan Mission and Goal Statement of Progress

The Albany Housing Authority established itself as a standard performer by receiving a score of 85% on the Public Housing Assessment System (PHAS). We also qualified as a standard performer for the Section Eight Management Assessment Program (SEMAP). The AHA continues to work toward its goal of replacing the 140 units lost in the flood of 1994. We currently have 22 units developed of the 140 lost, as well as the development of all 99 units of emergency funded housing. In October 2000, we implemented the site-based waiting list and established flat rent schedules for each development.

At the time of the development of this 2001 Agency Plan Update, the site-based waiting list has been in use for less than one year. We have established collaborative agreements with local agencies through our family self-sufficiency program to help our residents to become self-sufficient while providing scholarships to those residents who seek higher learning. We have met our goal of providing scholarships for 15 residents. The Albany Housing Authority works closely with the Albany Police Department to reduce criminal activity in the neighborhoods. Based on reports, we have seen a reduction in crime overall in the public housing neighborhoods. We have leased excess office space thereby providing an additional source of revenue.

Attachment E

Description of PHA's Community Service Requirement

The Albany Housing Authority began implementation of the Community Service Requirement on October 1, 2000. The Albany Housing Authority has reviewed its resident population and has identified persons who are subject to the requirement. The dwelling lease has been modified to be in compliance with this requirement. At time of re-examination, residents execute the new lease. Those who are subject to the requirement are provided with information regarding agencies where they can perform their community service. The Albany Housing Authority does not provide community service opportunity directly, but is doing so through other agencies including Volunteer Albany.

The policy on the administration of the community service requirement is located in the Admissions and Continued Occupancy Policies that is a supporting document to the Agency Plan.

Attachment F

Assessment of Site-Based Waiting List Development Demographic Changes

The Albany Housing Authority implemented the site-based waiting list beginning October 1, 2000. At the time of the development of this 2001 Agency Plan Update, the site-based waiting list has been in use for less than one year.

A review of the occupancy data indicates no discernable change in the racial or disability related tenant composition of the Authority. As of March 31, 2001, 96.5% of the residents were Black, and 3.5% of the residents were White. At September 30, 2000, these figures were also 96.5% and 3.5%, respectively.

Attachment G

Information Regarding PHA's Pet Policy

The Pet Policy for the Albany Housing Authority is designed to allow eligible residents the privilege of owning or keeping a common household pet, while also respecting the rights of other residents and neighbors and protecting the interest of the Albany Housing Authority. The policy applies to all residents including the elderly and disabled who reside in public housing units. This policy was first implemented October 1, 2000.

A pet deposit is required of all residents who desire to keep a pet. This fee however, is waived for elderly or disabled residents. This fee is designed to cover the operating costs to the development relating to the presence of pets. The fee must be paid prior to receiving approval for the pet. Other requirements included in the policy contain the following: acceptable household pets, size limit, maintenance, vaccinations and licenses, nuisance or threat to public health or safety, violations, and exceptions.

Attachment H

**Albany Housing Authority
Flat Rent Schedule
5/01/00**

DEVELOPMENT	Efficiency	1 BR	2BR	3BR	4BR	Avg. Rent
THRONATEESKA		150	200	245	280	38.57
O B HINES		150	200	245	280	71.26
MCINTOSH		190	215	260	295	81.84
HOLLEY		150	200	245	280	73.61
WILLIAM BINNS		160	215	260	295	84.97
GOLDEN AGE	125	150	200			81.2
DENNIS	125	150	200	245	280	108.01
HOLMAN		260	275			87.2
HUDSON MALONE		310				164.46
LIPSEY		250	280	325	360	98.08
PATE				325	360	86.73
CROSS				330	365	127.18
WETHERBEE				370		182
SEAY VILLAGE			375	460		N/A
BRIERWOOD				460	495	182.69
SHERMAN OAKS		320	375			136.85
KINGSBURY			375			

Ceiling rent schedule previously approved by HUD.

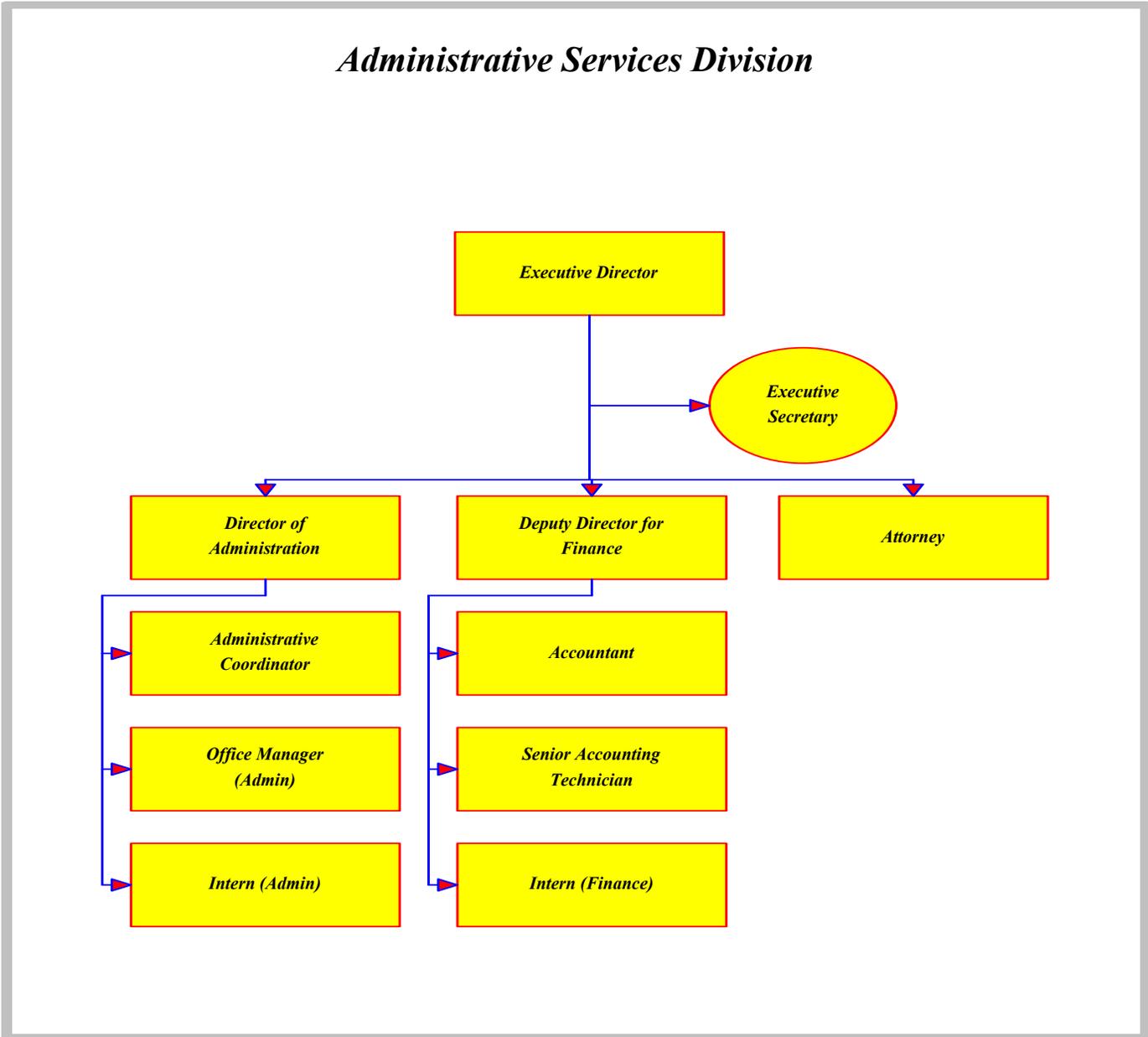
Ceiling

<i>1BR</i>	<i>230</i>
<i>2BR</i>	<i>270</i>
<i>3BR</i>	<i>338</i>
<i>4BR</i>	<i>378</i>

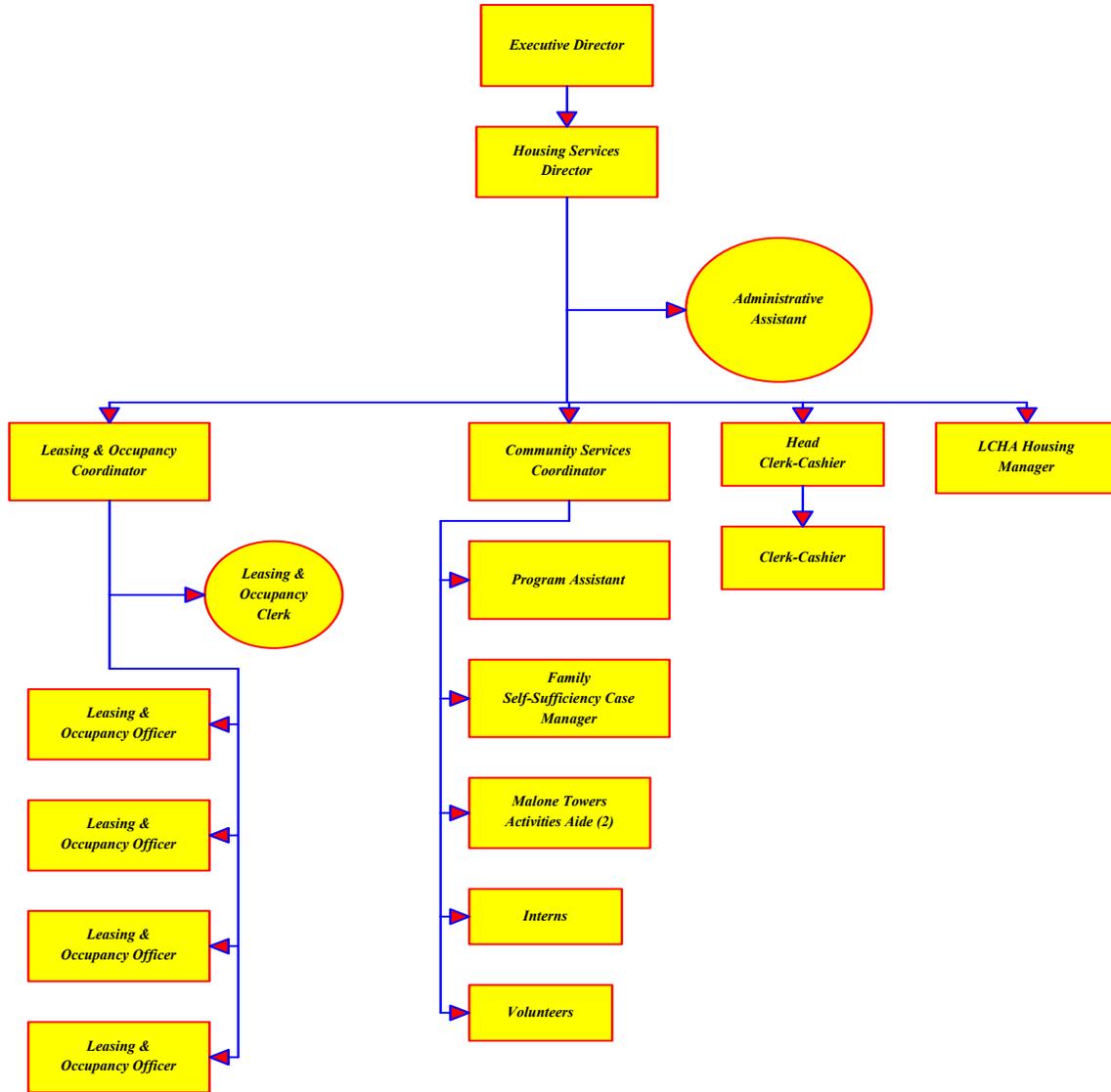
Method of Determination of Flat Rent Amounts

1. Data was considered from a market study of market rate apartment complexes. It was noted that all complexes studied had amenities not found in most public housing including air conditioning, carpet, garbage disposals, and pools. Data also showed that private apartments were larger than public housing. Data found that most private complexes had better site locations. Most private complexes were newer than public housing.
2. Adjustments were made to the average market rent to adjust for these factors.
3. Adjustments were made to allow for the lack of marketability for the public housing designation.
4. Adjustments were made for other items perceived to affect the market for the development.

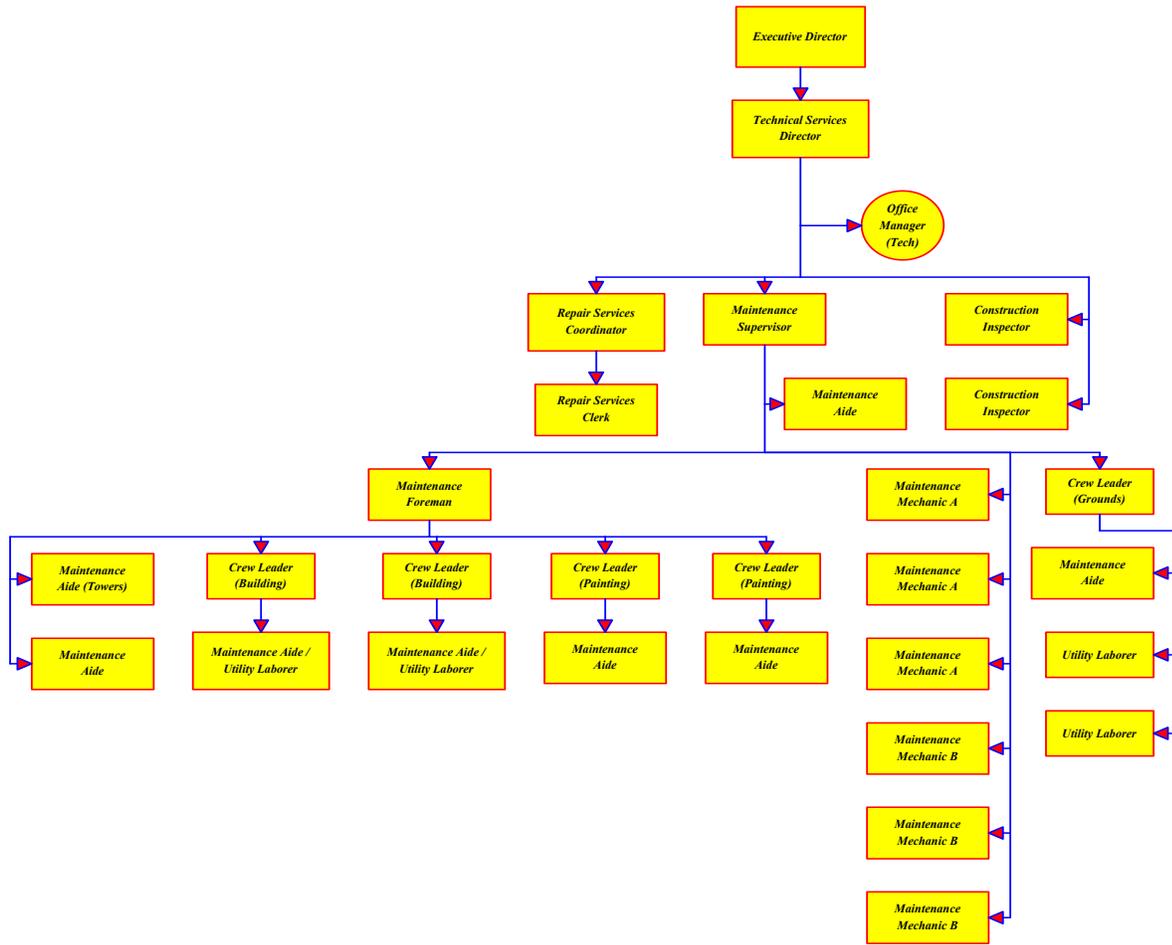
Organizational Chart



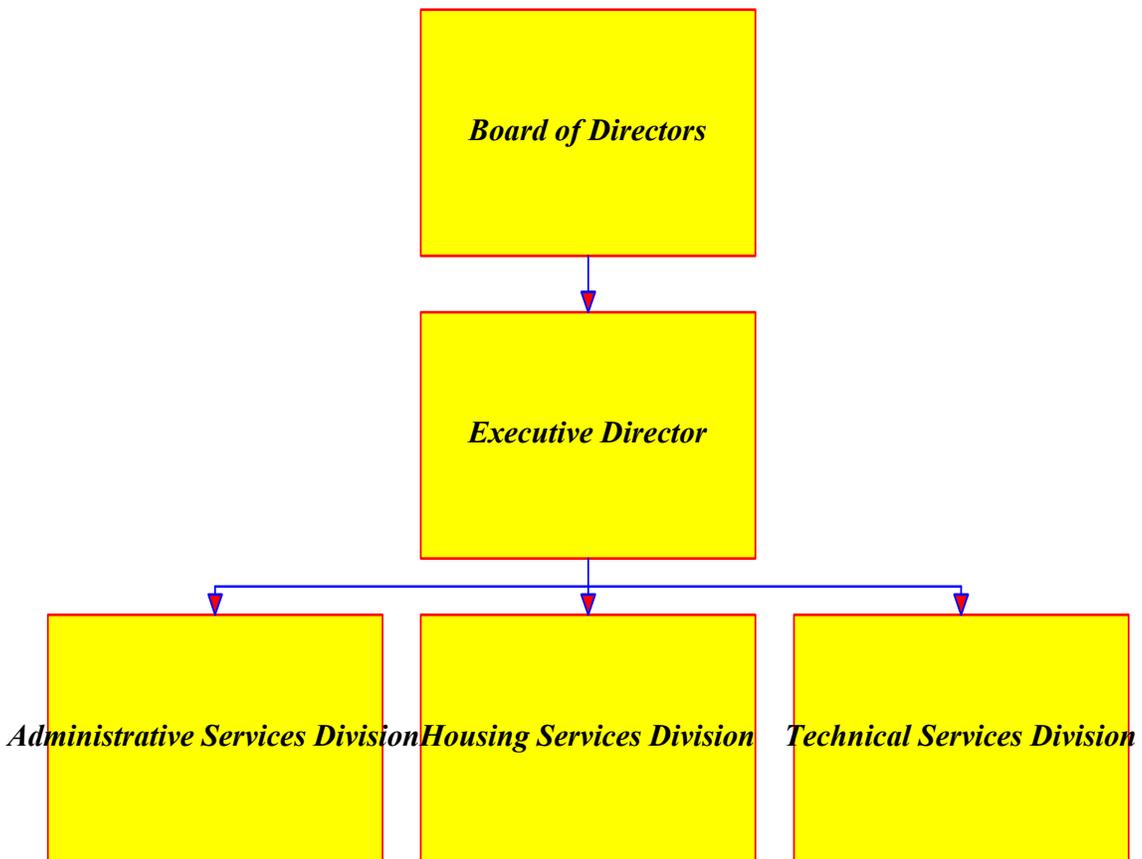
Housing Services Division



Technical Services Division



AHA GENERAL ORGANIZATIONAL STRUCTURE



Attachment J

Follow-up to Resident Survey

The Albany Housing Authority's overall score for the Resident Survey was an 8.9 out of 10 points. The following items are planned to address some of the categories described in the survey where scoring was below 70%.

1. The Albany Housing Authority will conduct one or more general resident meetings prior to the next survey period to obtain input from the residents on how methods for improvement.
2. The Albany Housing Authority will distribute a quarterly newsletter to the residents to help keep them informed of agency activities.
3. The Albany Housing Authority will conduct monthly neighborhood watch meetings with the local law enforcement agencies to help address residents concerns of safety in the neighborhoods.
4. The Albany Housing Authority has increased the grass cutting cycle for certain neighborhoods. This will address the upkeep of the neighborhoods. Additionally, the Albany Housing Authority staff walks the neighborhoods with residents to identify concerns with trash, playgrounds and other outside facilities.
5. The Albany Housing Authority periodically conducts pest control methods in the units.
6. Other activities identified in the resident meetings.

Attachment K

Resident Advisory Council Membership

Resident & Neighborhood

Date Appointed

SHERMAN OAKS

Mattie Snaden
719 South Westover Blvd. Apt. #22
Albany, GA 31707
(229) 435-6114

4/01/01 (Re-Appointed)

Fannie Mallory
719 South Westover Blvd. Apt. #4
Albany, GA 31707
(229) 436-9828

4/01/01 (Re-Appointed)

HUDSON MALONE TOWERS

Greta Rogers
401 Flint Avenue
Apt. 321
Albany, GA 31701
(229) 888-5205

4/01/01 (Re-Appointd)

BRIERWOOD COURTS

Gwendolyn Malone
306 Vintage Road
Albany, GA 31705
(229) 888-1759

4/01/01 (Re Appointed)

MCINTOSH HOMES

Rousha Hall
637 West Society Avenue
Albany, GA 31701

4/01/01 (Re Appointed)

(229) 436-6921

GOLDEN AGE HOMES

Rosie Engram
2128 West Gordon Avenue
Apt. 9
Albany, GA 31707
(229) 439-8523

4/01/01 (Re Appointed)

KINGBURY SUBDIVISION

Deborah Jones
613 Kingsbury Lane
Albany, GA 31707
(229) 432-7772

4/01/01 (Appointed)

Attachment L

Deconcentration of Poverty Policy Albany Housing Authority 02/16/00

The Albany Housing Authority has reviewed the relative incomes of families residing in public housing units. It has been determined that each of the developments has an average tenant income below the poverty level. Therefore, in order to provide for deconcentration of poverty, the admissions policy will target the admission of families above the poverty level by continuing to give a preference for families with earned income. The Authority will review on an annual basis the average tenant income and will make changes as required to the admissions policy to address deconcentration efforts. Such changes may include providing preferences for certain properties based on tenant income that is above or below the poverty level.