

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2001

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

## PHA Plan Agency Identification

**PHA Name:** Rochester Housing Authority

**PHA Number:** NY 041

**PHA Fiscal Year Beginning: (10/2001)**

### 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)

Rochester Housing Authority is an essential housing resource for the Greater Rochester Area providing quality housing opportunities and related services for those in need.

**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)**

**GOAL ONE:** Manage the Rochester Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a 'successful performer'.

**OBJECTIVES:**

1. HUD shall recognize the Rochester Housing Authority as a high performer by September 30, 2003.
2. The Rochester Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list for senior units that requires a six-month wait for housing by September 30, 2002.
3. The Rochester Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

4. It shall be the intent of the Rochester Housing Authority to reduce its unit turnaround time from its current 102 days to 30 days by September 30, 2004.
5. It shall be the intent of the Rochester Housing Authority to reduce its current vacancy rate of approximately 6% to 4% by September 30, 2004.
6. For those cases where public housing residents do not choose an applicable flat rent as the method of determining their monthly/annual rent payment to the Authority for their particular unit, certain income disregards, where and when deemed appropriate, shall be offered as part of the tenant's income and rental calculations.

**GOAL TWO:** Provide a safe and secure environment in the Rochester Housing Authority's public housing developments.

**OBJECTIVES:**

1. The Rochester Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by September 30, 2004.
2. The Rochester Housing Authority shall continue to work closely with our contractual safety and security company, and their close working relationship with the Rochester Police Department, in order to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
3. The Rochester Housing Authority shall reduce its evictions due to violations of criminal laws by 20% by September 30, 2004 through aggressive screening procedures.

**GOAL THREE:** Expand the range and quality of housing choices available to participants in the Rochester Housing Authority's tenant-based assistance program.

**OBJECTIVES:**

1. The Rochester Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by September 30, 2001.
2. The Rochester Housing Authority shall achieve and sustain a utilization rate of 98% by September 30, 2001 in its tenant-based program.

3. The Rochester Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2002.
4. The Rochester Housing Authority shall continue to address the various Rochester Housing Authority related strategies identified in the Community Choice Action Plan dated August 1999. It is important to clarify that the vast majority of the enumerated strategies contained in the Action Plan are ‘on-going’ activities and not necessarily ones that have a definitive start and end timeframe. In addition, many of the strategies are related to the Regional Opportunity Counseling Initiative (a.k.a. the ROC Program) and are being addressed over the life of that five-year HUD funded program, now in its fourth year. The Housing Council of Monroe County, under contract with the Authority, serves as the agency to implement the ROC Program. A further explanation of these referenced RHA strategies that are part of the ‘Community Choice Action Plan’ can be found at the end of the ‘Housing Needs’ section of the Agency Plan.
5. Once the existing HUD and/or Congressional impediments have been resolved allowing PHAs to statutorily project-base a certain number of its Section 8 vouchers, the Rochester Housing Authority shall annually determine the number of units to project base and develop and issue an appropriate Request For Proposals (RFP) for proposals accordingly.

**GOAL FOUR:** The Rochester Housing Authority will utilize the deconcentration policy guidelines and the flat rent option in order to achieve a better income mix for public housing residents.

**OBJECTIVES:**

1. Income levels at Capsule Dwellings and Federal Street Townhouses have been identified through income analysis as being more than 10% lower than the average Rochester Housing Authority individual family income. The Rochester Housing Authority will utilize new regulations concerning selection from the waiting list to make reasonable efforts to attract higher income families to those sites.
2. The Rochester Housing Authority will utilize the flat rent option as a marketing tool in order to attract and retain higher income residents.

**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.

The Rochester Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Rochester Housing Authority:

Rochester Housing Authority is an essential housing resource for the Greater Rochester Area providing quality housing opportunities and related services for those in need.

This document continues the mission and goals established in the FY 2001 Agency plan. In the Five-Year Plan section of this document, RHA has listed the goals and objectives that were established in the FY 2001 plan, as well as including progress that was made, since the release of the initial plan towards these goals.

The Rochester Housing Authority's Agency Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission. Additionally, in setting our goals and objectives we have considered the housing needs identified in the Consolidated Plans of the City of Rochester and Monroe County.

Here are just a few highlights of our Agency Plan:

- RHA has adopted flat rents that will not penalize residents who go to work by increasing their rent to levels that might force them otherwise to move out.
- RHA has adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In the Section 8 rental assistance program, we are screening applicants to the fullest extent allowable while not taking away

the ultimate responsibility from the landlord. RHA's screening practices will continue to meet all fair housing requirements.

- RHA has implemented a deconcentration policy.
- In an attempt to encourage work and advancement in the workplace, RHA is not requiring interim recertifications of Public Housing residents who have an increase in their income due to obtaining employment or an increase in salary. The increase is reported but will not increase rent until the next annual recertification.
- RHA has established a Section 8 homeownership program.

In summary, the Rochester Housing Authority is on course in improving the conditions of affordable housing in both the City of Rochester and Monroe County.

### **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
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	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
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>X</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<b>X</b>	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
	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.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	19512	4	3	1	1	1	NA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >30% but <=50% of AMI	6665	4	3	1	1	1	NA
Income >50% but <80% of AMI	8831	2	1	1	1	1	NA
Elderly	8782	2	1	1	1	1	NA
Families with Disabilities	29683	2	1	1	1	1	NA
Race/Ethnicity – White	62164	2	1	1	1	1	NA
Race/Ethnicity – Black	24193	3	1	1	1	1	NA
Race/Ethnicity – Hispanic	5744	3	1	1	1	1	NA
Race/Ethnicity - Native American	425	3	1	1	1	1	NA
Race/Ethnicity – Asian/Pacific Is	967	3	1	1	1	1	NA

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: July 1,2000 - June 30, 2001
- 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

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 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	1596		
Extremely low income <=30% AMI	1117	70%	
Very low income (>30% but <=50% AMI)	447	28%	
Low income (>50% but <80% AMI)	32	2%	
Families with children	1358	85%	
Elderly families	220	14%	
Families with Disabilities	18	1%	
Race/ethnicity – White (non-hispanic)	335	21%	
Race/ethnicity – Black (non-hispanic)	1069	67%	
Race/ethnicity – American Native	10	.6%	
Race/ethnicity – Hispanic	180	11%	
Race/ethnicity – Asian or Pacific Islander	2	-	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	817	51%	74
2 BR	412	26%	455
3 BR	298	19%	338
4 BR	61	4%	82

Housing Needs of Families on the Waiting List			
5 BR	7	-	12
5+ BR	1	-	3
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 57 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
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	1901		
Extremely low income <=30% AMI	1388	73%	
Very low income (>30% but <=50% AMI)	437	23%	
Low income (>50% but <80% AMI)	76	4%	
Families with children	1591	83%	
Elderly families	84	5%	
Families with Disabilities	226	12%	
Race/ethnicity – White (non-hispanic)	155	8%	
Race/ethnicity – Black (non-hispanic)	1256	66%	
Race/ethnicity - American Indian	7	.4%	
Race/ethnicity – Asian Pacific Islander	7	.4%	

<b>Housing Needs of Families on the Waiting List</b>			
Race/ethnicity – Hispanic	459	24%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	553	29%	360
2 BR	741	39%	150
3 BR	364	19%	150
4 BR	201	11%	24
5 BR	39	2%	0
5+ BR	3	-	0
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			

### **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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	6,667,000	
b) Public Housing Capital Fund	9,260,143	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	28,271,510	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	932,123	
g) Resident Opportunity and Self-Sufficiency Grants	938,800	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
Economic Development and Self Suff	327,755	PH support services
Regional Opportunity Counseling	200,000	Section 8
Public Housing Development	671,486	Public Housing Dev
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	6,093,816	
<b>4. Other income (list below)</b>		
Other Income	161,088	
Investment Income	319,708	
<b>Administrative Reserve Interest Income</b>	100,000	
<b>4. Non-federal sources (list below)</b>		
<b>State Funded Programs</b>	894,460	
<b>Total resources</b>	54,837,089	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

## **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)

The application process will involve two phases. The first phase is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide limited basic information. This first phase results in the family's placement on the waiting list.

Upon receipt of the family's pre-application, the RHA will make a preliminary determination of eligibility based upon the information provided by the applicant. The RHA will notify the family in writing of the date and time of placement on the waiting list, and the approximate wait before housing may be offered. If the RHA determines the family to be ineligible, the notice will state the reasons therefore and will offer the family the opportunity of an informal review of the determination.

The applicant may at any time report changes in their applicant status including changes in family composition or income. The RHA will annotate the applicant's file and will update their place on the waiting list.

The second phase is the final determination of eligibility, referred to as the full application. The full application takes place when the family nears the top of the waiting list. The RHA will ensure that verification of eligibility, suitability and selection factors are current in order to determine the family's final eligibility for admission into the Public Housing Program.

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)

By FY 2002, RHA will require State and FBI record checks.

**(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): One site based waiting list for Anthony Square, a mixed finance project that includes 10 public housing units. Anthony Square managed by Housing Opportunities

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

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

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? 1

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? 1

Note: Waiting list included in HUD approved mix-finance application.

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? Both RHA and Anthony Square

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) Anthony Square site

**(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) special cases

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)

Applicants for RHA units except Anthony Square are accepted and housed on a "first-come, first-served" basis. Applications are reviewed according to date of submission of preliminary applications. The maintenance of waiting lists for Authority housing shall be divided according to (1) "Elderly", which shall encompass disabled and handicapped, and (2) "Family". "Family" shall be further delineated by bedroom size categories, e.g., One Bedroom, Two bedroom, etc. Application shall be filed according to date received and bedroom size needed in both Family and Elderly categories.

Anthony Square is a mixed income housing site with fifteen (15) units of public housing. The waiting list for a unit will be maintained by the Anthony Square property management agency. RHA will monitor the Anthony Square waiting list to ensure compliance with HUD regulations.

In selecting applicants for admission to its units, the RHA will select families who are otherwise qualified for housing and who, at the time they are seeking assistance have the following preferences within each bedroom category:

- A. Involuntary displacement: An applicant is or will be involuntarily displaced if the applicant has vacated their housing unit as a result of activity carried

on by an agency of the United States or by any state or local governmental body or agency in connection with code enforcement or a public improvement or development program.

- B. Buildings Designated as Elderly Only Housing: The following developments have been approved by HUD as being designated for elderly only; Antoinette Brown Blackwell Estates, Danforth Tower East, Danforth Tower West, Glenwood Gardens, Hudson-Ridge Tower, Jonathan Child Apartments, Kennedy Tower and Parliament Arms Apartments. Elderly families will be given preference for admission to housing in these designated developments. If there are no elderly families on the waiting list, next priority will be given to near-elderly families.
- C. Buildings Designed for Elderly and Disabled Families: Preference for admission will be given to elderly and disabled families. If there are no elderly or disabled families on the waiting list, preference will then be given to near-elderly families. If there are no near-elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size.
- D. All other applicants.

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.

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
- 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)

**(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:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
Capsule Dwellings	16	79.943% At the time of analysis, several units were vacant.	Fill vacant units targeting higher income families on waiting list.
Federal Street	16	59.933%. At the time of analysis, several units were vacant.	Fill vacant units targeting higher income families on waiting list.
Seneca Manor Townhouses	78	115.857%.	Fill vacant units targeting lower income families on waiting list.

## **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)

As of September 1, 2001, State and FBI criminal records will be utilized for screening purposes.

- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below) previous landlords

### **(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: extensions provided on a case by case basis. Participants in the Allocation Plan, Mainstream Vouchers, and ROC program provided 120 day period.

### **(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)

1. There is a #1 ranking preference for involuntarily displaced families who meet the following witness re-location criteria: a) family member(s) have provided information on criminal activities to a law enforcement agency, and b) based upon a threat assessment, the law enforcement agency recommends re-housing the family to avoid or minimize the risk of violence against family members as a reprisal for having provided such information.

If closed, RHA will open its waiting list for such law enforcement agency referrals.

2. Residence at the time of the preliminary application. Applicants who live and/or work in Monroe, Wayne, Ontario, Livingston or Orleans County are given preference over those who do not.

3. In conjunction with RHA's HUD-approved Allocation Plan, a ranking preference, equal to 10% of turnover Vouchers (up to forty per year), has been established for non-elderly, disabled applicants, referred from the Public Housing waiting list.

4. First-come-first served - Applications received on the same day are ranked sequentially in ascending order according to the application number. However, all applications received on the first and second days of application outreach will be considered as having been received on the third day. This will enable those applicants who cannot request and

deliver an application in person, but who must rely upon the telephone and the mail, to have an equal chance.

5. For single-member families, a ranking preference is maintained for those applicants who are either elderly, handicapped or disabled.

6. In cases where the applicant is not a recipient of Social Security Disability benefits, the Rochester Housing Authority, in conjunction with 24CRF812.2(A), requires certification from two independent physicians as to the inability of the applicant to be gainfully employed for a period of not less than twelve months in order to not be classified as a single family applicant. If the family is a single-family applicant, it is so noted so that a single-family applicant will not be housed before a family applicant.

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.

Date and Time

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

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

IN FY 2002 RHA is anticipating it will open its waiting the waiting list for the Section 8 program. RHA anticipates it will use a lottery 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) Information is disseminated through partner agencies.

#### **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:

RHA has established flat rate rents, in circumstances where 30% of adjusted income exceeds the flat rate rent, residents may choose to pay the flat rate rent.

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) For increased income from persons transitioning from welfare to work, or for persons returning to work that have been unemployed for one year or more.

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)
- 95<sup>th</sup> 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) Based on square footage and location of property followed with adjustment for market factors.

**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)

RHA administers programs for the City of Rochester, as well as several suburban programs, therefore there are several payment standards. In FY 2002, RHA anticipates all payment standards will be at the 100% FMR.

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)

Case by case basis.

## **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.

- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2498	422
Section 8 Vouchers	5000	480
Section 8 Certificates	124 (PBC)	
Section 8 Mod Rehab	38	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	2550	NA
Shelter Plus Care	150	
Other Federal Programs(list individually)		
ROSS RSDM 99	200	NA
ROSS RSDM 00	300	NA

**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)
- Admissions and Continued Occupancy Policy
- Procurement Policy
- Personnel Policy
- Capitalization Policy
- Disposition Policy
- Drug-Free Policy

Investment Policy  
Pest Control Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan  
Procurement Policy  
Personnel Policy  
Capitalization Policy  
Disposition Policy  
Drug-Free Policy  
Investment Policy

## **6. PHA Grievance Procedures**

[24 CFR Part 903.79(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 903.7 9 (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 (state name) NY041h02

-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 (state name NY041i02

-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:

- 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:

## **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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Kennedy Townhouses
1b. Development (project) number:	NY 41-01B
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input 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>FY - 2002</u>
5. Number of units affected:	35
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	Planned for FY 2002 a. Actual or projected start date of activity: unknown b. Projected end date of activity: unknown

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Olean Townhouses
1b. Development (project) number:	NY 41-04

2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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>FY - 2002</u>
5. Number of units affected: 76
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Planned for FY 2002 a. Actual or projected start date of activity: unknown b. Projected end date of activity: unknown

**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.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Kennedy Tower

1b. Development (project) number: 41-1A
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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: 80 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Danforth West 1b. Development (project) number: 41-2B
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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?
7. Number of units affected: 100 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Dnaforth East 1b. Development (project) number: 41-2B1

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>8. Number of units affected: 100</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Parliament Arms</p> <p>1b. Development (project) number: 41-7D</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>9. Number of units affected: 52</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Glenwood Gardens</p> <p>1b. Development (project) number: 41-14</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p>

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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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?
10. Number of units affected: 124 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Hudson-Ridge Apartments 1b. Development (project) number: 41-18A
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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?
11. Number of units affected: 318 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Jonathan Child Apartments 1b. Development (project) number: 41-39
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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?
12. Number of units affected: 30 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Blackwell Estates 1b. Development (project) number: 41-40
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
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?
13. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" 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.

<b>Conversion of Public Housing Activity Description</b>	
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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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:

FSS Enrollment with escrow account.

## **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? DD/MM/YY

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. )

<b>Services and Programs</b>				
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)
EDSS GRANT	300	Voluntary	RHA FIC Office	Public Housing
ROSS RSDM – 99	200	Voluntary	RHA FIC Office	Both
ROSS RSDM - 00	200	Voluntary	RHA FIC Office	Both

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 06/29/01)
Public Housing	50	28
Section 8	350	170

- 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)

41-1A Kennedy Tower	41-1B Kennedy Townhouses
41-4 Olean Townhouses	41-2C1 Bay-Zimmer Townhouses
41-9 Holland Townhouses	41-15 Glenwood Gardens
41-22 Lake Tower	41-35 Tubman Estates
41-38 Lena Gantt	

**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)

Resident Patrols  
41-1A Kennedy Tower      41-22 Lake Tower

Crime Prevention through Environmental Design  
41-1A Kennedy Tower      41-14 University Tower  
41-2B Danforth West      41-2B1 Danforth East

Youth Activities conducted at the following sites:  
41-4 Olean      41-18B Seneca Manor Townhouses  
41-35 Tubman Estates

Security Activities  
Provided to all sites as needed.

**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) RHA is a partner in the Upper Falls Housing Coalition. The lead agency in the coalition administers a New Approach Drug Elimination Program and has a contractual agreement with the Rochester Police Department.

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

41-1B Kennedy Townhouses      41-4 Olean Townhouses  
41-35 Tubman Estates      41-38 Lena Gantt  
41-9 Holland Townhouses

**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. (NY041a02)

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

#### **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)

Marketing campaign for elderly units

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:

#### **Resident Advisory Board Comments on Agency Plan**

##### **Comment: Rent Payment**

*Currently residents are required to pay all rent, in full by the 1<sup>st</sup> of the month, and no later than the 10<sup>th</sup> of the month.*

- *It is recommended that the Authority allow residents who work and do not receive all their income at the beginning of the month, to pay their rent in two installments. One half by the 10<sup>th</sup> of the month and the other half by the 15<sup>th</sup> of the month.*

Response: RHA will consider the RAB's request. RHA intends to meet with staff to determine the feasibility of providing a more flexible rental payment schedule. However, the flexible rental payment schedule will be limited to working families that are able to demonstrate that the current schedule for rental payments creates a hardship.

##### **Comment: Demolition**

- (a) *Olean/Kennedy Townhouses – current plan lacks details and doesn't provide for resident input.*

- *It is recommended that the Pittsburgh firm meet with residents who live in the sites where the demolition/rehab is being considered and poll the preferences of residents living in the sites.*

Response: At the present time, the Olean Kennedy project is in the early stages of development. RHA has entered into a contract with Perkins Eastman PC to prepare a minimum of three plans that will promote the revitalization of the subject properties. At the present time, RHA is not able to determine the level of demolition that will be called for in the plan. Since the contract requires Perkins Eastman develop a minimum of three plans, each plan may differ in the level of demolition required.

RHA recognizes the importance of resident input in the development of the Olean Kennedy revitalization plan. RHA has contractually obligated Perkins Eastman to conduct meetings with residents at the Kennedy Townhouses, Olean Townhouses and Kennedy Tower to obtain their perspective on various aspects of the revitalization project. Residents will be asked to identify problems existing in the complexes and indicate corrections that could improve the complexes. Perkins Eastman conducted its first meeting with residents on April 5, 2001. A second meeting has been planned for June. A third meeting will be held later in the summer of 2001. At each meeting residents will be provided opportunity to comment on the proposed redesign of the complexes. All comments by residents will be taken into consideration when the three revitalization plans are finalized; these comments are also forwarded to RHA staff overseeing the project.

Perkins Eastman also requested that RHA establish a steering committee to review the development of the project. RHA requested two RHA Resident Advisory Board members serve on the steering committee. The steering committee members will be provided the opportunity to comment on the proposed plans to improve the complexes.

*(b) Scattered Sites*

- *It is recommended the Authority notify the RAB in advance of demolition and/or sale of scattered sites for its input prior to RHA taking the action.*

Response. The U.S. Department of Housing and Urban Development requires that any request to remove a property from the housing authority's inventory be presented to the residents of the subject complex, as well as the Resident Advisory Board.

**Comment: Grievance**

- *It is recommended that RAB and RHA agree on the selection of the disinterested member of the Grievance Hearing Panel.*

Response: RHA anticipates it will update the policy in the coming year and RHA will work with the RAB to agree upon the organization that will serve as the disinterested member of the Grievance Hearing Panel.

**Comment: Flat Rents**

*The Plan lists the flat rents in scattered sites, but in reality, there are differences in rents among sites, which have the same bedroom size, and those differences are not reflected in the Plan.*

*The flat rents for scattered sites are too high.*

- *It is recommended the Authority review its current flat rent policy and make adjustments in the rents to more accurately reflect what tenants can afford.*

Response: Flat rents were established in August 2000 with instruction from the U.S. Department of Housing and Urban Development that flat rents were to be set at a level found in the private rental market. With over three hundred scattered site units dispersed throughout the City of Rochester, it will take time to determine what rents need to be adjusted to better reflect the rent levels found in the surrounding community. However, RHA is not opposed to adjusting the rents assigned to scattered site units should the rent for comparable units in the same neighborhood indicate the RHA flat rent is high.

The RAB comment also raises the question of the affordability of the rent. RHA recognizes the fact that the flat rate rent may not be affordable to many public housing families. However, the flat rate rent serves two functions: it represents the rent the unit would command in the private market and it provides working families a ceiling on their rental payment.

Prior to the emergence of the flat rate rent, rent for public housing units was based solely on family income. To ensure public housing units were affordable to low-income families, the U.S. Department of Housing and Urban Development limited rent to 30% of the adjusted family income. However, as the income of working families increased, it was possible for their rental payments to exceed the rent their unit would command in the private market. The flat rate rent was established to provide working families a limit to their rental payment that would encourage their continued occupancy.

Although many RHA families may not be able to afford the flat rate rent, their rent will remain affordable due to the option to base their rent on 30% of the adjusted family income.

**Comment: Deconcentration of Poverty**

*The goals stated in the Plan are vague.*

- *It is recommended that the Authority provide for resident input in setting and evaluating the goals of the deconcentration and income mixing.*

Response: The public comment period is provided as a vehicle to obtain resident input on RHA programs and policies. However, in many instances policies such as the Deconcentration Policy and their subsequent goals are mandated by the federal government.

The U. S. Department of Housing and Urban Development established the requirement that public housing authority's monitor average income levels at family developments to ensure the average income, at each development, falls within HUD's Established Income Range (85% to 115% of the combined average income for all family developments). For developments that fall outside the Established Income Range, the PHA is expected to take steps to bring the average income of these complexes within HUD standards.

**Comment: Site Rules**

*Currently, residents are subject to different rules depending on what complex or development they live in. There appears to be no uniformity in the rules among the different complexes. Some of these rules are perceived as arbitrary and pose hardships for residents, e.g., no moving in/out of Tower apartments on the weekends or after 4:30pm.*

- *It is recommended that the Authority solicit resident input before setting the rules for complexes and developments and provide for uniformity in those rule.*

Response: RHA acknowledges that there are differences in rules for many of RHA's complexes. To the greatest extent possible, RHA attempts to provide the site managers a degree of flexibility in establishing rules to address problems that are unique to their complex. However, RHA management will solicit residents for input for future rules or amendments to rules.

**Comment : Security Services**

- *It is recommended that the Authority commit to expanding and increasing security for its residents.*

RHA is in the process of negotiating a new security contract. It is anticipated the new contract will improve upon security services at sites currently provided security coverage, and expand security coverage to new complexes.

**FOLLOW-UP COMMENTS:**

In a follow-up letter dated May 31, 2001, the Resident Advisory Board requested the following:

**Comment: Olean Kennedy Revitalization Project**

*...we are concerned about the extent to which the residents there will be able to influence the results of the feasibility study currently being conducted by the Perkins Eastman firm. Our question is: Precisely what opportunity do the residents who live there have to fashion the proposals that will be submitted? Resident input should consist of more than opinion gathering, but rather active participation in fashioning the alternatives that will be submitted to RHA.*

Response: RHA considers the input of the residents to be a vital component in the development of the revitalization plan for the Olean-Kennedy project. The consultants from Perkins Eastman have planned to hold a minimum of three meetings with the residents to gather information that will assist in the redesign of the project. The first meeting gathered data about problems in the complexes and desired changes at the complexes. In future meetings residents will be asked to comment on possible designs. Please be assured that each of these meetings is intended to gather information that will help shape the new developments. RHA also encourages members of the RAB to participate in future meetings.

**Comment: Scattered Site Demolition:**

*Another issue that we continue to be concerned about is scattered site demolition. RHA's response to our comment furnished no details about how resident opinion and advice is to be obtained regarding proposals for demolition of scattered site housing. The RAB requests that RHA set forth a procedure to be followed to solicit RAB and resident opinion before any scattered site demolition is to be considered.*

Response: HUD has established regulations for the demolition or disposition of public housing at 24 CFR 970. The regulations at 24 CFR 970.4 state:

“HUD will not approve an application for demolition or disposition unless:  
(a) The application has been developed in consultation with tenants of the project involved, any tenant organizations for the project, and any PHA-wide tenant organizations that will be affected by the demolition or disposition :”

Should RHA pursue the demolition or disposition of any public housing unit, RHA will notify all residents in the targeted project, by letter, that the Housing Authority is seeking resident comment. The letter will also invite residents to attend a meeting to discuss the demolition/disposition. RHA staff will also send a similar letter to the RAB office.

In regards to the demolition process, the Agency Plan requires RHA to list any properties it intends to dispose/demolish in the coming fiscal year. For FY 2002, RHA does not intend to demolish any scattered site units. However, in future years, should a scattered site unit be proposed for demolition in the Agency Plan, the RAB should may

want to suggest in its comment to the Agency Plan, that the RAB and RHA begin a dialogue on the proposed demolition/disposition.

**Comment: Pet Policy**

*We believe that the Pet Policy needs refoamation to do away the pet security deposit requirement. The pet deposit make owning a pet financially prohibitive to low-income resident, especially in conjunction with other mandatory costs in the policy, such as neutering expenses and licensing fees that the residents must pay. The deposit serves no useful purpose other than to discourage low-income residents to own a pet, and it should be eliminated.*

Response: RHA respectfully disagrees with the RAB's assertions that the pet security serves no useful purpose but to discourage low-income residents from owning a pet. Pets, especially untrained pets, have the ability to cause significant damage to an apartment or scattered site property. RHA believes the pet security deposit protects RHA's investment in its properties and the deposit provides an incentive for the resident to be responsible for the behavior of the pet.

RHA also believes the pet deposit protects the resident from financial hardship. At the time of move out, or when the pet no longer lives in the unit, the deposit will provide the resident the means to pay for pet related damage, rather than trying to come up with these funds on short notice.

The RAB comment also touched upon the cost of neutering the pet. RHA staff contacted the Humane Society to determine if there are any low or no cost spay/neutering programs that could benefit RHA residents. Please be advised that Lollypop farm conducts a Spay Neuter Incentive Program for qualified low-income persons. Persons that meet program the income requirements of the program will pay one-third of the cost of the procedure, the program will pay the remaining two-thirds. Residents interested in the program are encouraged to contact Lollypop farm for more information.

**Section 8 RAB Meeting**

Despite efforts to have several Section 8 participants review and comment on the draft 2002 Agency Plan, only one resident attended the meeting. The meeting was conducted on April 24, 2001 at the RHA Administrative Offices located at 675 West Main Street. Ms. Selena Boyd represented the Section 8 residents. John Haire, Gary Wasson, and Richard Sasser represented RHA.

Prior to the meeting, Ms. Boyd had been instructed to review the Agency Plan and develop a list of questions or concerns about the materials contained in the document.

Ms. Boyd was primarily interested in the chapter on the Section 8 Homeownership program. She believed the section should be expanded. Ms. Boyd was informed that the program was in its early stages, but John Haire and Ms. Boyd engaged in a fairly detailed conversation about the benefits, requirements, and mechanics of the homeownership program.

Ms. Boyd raised concerns about the condition of other properties in her neighborhood. John Haire informed Ms. Boyd that such matters were not within RHA's control. However, we have increased the responsibilities of Section 8 participants, and failure to comply with these responsibilities could result in a loss of rental assistance.

Ms. Boyd was concerned about drug use by residents. RHA staff explained that we can terminate assistance for drug activity (on or off the premises by family members); however, recent court cases have overturned similar actions by other housing authorities. Ms. Boyd wanted to see more regulations to curb illegal drug use. Ms. Boyd wanted to know if RHA had the ability to get RPD info. RHA staff explained that we have the ability to get information from the Rochester Police Department.

Ms. Boyd raised a concern that landlords in the suburbs were not accepting Section 8 assistance. Mr. Haire explained that RHA spend significant time recruiting landlords to participate in the program. As of this time, there are over 1,500 Section 8 participants that live outside of the Rochester City limits.

Ms. Boyd's final comment concerned tenant counseling, she was interested in seeing more counseling services available for residents. Ms. Boyd offered an example in which conduct was tied to assistance.

Ms. Boyd and Mr. Haire agreed to meet to further discuss the Section 8 Homeownership program. No other follow-up was required.

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) For issues such as time of rental payment, RHA will consider the RAB's comment during the next fiscal year to determine if changes are needed and feasible.

**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) Candidates must be 18 years of age and resided in RHA public housing for at least one year.

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) Candidates must be 18 years of age and RHA public housing resident.

**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)

The City of Rochester Consolidated Community Development Program states the following:

“The Public Housing Agency Plan(Agency Plan) embodies, in many respects, the concepts of the Consolidated Community Development Plan.”

RHA activities are listed in the following section:

**To provide public improvements that support housing and community development programs.**

Providing housing assistance/affordable housing for low-income families  
Economic Development and Supportive Service programs  
Drug Elimination Activities  
Programs to further fair housing choice – ROC program

- Other: (list below)

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

The Consolidated Plan states: “Coordination between the RHA and private and governmental health, mental health and services agencies is enhanced by the City through the City’s support of RHA social services programs and safety and security programs. The City also supports RHA’s Family Self Sufficiency Program which links Section 8 tenants and public housing residents with local training and employment programs and related service agencies.”

**D. Other Information Required by HUD**

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

## **Attachments**

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number                      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				



# 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 \$613,246**

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_      R   x   \_\_\_\_\_

**C. FFY in which funding is requested FY 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

With FY 2001 PHDEP funds, the Rochester Housing Authority intends to continue its "community policing" and "high visibility patrol" approach in providing security services to RHA residents through RHA's Office of Public Safety. RHA also intends to continue providing resident youth, educational, and recreational activities in RHA family sites. RHA's Afterschool Program, Summer Day Camp, and STOP program provide resident youth safe and fun activities that encourage educational growth and a drug free lifestyle. RHA also intends to continue providing access, with PHDEP funds, to drug treatment and counseling services.

**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 (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
NY 041 001 et al. (All public housing developments)	2,498	4,408

**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	NA	NA	NA	NA	NA
FY 1996	612,000	NY06DEP0410196	Grant Closed		Completed
FY 1997	650,000	NY06DEP0410197	Grant Closed		Completed
FY 1998	650,000	NY06DEP0410198	Grant Closed		Completed
FY 1999	549,851	NY06DEP0410199	152465		12/01
FY 2000	573,058	NY06DEP0410100	573,058		12/02

## 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.

RHA’s PHDEP strategy will be the continuation of security services to improve the safety of RHA complexes and deter the sale and consumption of illegal drugs on RHA property. RHA will also continue to provide youth activities that educate inner city youth about the dangers of drugs and provide positive alternatives to becoming involved in drugs and crime. RHA will service as the lead agency in the program.

The broad goals and objectives for security programs are to improve the safety of RHA’s public housing complexes and maximize the usage of youth activities. RHA will monitor the progress of PHDEP activities through attendance records and permission slips of youth participating in PHDEP funded programs. RHA will track security efforts through police statistics for RHA properties and internal security reports.

### 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	
9120 - Security Personnel	322,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	280,000
9170 - Drug Intervention	10,000
9180 - Drug Treatment	
9190 - Other Program Costs	1,246
<b>TOTAL PHDEP FUNDING</b>	<b>613,246</b>

### 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.

<b>9120 – Security Personnel</b>						<b>Total PHDEP Funding: \$322,000</b>	
Goal(s)		Continue reduction of drugs and crime in RHA’s public housing developments					
Objectives		Conduct high visibility patrols and community policing activities					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Security Services Contract			2/02	1/03	322,000	Operating / Capital Funds	RPD Crime Statistics RHA Incident Reports
2.							
3.							

<b>9160 - Drug Prevention</b>						<b>Total PHDEP Funding: \$280,000</b>	
Goal(s)		Continue current programs					
Objectives		Increase registration and daily use of programs by 2%					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. After School Program	130+	RHA Youth	10/02	10/03	175,000	19,000 Opr est.	Program Attendance
2. TWEENS Program	10+	RHA Teens	6/02	9/02	12,000		Program Attendance
3 Summer Day Camp	210+	RHA Youth	6/02	9/02	89,000	30,000 Opr est.	Program Attendance
4. Youth Sports	25+	RHA Teens	10/02	10/03	4,000	\$8,000 Opr est	Program Attendance

<b>9170 - Drug Intervention</b>						<b>Total PHDEP Funding: \$10,000</b>	
Goal(s)		Continue to provide no cost access to drug treatment services for RHA residents.					
Objectives		50% of persons referred to program complete treatment and remain drug free for 9 months.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. SWAN Contract	As needed	RHA residents	1 /02	12/02	\$10,000	NA	Number of persons served, complete program and remain drug free.
2.							

3.							
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<b>9190 - Other Program Costs</b>						<b>Total PHDEP Funds: \$1,246</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. PHDEP Survey			10/02	12/02	\$1,246		NA
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.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	NA		NA	
9120	Activity 1	\$269,000	Activity 1	\$322,000
9130	NA		NA	
9140	NA		NA	
9150	NA		NA	
9160	Activity 1,2,3,4	\$30,000	Activity 1,2,3,4	\$30,000
9170	Activity 1	\$5,000	Activity 1	\$5,000
9180	NA		NA	
9190	Activity 1	\$276,500	Activity 1	\$0
<b>TOTAL</b>		<b>\$304,000</b>		<b>\$357,000</b>

**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.”

## **Resident Advisory Board Membership.**

The following contains the required listing of RAB members. RHA has provided the addresses of RAB Officers and Committee Chairs. The RHA RAB has organized its membership into the following manner.

### **Resident Advisory Board Officers**

Doreatha Gayden-Chairperson  
194 Brooks Avenue, Rochester, NY 14619

Kenneth Peterson-Co-Chairperson  
133-5 Glide St. C-52, Rochester, NY 14611

Joseph Kelly-Secretary  
625 University Ave.#302, Rochester, NY 14607

Allamenia Barton-Correspondence Secretary  
321 Lake Ave.,Apt.305, Rochester, NY 14608

Eula Williams-Treasurer,  
24 Christopher Court, Apt.99, Rochester NY 14606

### **RAB Committees**

#### **Security Committee**

Regina Tait-Chairperson  
321 Lake Ave, Apt. 1404, Rochester, NY 14608

Shelia Roberson-Co-Chairperson  
29 Lexington Court #31, Rochester, NY 14606

Emmett Davis  
Fred Nash  
Freddie Paris  
Ruthie Edwards  
Lillie Jackson  
Robert Harper  
Denise Wise  
Dorothy Hebert  
Donnie Hall

**Communications Committee**

Hattie Jordon-Chairperson

2140 St. Paul St. #4, Rochester, NY 14621

Irene Mattle-Co-Chairperson

2142 St. Paul St. #3, Rochester, NY 14621

Billy Arnold

Mary Ann Thibideau

Ceil Fernandez

Francina Allen

Jean Gerber

Teresa Peterson

**Review Committee**

Doremus Carter-Chairperson

625 University Ave., Apt#506, Rochester, NY 14607

Pamela Smith- Co-Chairperson

29 Lexington Court, Apt. 32, Rochester, NY 14606

Gloria Jones

Louise Hollis

Linda Leigh

Essie Bess

**Management Committee**

Eula Williams-Chairperson

24 Christopher Court, Apt#99, Rochester, NY 14606

Thelma Reid-Chairperson

401 Seneca Manor #1015, Rochester, NY 14621

Jessie Butler

Alferda Harris

Barbara Brown

Equilla Ross

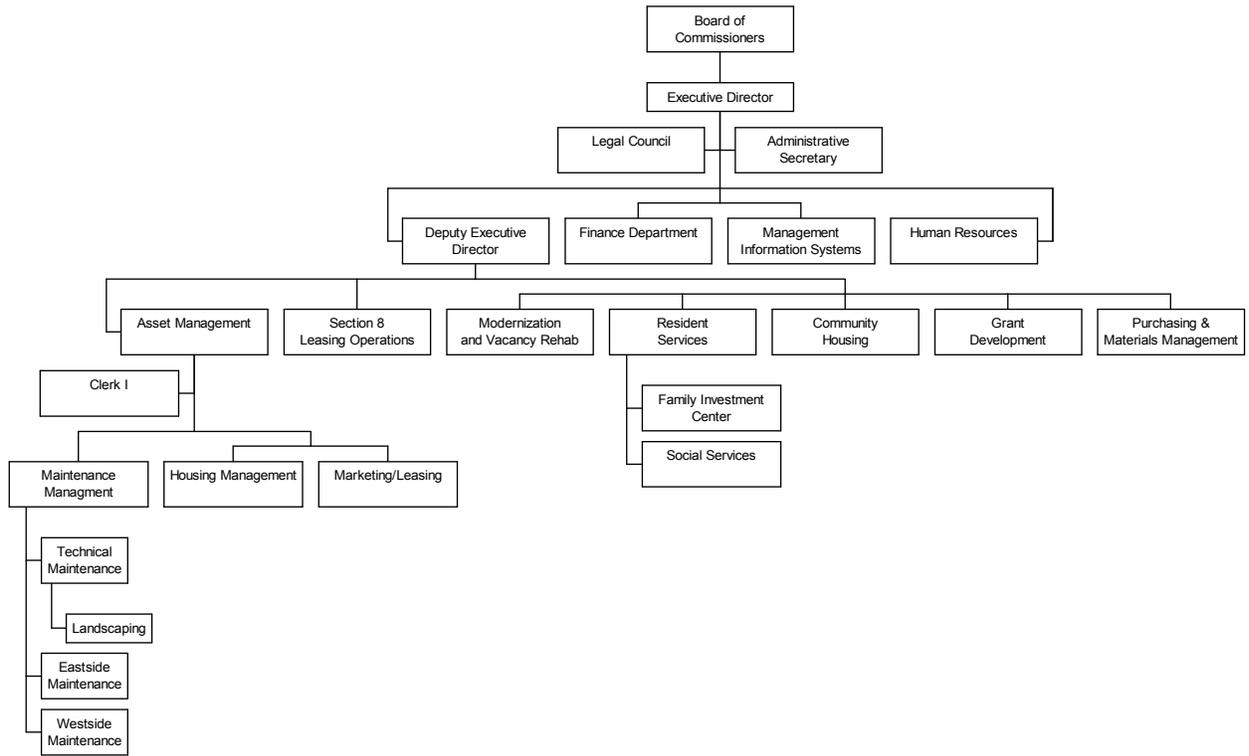
Clarence Robinson

**Organizing Committee**

Ella Jones-Chairperson,  
321 Lake Ave, Apt #1303, Rochester, NY 14608

Lily Jones  
Robert Stewart  
Barbara Rigsbee  
Eloise Sides

Rochester Housing Authority  
Organizational Chart



## Section 8 Project Based Vouchers

With the publication (1/167/01) of the *Revisions to PHA Project-Based Assistance Program, Initial Guidance*, the Rochester Housing Authority anticipates that it will not project-base more than 40-50 vouchers per year. This is primarily due to the new regulation which limits the number of Project-Based Vouchers (PBV) to more than 25% of the units in a development.

Under its Ranking & Selection policy, RHA will not accept 'elderly-only' proposals. Additionally, this policy gives heavy weight to proposals based upon location and impact. Proposals are assigned points based upon the poverty rate of the Town or census tract. There is an inverse relationship between the poverty rate and the number of points assigned to the proposal. Projects proposed in the census tracts with poverty rates above 16.5% are rejected. Proposals are also assigned points on the basis of the extent to which the project represents a percentage increase in the number of affordable housing units in the particular Town or census tract. These two features of RHA's Ranking & Selection Policy are consistent with RHA's role as a Contributor in the local *Community Choice Action Plan*. It is difficult for families – especially, three and four-bedroom families – to use their tenant-based Vouchers in low poverty areas, such as suburban towns. This policy was designed to increase the number of affordable (family) housing units in locations with an otherwise limited supply.

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P4170798 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 6 )  
 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				
3	1408 Management Improvements	277,364	277,364	277,364	277,364
4	1410 Administration	91,000	91,000	91,000	91,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	464,261	464,261	464,261	464,261
10	1460 Dwelling Structures	1,794,138	1,796,278	1,796,278	1,690,609
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	2,586,160	2,584,020	2,584,020	2,546,568
13	1475 Nondwelling Equipment	50,405	50,405	50,405	50,405
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,263,328	5,263,328	5,263,328	5,120,207
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P4170798 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 6 )  
 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
24	Amount of line 21 Related to Security – Soft Costs	737,940	737,940	737,940	737,940
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	1,079,749	1,082,281	1,082,281	1,039,395

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
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	
NY 41-1B Kennedy Townhouses	Replace prime/storm windows or other energy efficient method (E1172)	1460	35 UN	202,201	205,261	205,261	142,447	Work in progress
	Chang entrances to Best Locks (S13114)	1460	35	4,327		4,327	4,327	complete
	Replace furnaces (E1647)	1460	35	28,283		28,283	28,283	complete
Subtotal				234,811	237,871	237,871	175,088	
NY41-02A Duplexes	Replace furnaces (0519)	1460		25,051		25,051	25,051	complete
	Security Screens (S1209)	1460	26	73,710		73,710	73,710	complete
	Unit Upgrade of electrical system (change FPE panels) (1212)	1460	26	61,067		61,067	61,067	complete
Subtotal				159,828	159,828	159,828	159,828	COMPLETE
NY 41-02B1 Danforth East	Co – Remodel basement computer office area	1470		38,298		38,298	38,298	complete
Subtotal		1470		38,298	38,298	38,298	38,298	COMPLETE

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998			
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	
NY41-02C Atlantic Townhouses	Replace siding/gutters (1224)	1460		213,016		213,016	213,016	complete
	Install integrated smoke detectors (S1361)	1460	24	311		311	311	complete
	Subtotal			213,327	213,327	213,327	213,327	COMPLETE
NY41-03 Scattered Sites	3's-Major int/ext rehab (0621)	1460	32 UN	27,086		27,086	27,086	complete
	Subtotal			27,086	27,086	27,086	27,086	COMPLETE
NY41-04 Olean Townhouses	Install 76 Best locks on entrance doors (S1229)	1460	76	9,447		9,447	9,447	complete
	Build new management office/community building (1228)	1470		411		411	411	complete
	Subtotal			9,858	9,858	9,858	9,858	COMPLETE
NY 41-7C Elmdorf Apartments	Replace concrete entrance steps	1450	6	1,600		1,600	1,600	complete

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998			
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	
Subtotal				1,600	1,600	1,600	1,600	COMPLETE
NY 41-08 Scattered Sites	Install integrated smoke alarms (Garson 4, Bond 20)	1460	24	5,063		5,063	5,063	complete
Subtotal				5,063	5,063	5,063	5,063	COMPLETE
NY 41-09 Holland Townhouses	Install integrated smoke alarm system (S2562)	1460	70 UN	311		311	311	complete
	Replace prime windows	1460	70 UN	27,429	26,901	26,901	26,901	complete
Subtotal				27,740	27,212	27,212	27,212	COMPLETE
NY 41-10 Scattered Sites	10's-Major int/ext rehab (0150)	1460	31	32,917		32,917	32,917	complete
	Install integrated smoke alarms (Henry 6, Merrimac, 5, From 8) (S1443)	1460	19	51,935		51,935	51,935	complete
Subtotal				84,852	84,852	84,852	84,852	COMPLETE
NY 41-15 Glenwood Gardents	Provide new fencing/closeoff Santee St and security lighting (S1621)	1450		413,000		413,000	413,000	complete

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
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	
Subtotal				413,000	413,000	413,000	413,000	COMPLETE
NY 41-17 Bronson Court Apartments	Complete perimeter wrought iron fencing (S1268)	1450		1,049		1,049	1,049	Complete
	Change entrances to Best locks (S1268)	1460	35	4,828		4,828	4,828	Complete
Subtotal				5,877	5,877	5,877	5,877	COMPLETE
NY 41-18B Seneca Manor Townhouses	Replace closet doors (1593)	1460	78 UN	157,249	155,167	155,167	155,167	Complete
	Install integrated smoke alarms (S1596)	1460	78 UN	311		311	311	Complete
Subtotal				157,560	155,478	155,478	155,478	COMPLETE
NY 41-22 Lake Tower	Install Best lever handsets (S1277)	1460	208	23,337		23,337	23,337	Complete
Subtotal				23,337	23,337	23,337	23,337	COMPLETE
NY 41-33 Scattered Sites	33's-Interior/Exterior Rehab	1460	24 UN	11,095	12,785	12,785	12,785	Complete

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
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	
Subtotal				11,095	12,785	12,785	12,785	COMPLETE
NY 41-34 Lexington Court Apartments	Repair/replace DU window and doors (E1804)	1460	112 UN	262,238		262,238	262,238	Complete
Subtotal				262,238	262,238	262,238	262,238	COMPLETE
NY 41-35 Harriet Tubman Estates	Landscaping/site work	1450	N/A	48,612		48,612	48,612	Complete
	Replace prime and storm windows	1460		309,259		309,259	266,373	Work in progress
Subtotal				357,871	357,871	357,871	314,985	
NY 41-36 Scattered Sites	36's-Major int/ext rehab (0710)	1460	9 UN	11,793		11,793	11,793	Complete
Subtotal				11,793	11,793	11,793	11,793	COMPLETE
NY 41-38 Lena Gantt Estates	Install integrated smoke alarms	1460	70	311		311	311	Complete

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 1998			
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	
Subtotal				311	311	311	311	COMPLETE
NY 41-40 Blackwell Estates	Replace al window units	1460	100 U	250,339		250,339	250,339	Complete
	Replace vinyl tile and cove base at D.U. (0796)	1460		539		539	539	Complete
	Replace delaminating corridor doors (1303)	1460		685		685	685	Complete
Subtotal				251,563	251,563	251,563	251,563	COMPLETE
HA-Wide Management Improvements	Staff training – CM and Area Maintenance Staff	1408		4,377		4,377	4,377	Complete
	Job training for tenants (FIC) (0998)	1408		7,000		7,000	7,000	Complete
	Increase security at high risk senior sites and family projects (S1002)	1408		150,000		150,000	150,000	Complete
	Software & Training	1408		10,464		10,464	10,464	Complete
	Elderly Outreach & Marketing (1326)			10,464		10,464	10,464	Complete
Subtotal				\$277,364	\$277,364	\$277,364	\$277,364	COMPLETE

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P41 70798 Replacement Housing Factor Grant No:				Federal FY of Grant: 1998		
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	
Non-technical Salaries	General Administrative Costs (1027)	1410. 1		91,000		91,000	91,000	Complete
Subtotal				91,000	91,000	91,000	91,000	COMPLETE
Nondwelling Structures	Construct new maintenance area (1681)	1470		2,547,451	2,545,311	2,545,311	2,507,859	Final punch work being done
Subtotal				2,547,451	2,545,311	2,545,311	2,507,859	
Nondwelling Equipment Computers	Computer hardware/printers (162)	1475. 4	N/A	50,405		50,405	50,405	Complete
Subtotal				50,405		50,405	50,405	COMPLETE
HA Wide Subtotal				2,966,220	2,964,080	2,964,080	2,926,628	
Grand Total				5,263,328	5,263,328	5,263,328	5,120,207	

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NY06P41 70798 Replacement Housing Factor No:				<b>Federal FY of Grant: 1998</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Developments	3-31-00		3-31-00	9-30-01			

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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: 3 )  
 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				
3	1408 Management Improvements	511,933	485,436	485,436	423,731
4	1410 Administration	400,000	338,607	334,544	253,667
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	2,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	778,913	538,938	538,938	379,263
10	1460 Dwelling Structures	3,104,836	3,520,238	3,524,301	1,600,352
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1,112,912	1,001,459	1,001,459	430,503
13	1475 Nondwelling Equipment	113,249	139,165	139,165	136,570
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,023,843	6,023,843	6,023,843	3,224,086
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	74,860	3,920	3,920	3,920
24	Amount of line 21 Related to Security – Soft Costs	1,227,198	922,323	922,323	765,969
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	1,026,226	1,377,912	1,377,912	550,123

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-50	50's Interior/Exterior Rehabs (1320)	1460	2	20,000	(20,000)	0	0	Deleted
Scattered Sites								
Subtotal				20,000		0	0	
NY 41-01A Kennedy Tower	Seal masonry/concrete (0005)	1460			74,627	74,627	2,327	Work in progress
	Add 10 locations for heat management system (0025)	1460	10	943	1,705	1,705	1,655	Work nearing completion
	Replace shut-off valves, DU, & in boiler room (0894)	1460	44	4,000	(4,000)	0	0	Deleted
	Rebuild/replace roof fans (1332)	1460	10	4,000	(4,000)	0	0	Deleted
	Rebuild house pumps (1333)	1460	3	1,709	(1,709)	0	0	Deleted
	Upgrade card key access system (S1832)	1460	1	6,000	(6,000)	0	0	Deleted
	Install 504 automatic entry door (504-1833)	1460	1	15,000	595	595	595	Complete (bid ad only)
	Install guard station (S1740)	1470	1	8,500	(8,500)	0	0	Deleted
	Split Screen recording surveillance camera (S1741)	1470	1	5,000	5,000	0	0	Deleted
	Replace radiation w/cast iron (common areas only) (1742)	1460	1	15,000	11,195	11,195	0	Waiting for materials to come in
Subtotal				60,152	88,122	88,122	4,577	
NY 41-02A Duplexes	Replace Aluminum Wiring (1919)	1460	26	48,704	5,255	5,255	2,187	Work in progress
Subtotal				48,704	5,255	5,255	2,187	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-02B Danforth West	DW Feasibility study, change to HW heating system (E0547)	1430. 1		2,000	(2,000)	0	0	Deleted
	Landscaping, trees, turf, benches, railings, sidewalk curbs and driveways (0521)	1450		4,350		4,350	4,350	Complete
	Add ten locations to heat management system (0551)	1460		3,886	4,695	4,695	4,646	Work nearing completion
	Replace expansion compensators (1066)	1460		1,255		1,255	1,255	Complete
	Clear air vents in kitchen and bath from roof (1216)	1460		5,000	(5,000)	0	0	Deleted
	Replace original apartment radiation heating units (3 per unit) (1434)	1460	300	292,130	285,499	285,499	275,609	Awaiting completion of punch work
	Repair or replace steam boilers (E1734)	1460		18,900		18,900	18,900	Complete
	Spilt screen surveillance recording cameras (s1734)	1460	1	5,000	5,000	0	0	Deleted
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1748)	1460	1	2,500	(2,500)	0	0	Deleted
	Upgrade entry access (Corby) system (S1827)	1460	1	10,796		10,796	10,796	Complete
	Replace door hardware with level &/or panic bar styles (0529)	1470	8	10,880	(10,880)	0	0	Complete
	Guard Station (S1744)	1470	1	8,500	2,375	2,375	2,375	Complete
	Install 504 automatic entry doors (504-1828)	1470	1	400	(400)	0	0	Deleted
Subtotal				365,597	327,870	327,870	317,931	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-2B1 Danforth East	Add ten locations for heat management systems (0586)	1460	10	943	1,705	1,705	1,655	Work nearing completion
	Replace expansion compensators (0909)	1460	12	5,857	(5,857)	0	0	Deleted
	Upgrade trash chutes (1219)	1460	15	4,500	(4,500)	0	0	Deleted
	Dwelling unit shut-off valves (1531)	1460		30,000	2,393	2,393	2,393	Complete
	Replace heaters, covers, and heating upgrades for pipes, traps and insulation (3 per unit) (E1654)	1460		287,127	280,157	280,157	270,267	Awaiting completion of punch work
	Repair/replace steam boilers (E1735)	1460		17,180		17,180	17,180	Complete
	Split screen surveillance with recording camera (S1761)	1460	1	5,000	(5,000)	0	0	Deleted
	Guard Station (S1763)	1460	1	8,500	(8,500)	0	0	Deleted
	Upgrade Corby Card System (S1839)	1460	1	6,000	(6,000)	0	0	Deleted
	Install 504 automatic entry door (504-1840)	1460	1	15,000	595	595	595	Complete (bid ad only)
	Upgrade interior lobby common space and exterior grounds to improve the marketability of the site (1750)	1470	1	4,500	(4,500)	0	0	Deleted
Subtotal				\$384,607	302,030	302,030	292,090	
NY 41-02C Atlantic Townhouses	Install integrated smoke detectors	1460	24	\$8,371		8,371	8,371	Complete
Subtotal				\$8,371	\$8,371	\$8,371	\$8,371	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY41-2C1 Bay Street Townhouses	Replace meters and exterior breakers (1766) (7 buildings)	1460	40	35,000	25,079	25,079	3,593	COMPLETE
Subtotal				35,000	25,079	25,079	3,593	
NY 41-03 Scattered Sites	Resurface driveways	1450	4	2,709	(2,709)	0	0	Deleted
	3's-Major int/ext rehab (0621)	1460	32 UN	8,220	28,911	28,911	21,590	Work nearing completion
	Replace windows (E1768)	1460	2	12,000	5,508	5,508	5,508	Complete
	Install foundation moisture barrier first floor units – mildew problem – 98 Jones (1770)	1460	1	50,000	65,887	65,887	58,839	Work nearing completion
Subtotal				72,929	100,306	100,306	85,937	
NY 41-04 Olean Townhouses	Replace roof (0049)	1460		25,000	5,662	5,662	5,662	complete
Subtotal				25,000	5,662	5,662	5,662	
NY 41-610 Fairfield Village	Replace site lighting fixtures	1450		27,150	19,987	19,987	3,912	Work in progress
	Replace electrical services, detectors, and risers	1460			11,644	11,644	11,644	Complete
	Replace basement windows with glass block (S0925)	1460		11,960		11,960	11,960	Complete

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-610 Fairfield Village (cont'd.)	Replace windows (E1539)	1460	45 UN		165,823	165,823	2,371	Contract awarded; work to begin shortly
Subtotal				39,110	209,414	209,414	29,887	
NY 41-07A Parkside	Clean all brick work (1232)	1460	12	35,000	1,100	1,100	0	Work to be completed shortly
Subtotal				35,000	1,100	1,100	0	
NY 41-07C Elmdorf Apartments	Repair spalling concrete (0843)	1460			15,321	15,321	2,371	Contract awarded; work to begin shortly
	Replace aluminum wiring in 17 units (1234)	1460	17	55,000	(55,000)	0	0	Deleted
	Replace lighting fixtures (E1376)	1460	1	24,825	25,456	26,456	5,736	Work in progress
	Upgrade interior common space and exterior grounds to improve marketability of site – storefronts, halls, stairs (1754)	1460	1	2,500	(2,500)	0	0	Deleted
	Replace boiler outdoor reset control (1773)	1460	1		942	942	942	Complete
Subtotal				82,325	42,719	42,719	9,049	
NY 41-07D Parliament Arms	Upgrade existing hardwired smoke detectors (S1241)	1460	20	10,000	(10,000)	0	0	Deleted

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-07D Parliament Arms (cont'd)	Upgrade interior common space and exterior grounds to improve marketability of site. (1756)	1460	1	2,500	(2,500)	0	0	Deleted
Subtotal				12,500		0	0	
NY 41-08 Scattered Sites	8's Int/Ext rehab (09320	1460		5,000	1,479	1,479	1,479	Complete
	Install chimney liners in all brick chimneys (1776)	1460	30	5,709	419	419	419	Complete
Subtotal				10,709	1,898	1,898	1,898	
NY 41-09 Holland Townhouses	Repair/replace brick veneer (settled and uneven) (1246)	1460	140	57,651	(57,651)	0	0	Deleted
	Install integrated smoke alarm system (S1562)	1460	70 UN	31,096		31,096	31,096	Complete
	Replace prime windows (E1886)	1460	70	145,348	148,550	148,550	126,899	Work in progress
Subtotal				234,095	179,646	179,646	157,995	
NY41-10 Scattered Sites	10's Major int/ext rehab	1460	31 UN		2,490	2,490		Work to be completed shortly
	Replace furnaces (E1642)	1460		16,200	8,289	8,289	8,289	Complete
Subtotal				16,200	10,779	10,779	8,289	

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-12A Capsule Dwellings	Replace rear prime doors with solid doors w/out windows (1251)	1460	16	20,00	15,000	15,000	150	Contract awarded
	Replace Furnaces (1855)	1460	16	10,200	20,300	24,363	0	Contract awarded; over obligation to be adjusted in next budget revision
	Subtotal			30,200	35,300	39,363	150	
NY41-12B Federal Street	Replace combustion air ducts, grills and breaching flues ( 0176)	1460	16	5,709	5,020	5,020	0	Waiting for materials to come in
	Subtotal			5,709	5,020	5,020	0	
NY 41-14 University Tower	Lighting perimeter of site (S0183)	1450		65,800	30,564	30,564	5,524	Work in progress
	Add 10 locations for heat monitoring system (E1146)	1460		943	1,705	1,705	1,655	Work nearing completion
	Upgrade entrance foyer lighting (S1260)	1460	1	8000	(8,000)	0	0	Deleted
	Additional 504 entrance with automatic doors (side, front) (504-1782)	1460		20,000	595	595	595	Complete (bid ad only)
	Maintenance tightening of terminals in electrical panels (1823)	1460		10,000	(10,000)	0	0	Deleted

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-14 University Tower (cont'd.)	Upgrade entry access system (Corby) (S1830)	1460	1	6,000	(6,000)	0	0	Deleted
	Replace incremental AC units with split system in common areas (0204)	1470	7	12,800	(12,800)	0	0	Deleted
	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1751)	1470	1	33,715	446,719	446,719	19,036	Work in progress
	Provide guard station (S1829)	1470	1	8,500	(8,500)	0	0	Deleted
	Split screen recording surveillance camera with guard station (S1831)	1470	1	5,000	(5,000)	0	0	Deleted
	Subtotal			170,758	479,583	479,583	26,810	
NY 41-15 Glenwood Gardens	Provide new fencing/closeoff Santee St and security lighting (S1621)	1450		47,043		47,043	47,043	Complete
	Replace prime doors, and storms w/self closing type (E0235)	1460			58,332	58,332	2,393	Contract awarded
	Replace Emergency call system (S0256)	1460		15,000	(15,000)	0	0	Deleted
	Provide non-resident storage space for stoves/refrigerators (1695)	1460			2,338	2,338	2,338	Complete
	Upgrade interior common space and exterior grounds to improve marketability (1757)	1460	1	5,500	12,508	12,508	8,687	Work in progress
	Subtotal			67,543	120,221	120,221	60,461	

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-17 Bronson Court Apartments	Replace fascia and continuous gutters (1267)	1460	49	8,000	4,500	4,500	0	Work to be complete shortly
Subtotal				8,000	4,500	4,500	0	
NY 41-18A Hudson Ridge Tower	Improve lighting at rear of building (S1269)	1450			1,875	1,875	1,875	Complete
	Replace sewer line with larger pipes going thru RHA site into City/County lines (1785)	1450		5,000	(5,000)	0	0	Deleted
	Rebuild or repair boilers, tubes, refractory gas valves (0353)	1460	2	23,585	24,053	24,053	19,366	Work nearing completion
	Expand emergency call/monitoring system for alarms in kitchens & living rooms, and CFCI's (0369t)	1460		5,500	5,798	5,798	0	Work in progress
	Replace int/ext doors (S1130)	1460		2,545	2,740	2,749	2,740	Complete
	Replace intercom (S1131)	1460		5,500	14,937	14,937	1,772	Work in progress
	Tighten torque on all panel box connections (1449)	1460		1,875		1,875	1,875	Complete
	Improve lighting in building stairwells (S1583)	1460		1,875	(1,875)	0	0	Deleted
	Provide one large community room with kitchen provisions (1702)	1460		2,500	(2,500)	0	0	Deleted
	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1752)	1460	1	1,500	22,828	22,828	1,762	Work in progress

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-18A Hudson Ridge Tower (cont'd.)	Address restoration of all patio terraces (1784)	1460	318	5,709	24,500	24,500	4,950	Work in progress
	Upgrade entry access system (Corby) (S1834)	1460	1	6,000	(6,000)	0	0	Deleted
	Replace office HVAC system on first floor (1447)	1470	1	943	1,705	1,705	293	Work in progress
	Subtotal			62,532	100,311	100,311	34,633	
NY 41-18B Seneca Manor Townhouses	Fencing and Landscaping and sitework – reseed – to prevent rodent harborage (0383)	1450		28,600	13,106	13,106	8,206	Work in progress
	Install integrated smoke alarms (s1596)	1460	78 UN	23,884		23,884	23,884	Complete
	Bring electrical grounding system up to current code (no grounds to water) (1824)	1460		33,700	26,960	26,960	6,717	Work in progress
	18B Interior/Exterior Rehab (1913)	1460	78	200,000	580,053	580,053	3,753	Work in progress
	Subtotal			286,184	644,003	644,003	42,560	
NY 41-19 Glide Court Apartments	Replace wood fence with 4ft ornamental wrought iron (S0416)	1450		65,000	4,364	4,364	4,364	Complete
	Construct retaining wall (0418)	1450		43,900	57,201	57,201	0	Contract awarded
	Install dumpster enclosure (0421)	1450		2,880	2,425	2,425	2,425	complete
	Replace all windows, allow for owner AC (E0422)	1460	41UN	64,200	96,210	96,210	3,776	Contract awarded

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
NY 41-19 Glide Court	Upgrade interior common space and exterior grounds to improve marketability of site (1758)	1460	1	2,500	(2,500)	0	0	Deleted
	Provide overhead lighting in units (1888)	1460	41	20,500	22,952	22,952	3,972	Contract awarded
	Modify building for 504 access (504-0443)	1470		6,460	545	545	545	Complete (bid ad only)
	Enlarge sliding glass door in community room (1877)	1470	1	2,500	(2,500)	0	0	Deleted
	Subtotal			207,940	183,697	183,697	15,082	
NY 41-22 Lake Tower	Security lighting & fencing on property line 6ft wrought iron (S1793)	1450	1	227,678	263,714	263,714	248,813	Work in progress
	Repair spalling and reseal all masonry/concrete surfaces (0477)	1460		301,682	318,272	318,272	234,613	Work in progress
	Add ten additional sensors to energy management systems (0502)	1460	10	943	1,705	1,705	0	Work to be completed shortly
	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1753)	1460	1	4,500	(4,500)	0	0	Deleted
	Replace intercom directory (1794)	1460		3,500	(3,500)	0	0	Deleted
	Replace CORBY card system	1460	1	6,000	(6,000)	0	0	Deleted
	Replace all exterior doors (S1796)	1460		25,000	(25,000)	0	0	Deleted
	Rebuild air handler (1798)	1460	1	1,500	(1,500)	0	0	Deleted
	Replace roof exhaust fans (1799)	1460	20	4,200	(4,200)	0	0	Deleted
	Replace heating pumps (1800)	1460	2	2,500	(2,500)	0	0	Deleted
	Maintenance tightening of terminals in electrical panels (1825)	1460		5,000	(5,000)	0	0	Deleted

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-22 Lake Tower (cont'd.)	Install 504 automatic entry doors (504-1835)	1460	2	15,000	895	895	895	Complete (bid ad only)
	Provide smoking room with proper outside ventilation (1671)	1470	1	10,000	(10,000)	0	0	Deleted
	Subtotal			607,503	584,586	584,586	484,321	
NY 41-33 Scattered Sites	33's-Int/Ext Rehab (1132)	1460	24 UN	49,053	162,263	162,263	78,757	Work in progress
	Install chimney liners (1803)	1460	8	2,200	3,008	3,008	3,008	Complete
	Subtotal			51,253	165,271	165,271	81,765	
NY 41-34 Lexington Court Apartments	Install new drainage to allow runoff to storm sewer (0636)	1450		50,000	(50,000)	0	0	Deleted
	Install west and east property line fence (chain link) (S0638)	1450		23,803		23,803	18,065	Work in progress
	A.O. Smith clean and check boilers (E0657)	1460	21	8,050	10,576	10,576	0	Contract awarded
	Extend vent lines for all units through roof and cap (1280)	1460	112	46,600	(47,600)	0	0	Deleted
	Install additional attic ventilation in all buildings (1281)	1460		12,000	33,390	33,390	33,390	Complete
	Replace waste and supply lines to all units (1608)	1460	112 U	9,000		9,000	9,000	Complete
	Repair/replace DU windows and doors (E1804)	1460	112	24,376		24,376	24,376	Complete
	Repair boiler room valves and leaks	1460	7 bldg	4,942	6,311	6,311	6,311	Complete

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
Subtotal				179,771	107,456	107,456	91,142	
NY 41-35 Harriet Tubman Estates	Replace External Filter Grilles and Standardize (0702)	1460	131	1,709	1,110	1,110	1,110	Complete
	Replace interior closet doors with hinged doors in dwelling units (S1486)	1460	91	136,500	2,355	2,355	2,355	Complete
	Additional space for Security/FIC offices (1963)	1470		180,644	205,106	205,106	108,799	Work in progress
Subtotal				318,853	208,571	208,571	112,244	
NY 41-36 Scattered Sites	36's Major int/ext rehab (0710)	1460	9	26,500	52,516	52,516	47,130	Work in progress
	Add chimney liner to all brick chimneys (1812)	1460	25	1,709	4,715	4,715	4,715	Complete
Subtotal				28,209	57,231	57,231	55,718	
NY 41-38 Lena Gantt Estates	Replace/Install storm doors (with screens) on 1 bedroom units (E0722)	1460	100	26,067	55,718	55,718	55,718	Complete
	Replace prime and storm windows (E1715)	1460	100	175,500	338,593	338,593	2,393	Contract awarded
	Install bells/knockers at entrance doors in family units (S1716)	1460	100	1,500	(1,500)	0	0	Deleted
	Install integrated smoke alarms (S1866)	1460	70	12,626		12,626	12,626	Complete
Subtotal				215,693	406,937	406,937	70,737	
NY 41-39 Jonathan Child Apartments	Landscaping/sitework (1982)	1450	1		84	84	84	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-39 Jonathan Child Apartments	Add additional sensors to energy management system (10) (0773)	1460	10	943	1,704	1,704	0	Work to be completed shortly
	Repair deteriorating floors (1293)	1460	30	17,985	(17,985)	0	0	Deleted
	Install security screens on all first floor window, and replace cafeteria windows (S1297)	1460	10	47,600	55,783	55,783	55,783	Completed
	Repair deteriorating portion of roof (1491)	1460		10,000	(10,000)	0	0	Deleted
	Replace roofs (E1636)	1460		203,510	121,539	121,539	4,662	Contract awarded
	Upgrade intercom system to apartments (interphone) (1813)	1460		20,000	(20,000)	0	0	Deleted
	Upgrade fire alarm systems (S1814)	1460	1	10,000	20,695	20,695	9,995	Work in progress
	Install 504 automatic entry doors (504-1838)	1460	1	500	695	695	695	Complete (bid ad only)
	Split screen recording surveillance cameras (S1836)	1470	1	6,000	(6,000)	0	0	Deleted
	Subtotal			316,538	200,500	200,500	71,219	
NY 41-40 Blackwell Estates	Remove weeds, debris and growth from detention pond and improve sewer drainage system (0787)	1450		100,000	1,756	1,756	1,756	Complete
	Replace entrance posts (1298)	1450		25,000	12,780	12,780	0	Contract awarded
	Extend parking lots for additional parking and snow storage (1818)	1450		30,000	23,040	23,040	0	Contract awarded

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-40 Blackwell Estates	Add on to existing garage for additional space and dumpster enclosure with gate (1819)	1450		30,000	32,846	32,846	32,846	Complete
	Replace HVAC system for office and common buildings (1506)	1460	1	5,606		5,606	5,606	Complete
	Upgrade interior common space and exterior grounds to improve marketability of site (1759)	1460	1	2,500	28,160	28,160	0	Contract awarded
	Install protective coating in handicapped vestibules (1816) (1-4,7-14,15-12)	1460		5,000	(5,000)	0	0	Deleted
	Subtotal			198,106	104,188	104,188	40,208	
HA-Wide Management Improvements	Staff training – CM & Area Maintenance staff (FIC) (0998)	1408		13,195	13,127	12,127	12,127	Complete
	Job training for tenants (FIC) (0998)	1408		7000	9,439	9,439	9,357	Waiting for final invoices
	Increase security at high risk senior sites and family projects (S1002)	1408		322,274	342,158	342,158	280,535	Invoice for services paid as they are received
	Software and Training	1408		25,000	8,332	8,332	8,332	Complete
	Analysis A/R billing systems and software	Deleted		10,000	(10,000)	0	0	Deleted
	Home repair training (1324)	Deleted		10,000	(10,000)	0	0	Deleted
	Evaluate leased lines for access to main frame	Deleted		14,103	(14,103)	0	0	Deleted

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
	Elderly Outreach and Marketing	1408		90,136	97,620	97,620	97,620	Complete
	Upgrade Telephone System/consultant study	1408		20,225	14,760	14,760	14,760	Complete
	Subtotal			511,933	485,436	485,436	423,731	
Nontechnical Salaries	General Administrative Costs	1410 1		400,000	338,607	334,544	253,667	Under obligation with be adjusted in next budget revision
	Subtotals			400,000	338,607	334,544	253,667	
Nondwelling Sturtures	Builds grounds crew bldg	1470		139,626	4,453	4,453	4,453	Complete
	Construct new maintenance area (1681)	1470		668,944	340,556	340,556	295,022	Final punch lists being completed
	Subtotal			808,570	345,009	345,009	299,475	
Nondwelling Equipt – Furniture and Equipt	Replace phone and data cables and new phone system (1681)	1475 1			27,322	27,322	24,727	Awaiting final invoice
	Subtotals				27,322	27,322	24,727	

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 70899 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	
Nondwelling Equip – Maintenance Equip	Purchase Grounds Crew Equipment (Bobcats) (1826)	1475 2	2	53,327		53,327	53,327	Complete
Subtotal				53,327		53,327	53,327	
Nondwelling Equipment Computers	Computer Scanner (document/prints) (1106)	1475 4		15,000	(15,000)	0	0	Deleted
	Computer hardware/printers (1620)	1475 4	NA	29,922	58,516	58,516	58,516	Complete
Subtotal				44,922	58,516	58,516	58,516	
HA – Wide Subtotal				1,818,752	1,308,217	1,304,164	1,113,443	
Grand Total				6,023,843	6,023,843	6,023,843	3,224,086	

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**Part III: Implementation Schedule**

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NY06P41 70899 Replacement Housing Factor No:				<b>Federal FY of Grant:</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
All Developments	3-31-01		3-31-01	9-30-02			

# Annual Statement/Performance and Evaluation Report

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P041501 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: 1)  
 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	428,094	466,094	76,849	68,779
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	400,000	400,000	0	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	71,900	66,000	6,833	1,833
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	180,270	577,300	14,300	0
10	1460 Dwelling Structures	4,324,045	3,746,629	59,528	0
11	1465.1 Dwelling Equipment—Nonexpendable	1,200	10,000	0	0
12	1470 Nondwelling Structures	230,274	374,760	5,250	0
13	1475 Nondwelling Equipment	62,000	57,000	18,781	16,446
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	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	5,697,783	5,697,783	181,540	87,057
	Amount of line XX Related to LBP Activities	0	70,000	0	0
	Amount of line XX Related to Section 504 compliance	12,450	0	0	0
	Amount of line XX Related to Security –Soft Costs	225,000	0	72,500	64,431
	Amount of Line XX related to Security-- Hard Costs	198,200	743,125	2,625	0
	Amount of line XX Related to Energy Conservation Measures	632,950	112,000	4,625	0
	Collateralization Expenses or Debt Service	0	0	0	0

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NY41-1A	Arch. Fees (1889)		1430.1		2,500		1,833	1,833	To be charged as needed
Kennedy Tower	Landscaping gardens and turf areas, Site work (0002)		1450		16,000	(16,000)	0	0	Deleted
	Install manhole between sidewalk & Bldg., front of bldg. (0895)		1450		2,005	(2,005)	0	0	Deleted
	Expand parking lot (property purchase) (1202)		1450		25,500	(25,500)	0	0	Deleted
	Enlarge maintenance storage shed (1336)		1450		15,000	(15,000)	0	0	Deleted
	Concrete work (1431)		1450		23,100	(23,100)	0	0	Deleted
	Seal masonry/concrete (0005)		1450		250,640	(250,640)	0	0	Deleted
	Paint all units (0012)		1460			35,000			Specs being written
	Replace domestic HWH components (0021)		1460		16,000	(16,000)	0	0	Deleted
	Replace/rebuild standpipe components (0022)		1460		16,300		0	0	Planning
	Replace heating system components (0026)		1460		25,300		0	0	Planning
	Replace Federal Pacific electric panel boxes for each unit (1204)		1460	80		68,000	0	0	To be rebudgeted
	Replace existing intercom system for DU (1337)		1460		40,000		0	0	To be rebudgeted
	Add emergency call switches for bedrooms in all DU (1339)		1460		64,000	22,000	0	0	To be rebudgeted
	Install phone lines and jacks in all bedrooms of DU (1340)		1460		24,000	22,000	0	0	To be rebudgeted
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1749)		1460	1	50,000		0	0	Planning

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY41-1A (cont.) Kennedy Tower	Replace vacuum pump and related controls (1843)	1460		20,000		0	0	Planning
	Repair all boiler room shut-off valves (1844)	1460		5,000		0	0	Planning
	=== NY06P04101A Subtotal ===			595,345	306,100	1,833	1,833	
NY41-1B Kennedy T/H	Increase site lighting for parking lots and security (S1521)	1450		10,000		0	0	To be rebudgeted
	Covers for parking lot drains (S1878)	1450		2,500	(2,500)	0	0	Deleted
	Replace roofs and gutters (0449)	1460		70,889	(70,889)	0	0	Deleted
	Replace FPE circuits and panels (0458)	1460		40,000		0	0	To be rebudgeted
	Sensory modifications-504 access (0464)	1460		2,500	(2,500)	0	0	Deleted
	Replace electric service risers to all units (1343)	1460		14,000		0	0	Planning
	Install hardwired smoke detectors (S1436)	1460		7,000		0	0	Planning
	Redesign heating system (E1743)	1460	35	15,000		0	0	Planning
	Replace wall hung bathroom sinks to vanity style (1873)	1460	35	18,235		0	0	To be rebudgeted
	=== NY06P04101B Subtotal ===			180,124	104,235	0	0	
NY41-2A Duplexes	Arch. Fees (1890)	1430.1		2,500		0	0	Charged as needed
	Security screens (S1209)	1460	26		20,000	0	0	Specs being written
	=== NY06P04102A Subtotal ===			2,500	22,500	0	0	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY41-2B Danforth West	DW feasibility study, change to HW heating system (E0547)		1430.1		2,000		0	0	Out to bid
	Arch. Fees (1891)		1430.1		2,500	5,000	2,500	0	Specs being drawn
	Clean ductwork (1217)		1450		5,000	(5,000)	0	0	Deleted
	Paint dwelling units (0543)		1460			40,000	0	0	Specs being written
	Replace electric service to nutrition center (0552)		1460		3,714	(3,714)	0	0	Deleted
	Install interior camera monitoring system (S0557)		1460			10,000	0	0	No progress
	Install DU shut-off valves & riser shut-offs (0904)		1460		10,520		0	0	Planning
	Replace vinyl tile in DU (1348)		1460		126,945	127,000	0	0	Specs being written
	Install range hoods (1433)		1460		36,450		0	0	Planning
	Replace air conditioners for offices and common areas (1438)		1460		12,500		0	0	No progress
	Upgrade kitchens (1528)		1460	80	200,000	130,000	0	0	Planning
	Lighting upgrade (E1633)		1460		50,000		0	0	Planning
	Rebuild pumps (1649)		1460	100	25,000	18,000	0	0	Planning
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1748)		1460	1		200,000	0	0	Planning
	Maintenance tightening of all terminals in electric panels (1821)		1460			5,000	0	0	Out to bid
	Upgrade tubs (1868)		1460	100	40,000		0	0	Planning
	Steel fin heat convertor at first floor (1983hz)		1460	1		20,000	0	0	Planning
	Install blinds in DU (0903)		1465.1			5,000	0	0	Specs being written
	Replace door hardware with lever &/or panic bar styles (0529)		1470	8		2,625	2,625	0	Contract awarded

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
NY41-2B (cont.) Danforth West	Redesign office space for intake center (1656)	1470	1	148,474	(148,474)	0	0	Deleted	
	Guard station (S7144)	1470	1		8,500	0	0	Planning	
	Clean dryer vents in common areas (1845)	1470		1,800	(1,800)	0	0	Deleted	
	=== NY06P04102B Subtotal ===			662,903	722,595	5,125	0		
NY41-2B1 Danforth East	Arch. Fees (1892)	1430.1		2,500	(2,500)	0	0	Deleted	
	Install property identification (0563)	1450		1,665	(1,665)	0	0	Deleted	
	Paint dwelling units (0573)	1460			80,000	0	0	Specs being written	
	Kitchen cabinets (0576)	1460		150,000	100,000	0	0	Planning	
	Replace vinyl tile and cove base in DU (1354)	1460		140,604		0	0	Planning	
	Replace bi-fold closet doors (1355)	1460	90	45,000		0	0	Specs being written	
	Energy saver lighting contracts (E1439)	1460		45,000		0	0	No progress	
	Rebuild/replace roofs fans (1440)	1460		16,000		0	0	No progress	
	Dwelling unit shut-off valves (1531)	1460			15,800	15,800	0	Contract awarded	
	Replace water shut-offs (kitchen & bath) (1532)	1460	85	10,600		0	0	No progress	
	Rebuild pumps and test standpipe system (1650)	1460	100	25,000		0	0	No progress	
	Split screen surveillance with recording camera (S1761)	1460	1		5,000	0	0	Planning	
	Guard station (S1763)	1460	1		8,500	0	0	Planning	
	Maintenance tightening of all terminals in electric panels (1822)	1460			5,000	0	0	Out to bid	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY41-2B1 (cont.) Danforth East	Steel fin heat convertor at first floor (E1984hz)	1460	1		20,000	0	0	Planning
	Install blinds in DU (0907)	1465.1	1		5,000	0	0	Planning
	Replace common rm furnishings (0566)	1470			15,000	0	0	Specs being written
	Install Best lever handsets (S1220)	1470	80		2,625	2,625	0	Contract awarded
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1750)	1470	1		342,010	0	0	Planning
	Heat at nutrition center (1996hz)	1470	1		4,000	0	0	No progress
	=== NY06P04102B1 Subtotal ===			436,369	885,139	18,425	0	
NY41-2C	Replace exterior lighting (S1359)	1450		15,000	(15,000)	0	0	Deleted
Atlantic Twnhs	Fencing defensible space (S1639)	1450		25,000	(25,000)	0	0	Deleted
	Replace vinyl floors & cove base (0608)	1460		25,000	(25,000)	0	0	Deleted
	Replace 25% of subfeeds to individual unit sub panels (0612)	1460		1,500	(1,500)	0	0	Deleted
	Additional roof venting (1764)	1460	1	2,500	(2,500)	0	0	Deleted
	Correct/investigate sewer back-ups at family units (1881)	1460		28,000	(28,000)	0	0	Deleted
	Replace dryer vents (1360)	1460	5	1,200	(1,200)	0	0	Deleted
	=== NY06P04102C Subtotal ===			98,200	0	0	0	
NY41-3	Architect fees (1362)	1430.1		2,900	(2,900)	0	0	Deleted
Scattered Sites	Arch. Fees (1893)	1430.1		2,500		0	0	No progress
	3's Major int/ext rehab (0621)	1460	32 UN	100,000		4,611	0	Charged as needed

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY41-3 (cont.) Scattered Sites	Sensory modifications for 504 access (0625)		1460		450	(450)	0	0	Deleted
	=== NY06P04103 Subtotal ===				105,850	102,500	4,611	0	
NY41-4	Arch. Fees (1894)		1430.1		2,500	(2,500)	0	0	Deleted
Olean Twnhs	Convert hot air furnaces & water heaters to individual boilers system (1227)		1460	100	115,000	(115,000)	0	0	Deleted
	=== NY06P04104 Subtotal ===				117,500	0	0	0	
NY41-6	Arch. Fees (1895)		1430.1		2,500		0	0	
Fairfield Village	Clean & flush out storm drainage system (0805)		1450		1,500	(1,500)	0	0	Deleted
	Replace windows (E1539)		1460	45 UN	135,000	(135,000)	0	0	Deleted
	Install security gates on basement windows (S1771)		1460		12,000	(12,000)	0	0	Deleted
	=== NY06P04106 Subtotal ===				151,000	2,500	0	0	
NY41-7C Elmdorf Apts	Increase security-perimeter coverage (S1954t)		Deleted		5,000	(5,000)	0	0	Deleted
	Replace baseboard heat covers & zone valves (1774)		1460			10,000	0	0	No progress
	Replace front/rear doors at 659 Genesee St. (S1874)		1460	2	10,000	(10,000)	0	0	Deleted
	Weatherproof units, seal masonry (E1920)		1460	20	53,975	(53,975)	0	0	Deleted

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NY41-7C (cont.)	=== NY06P04107C Subtotal ===			68,975	10,000	0	0	
NY41-7D Parliament Arms	Replace vinyl floors in common area from asbestos abatement (L1553)	1460			70,000	0	0	No progress
	Basement window tinting (S1985)	1460	52 UN		5,000	0	0	Planning
	=== NY06P04107D Subtotal ===			0	75,000	0	0	
NY41-8 Scattered Sites	8's Architect's fees (1393)	1430.1		3,000		0	0	Charged as needed
	8's Int/ext rehab (0932)	1460		50,000	45,375	0	0	Charged as needed
	Install chimney liners in all brick chimneys (1776)	1460	30		4,625	4,625	0	Contract awarded
	=== NY06P04108 Subtotal ===			53,000	53,000	4,625	0	
NY41-9 Holland Twnhs	Arch. Fees (1997)	1430.1		2,500		0	0	Charge as needed
	=== NY06P04109 Subtotal ===			2,500		0	0	
NY41-10 Scattered Sites	10's Arch. Design fee, rehab (0940)	1430.1		3,000		0	0	Charge as needed
	10's Int/ext major rehab (0150)	1460	31 UN	100,000	95,375	18,617	0	Charge as needed
	Replace furnaces (E1642)	1460			4,625	4,625	0	Contract awarded
	=== NY06P04110 Subtotal			103,000	103,000	23,242	0	
NY41-14 University Tower	Arch. Fees (1899)	1430.1		2,500		0	0	No progress
	Upgrade parking lot (1986)	1450	1		60,000	0	0	Planning
	Retaining wall (1987)	1450	1		40,000	0	0	Planning

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY41-14 (cont.) University Tower	Maintenance tightening of terminals in electrical panels (1823)	1460			5,000	0	0	Out to bid
	Repair air handler (1857)	1460	1		10,000	0	0	Planning
	Replace roof exhaust fans (1858)	1460			10,000	0	0	Planning
	=== NY06P04114 Subtotal ===			2,500	127,500	0	0	
NY41-15 Glenwood Garden	Arch. Fees (1900)	1430.1		2,500		0	0	Charged as needed
	Provide new fencing/close-off Santee St. and security lighting (S1621)	1450	N/A		25,000	0	0	Specs being reviewed
	Insulate outside walls (E1444)	1460		25,000	(25,000)	0	0	Deleted
	Replace roofs (1628)	1460	124		43,420	0	0	To be rebudgeted
	Upgrade interior common space and exterior grounds to improve marketability of site (1757)	1460	1		50,000	0	0	Planning
	Weatherize units, seal masonry (E1921)	1460	124	353,975	(353,975)	0	0	Deleted
	=== NY06P04115 Subtotal ===			381,475	120,920	0	0	
NY41-18A Hudson Ridge Twr	Arch. Fees (1901)	1430.1		2,500		2,500		Contract awarded
	Install new fencing (garden) and gates (S1459)	1450			85,000	0	0	To be rebudgeted
	Repair uneven/cracked sidewalks (t1964)	1450		5,000		0	0	No progress
	Paint dwelling units (0338)	1460			75,000	0	0	Specs being written
	Replace intercom (S1131)	1460			50,000	0	0	Planning
	Provide one large community rm with kitchen provisions (1702)	1460			25,000	0	0	Planning

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NY41-18A Hudson Ridge Twr	Upgrade interior common space and exterior grounds to improve marketability of site (1752)		1460	1		195,442	0	0	Planning
	Repair spalling & patio cracks, clean and seal (1962)		1460		637,600	(637,600)	0	0	Deleted
	Cold air return in annex (1990)		1460	1	0	6,000	0	0	Planning
	=== NY06P04118A Subtotal ===				645,100	443,942	2,500	0	
NY41-19 Glide Court	Install exterior lighting at rear of property (S0438)		1450		10,000		0	0	Planning
	Refurbish parking lots, signage for visitors (t1966)		1450	1	5,000	25,000	0	0	Planning
	Replace prime doors (include peep holes in new) (S0971)		1460	41	28,700	(28,700)	0	0	Deleted
	Add/replace storm doors (1600)		1460	41	16,000	(16,000)	0	0	Deleted
	Upgrade interior common space and exterior grounds to improve marketability of site (1758)		1460	1		52,500	0	0	Planning
	Add locking storage area to community room (1788)		1475.3		2,500	(2,500)	0	0	Deleted
	Repair or replace doors to community room (automatic for handicapped accessibility 504) (1789-504)		1475.3		9,500	(9,500)	0	0	Deleted
	=== NY06P04119 Subtotal ===				71,700	87,500	0	0	
NY41-22	Landscaping (1791)		1450		3,000	(3,000)	0	0	Deleted

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NY41-22 (cont.) Lake Tower	Upgrade interior common space and exterior grounds to improve marketability of site		1460	1		250,000	0	0	Planning
	Replace all exterior doors (S1796)		1460			35,000	0	0	To be rebudgeted
	Rebuild/replace domestic water pumps (1801)		1460	3	12,000	15,643	0	0	Planning
	Replace boiler system expansion tanks (1802)		1460	3	3,643	(3,643)	0	0	Deleted
	Maintenance tightening of terminals in electrical panels (1825)		1460			5,000	0	0	Out to bid
	=== NY06P04122 Subtotal ===				18,643	305,643	0	0	
NY41-33	Arch. Fees (0476)		1430.1			3,000	0	0	No progress
Scattered Sites	Arch. Fees (1903)		1430.1			2,500	0	0	Deleted
	33's Interior/exterior rehab (1132)		1460	24 UN	100,000	95,375	0	0	Charged as needed
	Install chimney liners (1803)		1460	8		4,625	4,625	0	Contract awarded
	=== NY06P04133 Subtotal				105,500	103,000	4,625	0	
NY41-34	Arch. Fees (1904)		1430.1			2,500	0	0	No progress
Lexington Court	Additional lighting between buildings and parking areas (S0637)		1450			50,000	0	0	Planning
	Landscape at previous playground site (1480)		1450			18,000	0	0	To be rebudgeted
	Enlarge maintenance shed (1479)		1460			25,000	0	0	Reviewing building options
	Replace waste & supply lines to All units (1608)		1460		475,690	(475,690)	0	0	Deleted
	=== NY06P04134 Subtotal				478,190	95,500	0	0	

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NY41-35	Arch. Fees (1905)		1430.1		2,500		0	0	No progress
Harriet Tubman	Sliding door hardware or replace with swing door (0694)		1460		26,000	(26,000)	0	0	Deleted
	Replace interior closet doors with hinged doors in dwelling units (S1486)		1460	91		336,500	0	0	Out to bid
	Additional space for security (1963)		1470		80,000	(80,000)	0	0	Deleted
	=== NY06P04135 Subtotal ===				108,500	339,000	0	0	
NY41-36	36's Arch. Fees (1490)		1430.1		5,000		0	0	No progress
Scattered Sites	36's Major int/ext rehabs (0710)		1460	9 UN	85,000	80,375	0	0	Charged as needed
	Add chimney liner to all brick chimneys (1812)		1460	25		4,625	4,625	0	Contract awarded
	=== NY06P04136 Subtotal ===				90,000	90,000	4,625	0	
NY41-38	Arch. Fees (1907)		1430.1		2,500		0	0	No progress
Lena Gantt Estates	Additional landscaping and shade trees, sitework (1717)		1450	1	15,000		0	0	To be rebudgeted
	Additional parking spaces to accommodate community room, FIC office, tenants (1925)		1450			150,000	0	0	No progress
	Weatherize, insulate and seal units (E1286)		1460	100	100,000	(100,000)	0	0	Deleted
	=== NY06P04138 Subtotal ===				117,500	167,500	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: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P41 501</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
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	
NY41-39	Arch. Fees (1908)		1430.1		2,500	0	0	No progress	
Jonathan Child	Landscaping/sitework (1982)		1450	1	14,300	14,300	0	Contract awarded	
	Replace (or carpet) flooring (1026)		1460		200,000	0	0	To be rebudgeted	
	Replace main water booster pumps (1993)		1460		10,000	0	0	Planning	
	Replace community rm furnishing (1128)		1475.3		7,000	0	0	Planning	
	=== NY06P04139 Subtotal ===				2,500	233,800	14,300	0	
NY41-40	Arch. Fees (1909)		1430.1		2,500	0	0	No progress	
Blackwell Estates	Replace floor tiles in common areas (1502)		1460		20,000	0	0	Planning	
	Replace carpets in apartments (1504)		1460	78	19,515	0	0	To be rebudgeted	
	Upgrade interior common space and exterior grounds to improve marketability of site (1759)		1460	1	20,000	0	0	Planning	
	Rear porch ceilings (1994)		1460	100	20,000	0	0	To be rebudgeted	
	=== NY06P04140 Subtotal ===				22,015	82,015	0	0	
NY41-50 Scattered Sites	Install best locks on all entrances (S1318)		1460	50	7,500	(7,500)	0	Deleted	
	50's Interior/exterior rehabs (1320)		1460	2	100,000	2,000	0	Charged as needed	
	Install integrated smoke detectors (S1516)		1460		75,000	0	0	To be rebudgeted	
	Replace roofs (Plymouth) (1737)		1460	2	8,800	0	0	Planning	

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P41 501</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
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	
NY41-50 (cont.)	=== NY06P04150 Subtotal ===				191,300	183,300	2,000	0	
HA-Wide Management	Staff training-CM & Area maintenance staff (0997)		1408		13,000	26,000	0	0	No progress
Improvements	Job training for tenants (FIC) (0998)		1408		7,000		4,348	4,348	Charged as needed
	Hire self sufficiency coordinator (1000)		1408		46,094		0	0	To be rebudgeted
	Increase security at higher risk senior sites and family projects (1002)		1408		225,000		72,500	64,431	Charged as needed
	Software & training (1004)		1408		25,000		0	0	No progress
	Home ownership (1008)		1408		10,000		0	0	To be rebudgeted
	CM-temporary PRS/Clerk of the works for CFP (5 yrs.) (1309)		1408	1	25,000		0	0	No progress
	Analysis A/R billing system & software (1323)		1408		25,000		0	0	To be rebudgeted
	Home repair training (1324)		1408		10,000		0	0	No progress
	Elderly outreach & marketing (1326)		1408		37,000		0	0	To be rebudgeted
	"Water Leak Stop" program (1995hz)		1408			30,000	0	0	Planning
	== Management Improvements Subtotal				423,094	466,094	76,848	68,779	
HA-Wide Nontechnical	General Administrative Cost (1027)				400,000		0	0	Charged as needed
Salaries	== Nontechnical Salaries Subtotal				400,000		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: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P41 501</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
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
HA-Wide Consultant Fees	Consultant review of CM management structure (0999)		1430.2		12,500		0	0	To be rebudgeted
	== Consultant Fees Subtotal				12,500	12,500	0	0	
HA-Wide Nondwelling Equip. & furniture	CM computers & point plotter (0961)		1475.1		25,000		0	0	No progress
	Nondwelling Equip & Furniture Subtotal				25,000	25,000	0	0	
HA-Wide Nondwelling Equip. computers	Computer hardware/printers (1620)		1475.4	N/A	25,000		18,781	16,446	Charged as needed
	Nondwelling Equip./Computers Subtotal				25,000	25,000	18,781	16,446	
	Housing Authority Wide Subtotal				885,594	928,594	95,629	85,225	
	GRAND TOTAL				5,697,783	5,697,783	181,540	87,057	

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>NY06P041501</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2000</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
All developments	3/31/02			9/30/03				

## Annual Statement/Performance and Evaluation Report

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements Soft Costs	448,094			
	Management Improvements Hard Costs	0			
4	1410 Administration	400,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	519,000			
10	1460 Dwelling Structures	3,441,850			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	232,330			
13	1475 Nondwelling Equipment	25,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	740,000			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	5,821,274			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 compliance	0			
23	Amount of line 20 Related to Security –Soft Costs	805,911			
24	Amount of line 20 related to Security-- Hard Costs	0			
25	Amount of line 20 Related to Energy Conservation Measures	340,326			
26	Collateralization Expenses or Debt Service	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: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-1A Kennedy Tower	Install Hardwired smoke detectors (1135)		1460	80	10,515.00			
	Replace Federal Pacific electric panel boxes for each unit (1204)		1460	80	68,000.00			
	Replace existing intercom system for DU (1337)		1460	1	40,000.00			
	Add emergency call switches for bedrooms in all DU (1339)		1460	80	22,000.00			
	Install phone lines and jacks in all bedrooms of DU (1340)		1460	80	22,000.00			
	Replace wall hung bathroom sinks to vanity style (1872)		1460	80	41,680.00			
	Balance vents & air grills (1997)		1460	N/A	5,000.00			
	=== NY6P04101A Subtotal ===				209,195.00			
NY41-1B Kennedy T/H	Replace wall hung bathroom sinks to vanity style (1873)		1460	35	18,235.00			
	=== NY6P04101B Subtotal ===				18,235.00			
NY41-2A Duplexes	Repair asphalt, reseal driveway (1525)		1450	13	20,000.00			
	Install pure waters clean-outs (1526)		1450	13	20,000.00			
	Install integrated smoke alarms (S1347)		1460	26 UN	39,000.00			
	=== NY6P04102A Subtotal ===				79,000.00			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-2B	Rebuild/replace roof fans (1527)		1460	N/A	16,000.00			
Danforth West	Maintenance tightening of all terminals in electric panels (1821)		1460	N/A	5,000.00			
	Replace vacuum return pumps		1460	N/A	20,000.00			
	Paint refuse building, replace doors and grilles (0524)		1470	1	3,160.00			
	Paint common areas		1470	N/A	66,141.00			
	=== NY6P04102B Subtotal ===				110,301.00			
NY41-2B1	Replace fire alarm components		1460	N/A	62,800.00			
Danforth East	Install riser & DU shut-off valves		1460	N/A	15,000.00			
	Replace electric strikers on all units (1514)		1460	100	6,500.00			
	Replace vacuum return pumps (1847)		1460	N/A	20,000.00			
	Replace/paint floors, common areas (0569)		1470	N/A	4,029.00			
	=== NY6P04102B1 Subtotal ===				108,329.00			
NY41-2C	Paint dwelling units		1460	24	66,681.00			
Atlantic T/H	Replace furnace in family units (0610)		1460	12	27,600.00			
	Replace DU light fixtures (E0613)		1460	24 UN	7,200.00			
	Replace sump pump & lines (0914)		1460	18 UN	6,000.00			
	=== NY6P04102C Subtotal ===				107,481.00			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-3	Concrete repairs (1363)		1450	N/A	32,000.00			
Scattered Sites	Landscaping/sitework (1769)		1450	1	10,000.00			
	3's Major int/ext rehab (0621)		1460	32 UN	77,822.00			
	Install integrated smoke alarms (S1365)		1460	66 UN	91,000.00			
	=== NY6P04103 Subtotal ===				210,822.00			
NY41-610 Fairfield Village	Replace & repair concrete steps, slab and railings (0803)		1450	N/A	16,000.00			
	Paint dwelling units (0811)		1460	45 UN	105,750.00			
	Replace bathroom fixtures (0813)		1460	45 UN	47,475.00			
	Replace electrical services, detectors and risers		1460	N/A	36,000.00			
	Replace passage doors (S0921)		1460	45 UN	46,711.00			
	Weatherization of DU (E1536)		1460	45 UN	67,500.00			
	Replace all plumbing fixtures (1537)		1460	30 UN	12,000.00			
	=== NY6P0410610 Subtotal ===				331,436.00			
NY41-7A	Landscaping/sitework/paving (1973)		1450	N/A	5,000.00			
Parkside Apts	Replace prime windows and storm doors (E0088)		1460	22 UN	250,000.00			
	Insulate soffits and fascia (1541)		1460	2 Bldgs	60,000.00			
	Install laundry tubs (1542)		1460	15	5,250.00			

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
	==== NY6P04107A Subtotal ====				320,250.00			
NY41-7C	Landscaping and sitework (1385)		1450	N/A	2,500.00			
Elmdorf Apts	Paint dwelling units (0829)		1460	20 UN	39,128.00			
	Service existing aluminum service feeds (0834)		1460	N/A	12,000.00			
	Replace exterior lighting fixtures (S0838)		1460	N/A	7,000.00			
	Bath fixtures		1460	20 UN	66,595.00			
	Replace DU lighting fixtures (E1377)		1460	20 UN	5,626.00			
	Upgrade entrance doors (S1379)		1460	20 UN	65,000.00			
	Replace water shut-offs in bath and kitchen (1380)		1460	20 UN	2,500.00			
	Install security grills on first floor windows (S1381)		1460	10 UN	7,000.00			
	Upgrade kitchens (1546)		1460	19	41,800.00			
	Replace vinyl floor and base in DU (1550)		1460	20 UN	56,180.00			
	Upgrade subfloors (1772)		1460	20 UN	50,000.00			
	==== NY6P04107C Subtotal ====				355,329.00			
NY41-7D Parliament Arms	Landscaping-shrubs, paint, railings, fence repair/sitework (0844)		1450	N/A	7,000.00			
	Replace concrete (1658)		1450	N/A	55,000.00			

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

**Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
	=== NY6P04107D Subtotal ===				62,000.00			
NY41-08	Tot lot equipment (2004)		1450	N/A	30,000.00			
Scattered Sites	8's Int/ext rehab (0932)		1460	5	50,000.00			
	=== NY6P04108 Subtotal ===				80,000.00			
NY41-09	Repair B-vent chimneys (1854)		1460	N/A	7,000.00			
Holland T/H	=== NY6P04109 Subtotal ===				7,000.00			
NY41-10	10's Major int/ext rehab (0150)		1460	31 UN	50,000.00			
Scattered Sites	=== NY6P04110 Subtotal ===				50,000.00			
NY 41-14	Rebuild house pumps & install riser & branch shutoffs (0199)		1460	N/A	15,045.00			
University Tower	Maintenance tightening of terminals in electrical panels (1823)		1460	N/A	5,000.00			
	Rebuild boiler exhausts add reheater (1856)		1460	N/A	6,000.00			
	2 for 3 unit conversion (2007)		1460	N/A	5,000.00			
	=== NY6P04114 Subtotal ===				31,045.00			

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

**Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-15	Replace roofs (1628)		1460	124	43,420.00			
Glenwood Garden	Convert laundrys to gas (E1989hz)		1460	ALL	10,000.00			
	==== NY6P04115 Subtotal ====				53,420.00			
NY41-17 Bronson Ct Apts	Sitework, trees, shrubs, turf, fence, landscaping (0286)		1450	N/A	15,000.00			
	Redesign all entry low slope roofing (0269)		1460	7 Bldgs	8,167.00			
	Replace prime/storm doors/peep hole/mail slot (S0271)		1460	39 UN	70,200.00			
	==== NY6P04117 Subtotal ====				93,367.00			
NY41-18A Hudson Ridge	Install new fencing (garden) and gate (S1459)		1450	N/A	85,000.00			
	Improve landscaping (1880)		1450	N/A	10,000.00			
	Replace standpipe, rebuild pumps, controls (0349)		1460	N/A	10,494.00			
	Alter DU kitchen and bath exhaust (0351)		1460	318	30,000.00			
	Replace circulating hot water pumps (1067)		1460	N/A	15,000.00			
	Replace intercom (S1131)		1460	1	50,000.00			
	Replace metal bifold doors in all units (1859)		1460	318	150,000.00			

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
	Repair spalling & patio cracks, clean and seal (1962)		1460	N/A	512,600.00			
	Replace a/c community room (2013hz)		1470	1	14,000.00			
	==== NY6P04118A Subtotal ====				877,094.00			
NY41-22 Lake Tower	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1753)		1460	N/A	163,384.00			
	Replace all exterior doors (S1796)		1460	N/A	35,000.00			
	Maintenance tightening of terminals in electrical panels (1825)		1460	N/A	5,000.00			
	==== NY6P04122 Subtotal ====				203,384.00			
NY41-33 Scattered Sites	33's Interior/exterior rehab (1132)		1460	24 UN	25,000.00			
	==== NY6P04133 Subtotal ====				25,000.00			
NY41-34 Lexington Ct Apts	Landscape at previous playground site (1480)		1450	1	18,000.00			
	==== NY6P04134 Subtotal ====				18,000.00			
NY41-35 Harriet Tubman	Additional space for Security/FIC offices (1963)		1470	N/A	80,000.00			
	==== NY6P04135 Subtotal ====				80,000.00			

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

**Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-36	36's Major int/ext rehab (0710)		1460	9 UN	25,000.00			
Scattered Sites	=== NY6P04136 Subtotal ===				25,000.00			
NY41-38 Lena Gantt	Additional landscaping and shade trees, sitework (1717)		1450	1	15,000.00			
	Provide additional yard benches (1879)		1450	5	3,500.00			
	Additional parking space to accommodate community room, FIC office, tenants (1925)		1450	N/A	150,000.00			
	Provide proper w.i. fencing to minimize walkthroughs on property and provide more security for residents (S1927)		1450	N/A	25,000.00			
	Replace roofs (1957t)		1460	100	100,000.00			
	=== NY6P04138 Subtotal ===				293,500.00			
NY41-39 Jonathan Child	Replace (or carpet) flooring (1026)		1460	30 UN	200,000.00			
	=== NY6P04139 Subtotal ===				200,000.00			
NY41-40	Paint dwelling units (0797)		1460	100 DU	37,777.00			
	Install utility sinks in building (1301)		1460	8	8,800.00			
	Replace carpets in apartments (1504)		1460	78	19,515.00			
	Rear porch ceilings (1994)		1460	100	20,000.00			
	Patch and repair stairways (0792)		1470	N/A	40,000.00			
	=== NY6P04140 Subtotal ===				126,092.00			

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

**Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
NY41-50	50's Interior/Exterior Rehabs (1320)		1460	2 DU	32,900.00			
Scattered Sites	Install integrated smoke alarms (S1516)		1460	50 DU	60,000.00			
	=== NY6P04150 Subtotal ===				92,900.00			
NY41-55	55 arch fees (2079)		1430.1	N/A	10,000.00			
Scattered Sites	Purchase, rehab, etc. 4 units (1918)		1498	4	520,000.00			
	=== NY6P04155 Subtotal ===				530,000.00			
NY41-59	59 arch fees (2035)		1430.1	N/A	5,000.00			
	Purchase, rehab, etc. 2 units (1916)		1498	2	220,000.00			
	=== NY6P04159 Subtotal ===				225,000.00			
HA-WIDE Management	Staff training-CM & area maintenance staff (0997)		1408	N/A	13,000.00			
Improvements	Job training for tenants (FIC) (0998)		1408	N/A	7,000.00			
	Hire self sufficiency coordinator (1000)		1408	N/A	46,094.00			
	Increase security at high risk senior sites & family projects (S1002)		1408	N/A	225,000.00			
	Software & training (1004)		1408	N/A	25,000.00			
	Home ownership (1008)		1408	N/A	10,000.00			

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

**Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P41 50201 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
	CM-software packages (preventative maintenance, scheduling, plans on CD) (1310)		1408	N/A	20,000.00			
	Home repair training (1324)		1408	N/A	10,000.00			
	Elderly outreach & Marketing (1326)		1408	N/A	37,000.00			
	CM-temporary PRS or clerk of works for CGP (1617)		1408	N/A	25,000.00			
	Water management program (2020hz)		1408	N/A	30,000.00			
	=== Management Subtotal ===				448,094.00			
Nontechnical	General Administrative costs (1027)			N/A	400,000.00			
Salaries	=== Nontechnical Subtotal ===				400,000.00			
Nondwelling	Install emergency generator (2011)		1470	1	20,000.00			
Structures	2 spare heat pumps w/lift (2012)		1470	2	5,000.00			
	=== Nondwelling Subtotal ===				25,000.00			
Nondwelling	Computer hardware/printers (1620)		1475.4	N/A	25,000.00			
Equipment	=== Nondwelling Subtotal ===				25,000.00			
	=== HA-WIDE Subtotal ===				899,094.00			
	===== GRAND TOTAL =====				5,821,274.00			

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>NY06P041502</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY41-1A/Kennedy Tower	3/31/03			9/30/04			
NY41-1B/Kennedy Twnhs	3/31/03			9/30/04			
NY41-2A/Duplexes	3/31/03			9/30/04			
NY41-2B/Danforth West	3/31/03			9/30/04			
NY41-2B1/Danforth East	3/31/03			9/30/04			
NY41-2C/Atlantic Twnhs	3/31/03			9/30/04			
NY41-3/Scattered Sites	3/31/03			9/30/04			
NY41-4/Olean Twnhs	3/31/03			9/30/04			
NY41-6/Fairfield Village	3/31/03			9/30/04			
NY41-7C/Elmdorf Apts	3/31/03			9/30/04			
NY41-7D/Parliament Arms	3/31/03			9/30/04			
NY41-8/Scattered Sites	3/31/03			9/30/04			
NY41-9/Holland Twnhs	3/31/03			9/30/04			
NY41-10/Scattered Sites	3/31/03			9/30/04			
NY41-14/University Tower	3/31/03			9/30/04			
NY41-15/Glenwood Gardens	3/31/03			9/30/04			
NY41-18A/Hudson-Ridge	3/31/03			9/30/04			

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>NY06P041502</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY41-19/Glide Ct	3/31/03			9/30/04			
NY41-22/Lake Tower	3/31/03			9/30/04			
NY41-33/Scattered Sites	3/31/03			9/30/04			
NY41-34/Lexington Court	3/31/03			9/30/04			
NY41-35/Harriet Tubman	3/31/03			9/30/04			
NY41-36/Scattered Sites	3/31/03			9/30/04			
NY41-38/Lena Gantt Estates	3/31/03			9/30/04			
NY41-39/Jonathan Child	3/31/03			9/30/04			
NY41-40/A.B. Blackwell	3/31/03			9/30/04			
NY41-50/Scattered Sites	3/31/03			9/30/04			
NY41-55/Scattered Sites	3/31/03			9/30/04			
NY41-59/Scattered Sites	3/31/03			9/30/04			
Staff training – CM & Area Maintenance staff (0997)	3/31/03			9/30/04			
Job training for tenants (FIC) (0998)	3/31/03			9/30/04			
Hire Self-Sufficiency Coordinator (1000)	3/31/03			9/30/04			

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>NY06P041502</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Increase Security at high Risk senior sites and Family projects (1002)	3/31/03			9/30/04			
Software & Training (1004)	3/31/03			9/30/04			
Home Ownership (1008)	3/31/03			9/30/04			
CM – Software Packages (preventive maintenance, Scheduling, plans on CD (1310)	3/31/03			9/30/04			
Home Repair Training (1324)	3/31/03			9/30/04			
Elderly Outreach & Marketing (1326)	3/31/03			9/30/04			
CM – temporary PRS or Clerk of works for CFP 5 yrs (1617)	3/31/03			9/30/04			
Computer hardware/ Printers (1620)	3/31/03			9/30/04			
Install emergency Generator	3/31/03			9/30/04			
2 spare heat pumps W/lift (2012)	3/31/03			9/30/04			
“Water Leak Stop” Program (1995hz)	3/31/03			9/30/04			
General Administrative Cost (1027)	3/31/03			9/30/04			
Consultant review of CM Management structure (0999)	3/31/03			9/30/04			
CM Computers & point Plotter (0961)	3/31/03			9/30/04			

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program No: <b>NY06P041502</b> Replacement Housing Factor No:				Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Computer hardware	3/31/03			9/30/04			
Printers (1620)							



## **14.0 CONTINUED OCCUPANCY AND COMMUNITY SERVICE**

### **14.1 General**

In order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities) within the community in which the public housing development is located, or (2) participate in an economic self-sufficiency program unless they are exempt from this requirement

### **14.2 Exemptions**

The following adult family members of tenant families are exempt from this requirement.

- A. Family members who are 60 years of age or older.
- B. Family members under the age of 16 or under the age of 19 and attending school full time.
- C. Disabled, ill or incapacitated to the extent that he/she is unable to engage in work activities for up to three months, as verified by medical evidence.
- D. Needed in the home because of another member of the household requires his/her physical presence due to a mental or physical impairment.
- E. The parent or other caretaker relative in a one-parent household of a child under twelve months of age who is personally providing care for such child.
- F. The primary caretaker of a child under 13, where child care is necessary for the caretaker to participate or continue to participate in the activity, but care is not available or provided by the social services district.
- G. Pregnant, beginning thirty days prior to the medically verified date of the delivery of the child.
- H. A victim of domestic violence, where it has been determined that compliance with the requirement would place the individual or the individual's children at further risk of domestic violence.

- I. Family members engaged in work activity.
- J. Family members who are exempt from work activity under part A title IV of the Social Security Act or under any other State welfare program, including the welfare-to-work program.
- K. Family members receiving assistance under a State program funded under part A title IV of the Social Security Act or under any other State welfare program, including welfare-to-work and who are in compliance with that program.

### **14.3 Notification of the Requirement**

The RHA shall identify all adult family members who are apparently not exempt from the community service requirement.

The RHA shall notify all such family members of the community service requirement and of the categories of individuals who are exempt from the requirement. The notification will provide the opportunity for family members to claim and explain an exempt status. The RHA shall verify such claims.

The notification will advise families that their community service obligation will begin upon the effective date of their first annual reexamination on or after 10/1/2000. For family's paying a flat rent, the obligation begins on the date their annual reexamination would have been effective had an annual reexamination taken place. It will also advise them that failure to comply with the community service requirement will result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

### **14.4 Volunteer Opportunities**

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

The RHA will coordinate with social service agencies, local schools, and the Human Resources Office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, the RHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers.

#### **14.5 The Process**

Upon admission to or at the first annual reexamination on or after October 1, 2000, and each annual reexamination thereafter, the RHA will do the following:

- A. Provide a list of volunteer opportunities to the family members.
- B. Provide information about obtaining suitable volunteer positions.
- C. Provide a volunteer time sheet to the family member. Instructions for the time sheet require the individual to complete the form and have a supervisor date and sign for each period of work.
- D. Assign family members to a volunteer coordinator who will assist the family members in identifying appropriate volunteer positions and in meeting their responsibilities. The volunteer coordinator will track the family member's progress monthly and will meet with the family member as needed to best encourage compliance.
- E. Thirty (30) days before the family's next lease anniversary date, the volunteer coordinator will advise the RHA whether each applicable adult family member is in compliance with the community service requirement.

#### **14.6 Notification of Non-Compliance with Community Service Requirement**

The RHA will notify any family found to be in noncompliance of the following:

- A. The family member(s) has been determined to be in noncompliance;
- B. That the determination is subject to the grievance procedure; and
- C. That, unless the family member(s) enter into an agreement to comply, the lease will not be renewed or will be terminated;

#### **14.7 Opportunity for Cure**

The RHA will offer the family member(s) the opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the

family member(s) agrees to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over the 12-month period beginning with the date of the agreement and the resident shall at the same time stay current with that year's community service requirement. The first hours a resident earns goes toward the current commitment until the current year's commitment is made.

The volunteer coordinator will assist the family member in identifying volunteer opportunities and will track compliance on a monthly basis.

## **18.0 PET POLICY**

### **18.1 EXCLUSIONS**

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

### **18.2 PETS IN SENIOR BUILDINGS**

The Rochester Housing Authority allows for pet ownership in its elderly developments and scattered site single and double houses only with the pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Rochester Housing Authority harmless from any claims caused by an action or inaction of the pet.

### **18.3 APPROVAL**

Residents must have the prior approval of the Housing Authority before moving a pet into their unit. Residents must request approval on a “Application to Keep a Pet” form that must be fully completed before the Housing Authority will approve the request. The application includes a signed agreement by a person who will be responsible for taking care of the pet in the absence of the tenant, or in case of an emergency. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

RHA shall review the application and, if deemed necessary, see the pet to determine whether or not the pet is appropriate for the living environment. In the process of this review, RHA will consider at least the pet’s size, especially in relation to the owner’s ability to handle it; and the behavior and disposition of the pet.

All pets shall be registered annually with the building management office. It is the tenant’s responsibility to renew the pet registration by completing the “Application to Keep a Pet”. Registration includes providing all the documentation required by the Pet Policy.

#### **18.4 TYPES AND NUMBER OF PETS**

The RHA will allow only common household pets. This means only domesticated animals such as a dog, cat, bird, rodent (including rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered before they become six (6) months old. A licensed veterinarian must verify this fact.

Only one (1) pet per unit will be allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

No animal may exceed twenty-five (25) pounds in weight or 10"-12" in height at the shoulders, projected to full adult size.

#### **18.5 INOCULATIONS**

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

#### **18.6 PET DEPOSIT**

A pet deposit of \$100 is required at the time of registering a pet. The deposit is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear.

#### **18.7 RESIDENT RESPONSIBILITIES**

Resident responsibilities and obligations concerning pet ownership are as follows:

- A. Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the RHA reserves the right to exterminate and charge the resident.
- B. All pets shall be properly licensed in accordance with applicable ordinances of the City of Rochester, or Town of jurisdiction, with evidence provided to RHA. All pets shall bear an identification tag that indicates the pet's name, and the owner's name, address and telephone number.
- C. All dogs and cats must be spayed or neutered.

- D. In the event that a tenant pet owner is or must be absent from the unit for a period of one (1) day or longer, arrangements shall be made by the tenant to have the pet kept out of the unit; The pet shall not be left in the unit unattended. If the pet is unattended and becomes a problem, the Rochester Housing Authority reserves the right to remove the pet and board the pet in a kennel; the costs of such boarding shall be chargeable to the tenant.
- E. Pets shall be vaccinated against rabies and distemper as required by the State and local laws, with a veterinarian's statement to this effect provided to Management.
- F. Pets shall not be allowed in any common area (including but not necessarily limited to lobbies, community rooms, halls, or laundry rooms) of the building, or any common grounds, except for purpose of ingress to or egress from the building or project.
- G. All pets shall be kept on a leash not to exceed four (4) feet in length, or carried, or otherwise appropriately and effectively restrained, when they are in common areas or common grounds of the building or project. Additionally, pets shall be under the control of a responsible person while in any common areas or on common grounds in addition to being on the leash.
- H. Pets shall not be allowed to exercise or deposit waste on the project premises. Pets shall be properly curbed at all times. The pet owner shall properly remove and dispose of pet waste.
- I. Cat litter and other animal waste shall be wrapped in a plastic bag and sealed before it is deposited down a garbage chute or deposited in a dumpster or trash can.
- J. Pets shall not make excessive noises or display vicious behavior, including attacking other pets or people.
- K. No animals of any kind shall be raised, bred or kept in any unit or in the common areas, except that dogs, cats or other household pets may be in units, subject to the rules and regulations adopted by Management, provided that are not kept, bred or maintained for any commercial purposes.
- L. A pet owner shall be responsible for any damages caused by the pet.

- M. All pets may be temporarily removed from the dwelling units for purposes to include, but not necessarily limited to, delivery of maintenance repair service, extermination service and preventive maintenance/housekeeping inspection.
- N. Three (3) violations of any of these policies, rules and regulations shall be grounds for eviction or revocation of permission to keep pet. If pet owner does not remove pet within a reasonable amount of time after RHA has revoked permission, then the pet owner will be evicted.
- O. To resolve any complaint or violation, a hearing may be held by Management, with the complainant and the pet owner.
- P. For any applicant admitted or tenant who has a pet in an Authority unit, this policy and the Application to Keep at Pet shall be incorporated by reference as a part of the lease.

#### **18.8 NUISANCE OR THREAT TO HEALTH OR SAFETY**

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or RHA personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.

#### **18.9 DESIGNATION OF PET AREAS**

Pets must be kept in the owner's apartment or on a leash at all times when outside (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the projects. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

#### **18.10 VISITING PETS**

Pets are not allowed to visit at any RHA sites unless specifically approved by management.

#### **18.11 REMOVAL OF PETS**

The RHA, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

# **The Rochester Housing Authority's Five-Year Plan and Progress Report**

## **MISSION STATEMENT**

The Mission Statement of the Rochester Housing Authority is:

Rochester Housing Authority is an essential housing resource for the Greater Rochester Area providing quality housing opportunities and related services for those in need.

## **FIVE-YEAR GOALS**

The goals and objectives adopted by the Rochester Housing Authority for the period from October 1, 2000 through September 30, 2005 are:

**GOAL ONE:** Manage the Rochester Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as at least a 'successful performer'.

### **OBJECTIVES:**

1. HUD shall recognize the Rochester Housing Authority as a high performer by September 30, 2003.

Progress FY 2001: During FY 2001, RHA was recognized by HUD as a successful performer.”

2. The Rochester Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list for senior units that requires a six-month wait for housing by September 30, 2002.

Progress FY 2001: The Authority continues to market its senior units in a variety of ways including making the more visible public areas more attractive and therefore more marketable. We have also recently completed a marketing campaign with a professional public relations company which involved various radio spots, billboard advertisements, bus signage and new brochures. The effectiveness of the latter types of marketing will hopefully be felt overtime.

Our current senior unit waiting list requires a two-month wait with our continued goal of a six-month wait for housing by September 30, 2002.

3. The Rochester Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Progress FY 2001: Over the last year the Authority has furthered its development of the concept of “asset management” throughout the Authority, more fully stressing the need for everyone we deal with (resident, staff, vendors, applicants, funders, etc.) to be recognized as our customers. In addition, we have brought together at one location the major operating units of the Authority in a modern, efficient, technologically sound and user friendly new structure. The facility located at 675 West Main Street, housing the following key functional units: Asset Management, Contract Administration, Leased Housing (Section 8), Purchasing and Procurement, Inventory and Warehouse, and Administration.

4. It shall be the intent of the Rochester Housing Authority to reduce its unit turnaround time from its current 102 days to 30 days by September 30, 2004.

Progress FY 2001: As of February 2001, the unit turnaround was 122 days as of December 1, 2000. RHA continues to recognize the goal of reducing unit turnaround time and has initiated measures to meet the above stated goal.

5. It shall be the intent of the Rochester Housing Authority to reduce its current vacancy rate of approximately 6% to 4% by September 30, 2004.

Progress FY 2001: As of February 2001, the authority wide vacancy rate was 7.8% as of February 2001. RHA is in the midst of a marketing campaign that will reduce the number of vacant units in RHA’s inventory.

6. For those cases where public housing residents do not choose an applicable flat rent as the method of determining their monthly/annual rent payment to the Authority for their particular unit, certain income disregards, where and when deemed appropriate, shall be offered as part of the tenant’s income and rental calculations.

Progress FY 2001: RHA has developed income disregards, in accordance with HUD requirements. However, as of this writing there have been no income disregards offered to residents.

**GOAL TWO:** Provide a safe and secure environment in the Rochester Housing Authority’s public housing developments.

**OBJECTIVES:**

1. The Rochester Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by September 30, 2004.

Progress FY 2001: In calendar year 2000, confirmed crimes at RHA sites remained at the same level as 1999. However, overall crime in the City of Rochester increased in 2000.

2. The Rochester Housing Authority shall continue to work closely with our contractual safety and security company, and their close working relationship with the Rochester Police Department, in order to better define the “edge problem” of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

Progress FY 2001: Work in progress.

3. The Rochester Housing Authority shall reduce its evictions due to violations of criminal laws by 20% by September 30, 2004 through aggressive screening procedures.

Progress FY 2001: In FY 2000, RHA rejected 110 applicants that had criminal records/histories. It should be noted these incidents with the police may not have been the only factor that lead to the applicant’s rejection.

**GOAL THREE:** Expand the range and quality of housing choices available to participants in the Rochester Housing Authority’s tenant-based assistance program.

**OBJECTIVES:**

1. The Rochester Housing Authority shall establish a program to help people use its tenant-based program to become homeowners by September 30, 2001.

Progress FY 2001: HUD published the Final Rule for the Section 8 Homeownership Option on 9/12/00. RHA’s Board of Commissioners, at its December 2000 meeting, approved an amendment to the Section 8 Administrative Plan, which initiated the Homeownership program. Several meetings have been held between RHA staff and our partnering agency in this program – Providence Housing Development Corporation. Initially, the program is being targeted only to current Section 8 participants who are enrolled in the Family Self-Sufficiency program and who have established escrow accounts. Fourteen families have been identified as potential candidates who have indicated a desire to pursue homeownership. Credit reports have been run and Providence has determined only about three families have credit profiles that would support purchasing a home in the near future. Most families will require extensive credit counseling.

2. The Rochester Housing Authority shall achieve and sustain a utilization rate of 98% by September 30, 2001 in its tenant-based program.

Progress FY 2001: The Authority's current utilization rate was 99.4% as of 12/21/00. As of this writing, all of our current funding increments will have been under ACC for at least twelve months and therefore counted in the denominator for the FY 2001 SEMAP score. Three of these increments, totaling 625 Vouchers are "targeted" Vouchers (Welfare-to-Work, Family Unification, Mainstream). These Vouchers can only be used by selected segments of the population. Families are referred by outside agencies, rather than taken off the general waiting list. Secondly, since the original goal was established, RHA received a total of 454 "Fair Share" Vouchers on 9/1/00. Staff is only now beginning to issue these Vouchers. Finally, since the preparation of the Agency Plan last year, our three agent programs – Greece, Irondequoit and Penfield, have requested and received HUD approval to have their program absorbed by RHA. While the absorption of the regular Vouchers would not negatively impact our utilization rate, the Penfield program has 294 "Preservation" Vouchers which were received 3/1/00. The problem with these Vouchers is that they were targeted to residents of the 'preservation' project. As these individual leases came up for renewal throughout the 12-month period (3/1/00 – 2/28/01), eligible families were offered a 'preservation' Voucher. Only about 125 families have been eligible for and have elected to take the Voucher. We, therefore, now have 169 Vouchers that are available to the general waiting list. All 294 Vouchers will be included in the denominator for the 9/30/01 SEMAP score, but its going to take some time before we can issue and house the majority of these Vouchers. In conclusion, a more realistic goal for 9/30/01, would be somewhere between 90% and 95%.

3. The Rochester Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2002.

Progress FY 2001: Between 10/1/00 and 1/31/01, 200 new landlords, who had not been previous participants, began participating in the Section 8 program. Additionally, 76% of all the participating landlords have only one unit in the program.

4. The Rochester Housing Authority shall continue to address the various Rochester Housing Authority related strategies identified in the Community Choice Action Plan dated August 1999. It is important to clarify that the vast majority of the enumerated strategies contained in the Action Plan are 'on-going' activities and not necessarily ones that have a definitive start and end timeframe. In addition, many of the strategies are related to the Regional Opportunity Counseling Initiative (a.k.a. the ROC Program) and are being addressed over the life of that five-year HUD funded program, now in its fourth year. The Housing Council of Monroe County, under contract with the Authority, serves as the agency to implement the ROC Program. A further explanation of these referenced RHA strategies that are part of the

‘Community Choice Action Plan’ can be found at the end of the ‘Housing Needs’ section of the Agency Plan.

Progress FY 2001: The end of the five-year funding stream for the ROC program is 10/31/01. The end of the program’s five-year operation is 5.31.02. At this time, we have no indication whether funding for the ROC program will be renewed.

5. Once the existing HUD and/or Congressional impediments have been resolved allowing PHAs to statutorily project-base a certain number of its Section 8 vouchers, the Rochester Housing Authority shall annually determine the number of units to project base and develop and issue an appropriate Request For Proposals (RFP) for proposals accordingly.

Progress FY 2001: The FY 2001 HUD Appropriations Act (Section 232) amended several provisions of the Housing Act of 1937, as they related to PHAs ‘project basing’ available tenant-based Voucher funds. On 1/16/01, HUD published a Notice, identifying those Section 232 statutory changes that were effective immediately and those requiring further rule making revisions to 24 CFR Part 983. One of the more significant elements of the Notice requires that contracts for project-based assistance be consistent with the goals of deconcentrating poverty and expanding housing opportunities. Specifically, any new contracts for project-based assistance must be for units located in census tracts with poverty rates below 20%. RHA’s current ‘Ranking and Selection Policy’ for project-based assistance proposals - a policy which has been in existence for over four years – is entirely consistent with this new requirement. Our scoring and ranking of proposals places heavy emphasis on the extent to which a proposed project is located in a low poverty census tract. RHA has and will continue to use project-basing as a vehicle for deconcentrating poverty.

RHA received HUD approval to project-base twenty Certificates on 6.1.00. RHA will continue to annually assess its project-basing commitments and present its recommendations to its Board of Commissioners.

**GOAL FOUR:** The Rochester Housing Authority will utilize the deconcentration policy guidelines and the flat rent option in order to achieve a better income mix for public housing residents.

**OBJECTIVES:**

1. Income levels at Capsule Dwellings and Federal Street Townhouses have been identified through income analysis as being more than 10% lower than the average Rochester Housing Authority individual family income. The Rochester Housing Authority will utilize new regulations concerning selection

from the waiting list to make reasonable efforts to attract higher income families to those sites.

Progress FY 2001: On December 22, 2000, HUD issued the Final Rule to Deconcentrate Poverty and Promote Integration in Public Housing. RHA continues to monitor average income levels for all family complexes and the Capsule Dwellings and Federal Street complexes were found to have an income average that was lower than 85% of the average income level. The Seneca Manor complex was found to have an income average that was greater than 115% of the average income level. In the remaining portion of FY 2001, RHA will take corrective actions, as permitted by HUD, to bring the income levels at the above-identified sites within HUD standards.

2. The Rochester Housing Authority will utilize the flat rent option as a marketing tool in order to attract and retain higher income residents.

Progress FY 2001: During calendar year 2000, the Authority enacted 81 flat rate rents for residents of the Rochester Housing Authority. This represents approximately 4% of tenants who would have their rents determined by the 30% rent formula. Flat rate rents have been established for all RHA public housing complexes/units and RHA began an advertising campaign highlighting flat rents at RHA's senior high-rise complexes.

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Rochester Housing Authority</b>		<b>Rochester/Monroe, New York</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2001	Work Statement for Year 2 FFY Grant: 2002 PHA FY:	Work Statement for Year 3 FFY Grant: 2003 PHA FY:	Work Statement for Year 4 FFY Grant: 2004 PHA FY:	Work Statement for Year 5 FFY Grant: 2005 PHA FY:
NY41-1A Kennedy Twr	SEE	223,976	861,334	790,484	110,000
NY41-1B Kennedy Townhouses	ANNUAL	451,202	269,750	207,300	92,500
NY41-2A Duplexes	STATEMENT		35,000	38,500	125,000
NY41-2B Danforth West		63,493		36,700	124,500
NY41-B1 Danforth East		28,200	40,588	58,600	155,000
NY41-2C Atlantic Townhouses			32,000		70,000
NY41-2C1 Bay Street		35,000		25,000	10,000
NY41-03 Scattered Sites		91,652	34,000	100,000	60,000
NY41-04 Olean Townhouses		412,887	711,917	203,700	1,186,180
NY41-610 Fairfield Village			123,000	335,000	40,000
NY41-07A Parkside Apts.		153,980	165,190	5,000	90,000
NY41-07C Elmdorf Apts.		62,500	3,000	60,000	15,000
NY41-07D Parliament Arms		204,281	144,000	60,000	150,000
NY41-08 Scattered Sites		119,150	30,000	163,500	50,000
NY41-09 Holland Townhouses		225,000	241,000	257,000	10,000
NY41-10 Scattered Sites		60,200	35,000	100,000	50,000
NY41-12A Capsule Dwellings		130,000	33,500	16,000	360,000
NY41-12B Federal Street T/H		10,000	3,500	6,000	70,000
NY41-14 University Tower		48,400	20,000	225,000	790,000
NY41-15 Glenwood Gardens		890,812	468,975	55,000	

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name <b>Rochester Housing Authority</b>		<b>Rochester/Monroe, New York</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2001	Work Statement for Year 2 FFY Grant: 2002 PHA FY:	Work Statement for Year 3 FFY Grant: 2003 PHA FY:	Work Statement for Year 4 FFY Grant: 2004 PHA FY:	Work Statement for Year 5 FFY Grant: 2005 PHA FY:
NY41-17 Bronson Court		198,000	15,000	100,000	
NY41-18A Hudson Ridge Twr		135,760	257,550	401,875	75,000
NY41-18B Seneca Manor T/H		331,600		100,00	20,000
NY41-19 Glide Court		2,500	35,000	85,919	105,000
NY41-22 Lake Tower		67,000	20,400	8,200	85,000
NY41-33 Scattered Sites		25,000	131,000	27,500	50,000
NY41-34 Lexington Court		265,441	179,500	593,138	345,000
NY41-35 Harriet Tubman		5,000	155,026	48,760	30,000
NY41-36 Scattered Sites		33,500	135,000	50,000	50,000
NY41-38 Lena Gantt Estates		42,000	115,500	102,500	110,000
NY41-39 Jonathan Child		93,000	196,450	87,500	10,000
NY41-40 Blackwell Estates		323,236	128,000	382,504	110,000
NY41-50 Scattered		125,000	27,000	25,000	130,000
NY41-55 Scattered				25,000	120,000
NY41-57 Scattered				100,000	
NY41-58 Scattered					
NY41-59 Scattered					
Total CFP Funds (Est.)		5,821,274	5,821,274	5,821,274	5,821,274
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY41-1A KENNEDY TOWER			NY41-1A KENNEDY TOWER		
Annual Statement	Replace common area furnishings (0011)		12,910	Landscaping gardens and turf areas, sitework (0002)		16,000
	Replace electrical distribution system (0029)		80,040	Replace domestic HWH components (0021)		16,000
	Replace light fixtures at common areas and B.R. ceilings (E0030)		62,061	Install manhole between sidewalk & bldgs, front of bldg (0895)		2,005
	Replace F.A.C.P. and all components (0036)		30,875	Expand parking lot (property purchase) (1202)		25,500
	Install blinds D.U.		10,000	Addition to building (1206)		750,000
	Rebuild/Replace roof fans (1332)	10	4,000	Enlarge maintenance storage shed (1336)		15,000
	Rebuild house pumps (1333)	3	10,000	Concrete work (1431)		23,100
	Insulate windows under sills (E1930)	80	15,000	Lighting upgrade (E1632)		8,729
	Replace vestibule flooring with self drainage type (1932)	1	12,000	Install guard station (S1740)	1	8,500
				Split screen recording surveillance camera (S1741)	1	5,000
	NY41-1B KENNEDY TOWNHOUSES			Replace hw components (1998)		
	Resurface driveways & parking areas (0446)		46,812			
	Replace shrubs and restore lawn areas (0448)		10,625	NY41-1B KENNEDY TOWNHOUSES		
	Replace vinyl tile and cove base (0450)		111,953	Replace roofs and gutters (0449)		70,500
	Paint all units, replace closet shelves (0451)		205,812	Replace all vent stacks (0455)		26,250
	Replace feed risers (0459)		7,000	Replace FPE circuits and panels (0458)		40,000
	Replace D.U. light fixtures (E0460)		24,500	Install brick veneer on lower half of bldg (1520)		120,000
	Replace laundry hook-ups, and shut-off valves (0899)		26,500	Increase lighting for parking lots & security (S1521)		10,000
	Install 10 mini manholes (1524)	10	5,500	Landscaping/sitework (1968)	1	3,000
	Create privacy for patio units (1933)		12,500			
				NY41-2A DUPLEXES		
	NY41-2B DANFORTH WEST			Replace siding (1682)		
	Replace/paint floors, common areas (0532)		21,093	Landscaping/sitework (1969)	1	10,000
	Rebuild stand pipe and test		12,900			
	Retube boilers (E0550)		23,000	NY41-2B1 DANFORTH EAST		
	Replace electric strikers on all units (1530)	100	6,500	Paint common areas (0567)		25,500

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY41-2B1 DANFORTH EAST			Replace walls at common areas		12,088
Annual	Power flush waste lines (2x in 5 years)(1533)	N/A	3,200	Clean duct work (1321)		3,000
Statement	CO-Replace air conditioning (1646)		25,000			
				NY41-2C ATLANTIC TOWNHOUSES		
	NY41-2C1 BAY STREET TOWNHOUSES			Correct/in vestigate sewer backups at family units (1881)		28,000
	(0616) Complete interior exterior rehab (1863)		25,000	Landscaping/sitework (1970)	1	4,000
	Landscaping/sitework/seal paving (2043)		10,000			
				NY41-03 SCATTERED SITES		
	NY41-03 SCATTERED SITES			3's Major int/ext rehab (0621)	32 UN	25,000
	3's Major int/ext rehab (0621)	32 UN	25,000	Convert htg system to individual boiler (2001)		9,000
	Hardwired smoke/heat detection system (0624)		21,800			
	Replace roofs, gutters, siding & windows (1225)		41,852	NY41-04 OLEAN TOWNHOUSES		
	Resurface driveways (1767)	4	3,000	Replace/repair gutters (0050)		4,000
				Redesign crawl space access (0057)		5,000
	NY41-04 OLEAN TOWNHOUSES			Replace cabinets/tops (rounded corners)(0058)		114,000
	Replace walks, slabs and steps (0044)		33,356	Pure waters san. Clean-outs bldg 1/10 (0059)		6,710
	Replace vinyl floor & cove base in D.U. (0053)		222,217	Install GFCI (0065)		7,730
	Paint dwelling units (0054)		140,114	Replace meter box & subfeed to apt. service panel, exterior main needs relocating (0066)		58,727
	Replace tubs & surrounds (0918)		7,600	Install hardwired smoke detectors (0070)		7,500
	Replace interior doors (0919)		9,600	Sensory modifications & replace devices in one unit (0071)		2,950
				Parking spaces & signage, ramps (curbs and sidewalks) (0072)		20,900
	NY41-7A PARKSIDE APARTMENTS			Install accessible filter rack in furnace (E0083)		25,500
	Pure waters cleanouts & add new sewer lines (0926)		8,980	Convert hot air furnaces and water heaters to individual boiler system (1227)	100	115,000
	Clean all brick work (1232)	12	135,000	Build new mgmt ofc/comm bldg (1228)		129,000
	Landscaping/sitework/paving (1973)	1	10,000	Upgrade community building (1315)		20,000
				Re-seal window perimeters (E1368)	76 UN	12,500

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY41-7C ELMENDORF APARTMENTS			Replace office heat pumps with non-electric heat coils (E1369)		12,400
Annual	Replace aluminum wiring in 17 units (1234)	17	55,000	Foundation reinforcement (1370)		95,000
Statement	Repair/replace gutters, window wells (1237t)	150LF	2,500	Insulate units (E1371)	76 UN	68,000
	Landscaping and sitework (1385)	1	5,000	Landscaping/sitework (1971)	1	7,000
	NY41-7D PARLIAMENT ARMS			NY41-610 FAIRFIELD VILLAGE		
	Paint D.U. (0856)		74,281	Upgrade kitchens (1538)	23 UN	75,000
	Replace boiler room valves (1849)		5,000	Replace tubs (1871)	45	35,000
	Install indirect HW boilers and tanks (1851)		30,000	Landscaping/sitework (1972)	1	3,000
	Replace entrance hall carpets and tile (2022t)		60,000	Heating system repairs (2021hz)		10,000
	Upgrade hall/stair light fixtures (2023t)		35,000			
				NY41-7A PARKSIDE APTS		
	NY41-08 SCATTERED SITES			Replace roof, flashing & ventilation (0086)		125,000
	Replace security lighting (S0864)		2,900	Install water shut-offs to each unit (0095)		5,330
	Restore turf area (Bond Hamilton, Edinburgh) (0869)		6,250	Replace lav., tub trim (0096)		5,500
	Install GFCI outlets in kitchens, bath and power rooms (0888)		4,500	Replace tub/shower and trim (0097)		29,360
	8's Int/ext rehab (0932)		50,000			
	Install mini manholes (1394)		5,500	NY41-7C ELMENDORF APARTMENTS		
	Repair foundation (1775)	1	50,000	Replace heat system pumps (2003)		3,000
	NY 41-09 HOLLAND TOWNHOUSES			NY41-7D PARLIAMENT ARMS		
	Replace sliding door tracks with hinged style (1864)		25,000	Replace AC outlets with 115 outlets (1386)	52 UN	10,000
	Landscaping/sitework	1	200,000	Replace single lever faucets with double lever faucets in bath & kitchen (1387)	52 UN	11,000
				Replace bathroom shower valves (1388)		10,400
				Repair flashing at building canopies (1389)		9,600

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY 41-10 SCATTERED SITES			Repair/replace bldg entrance doors (S1390)		53,000
Annual	10's Major int/ext rehab (0150)	31 UN	50,000	Create defensible space & upgrade landscaping (S1694)		50,000
Statement	Separate basements at 54-56 Argo Park (1779)	1	3,000			
	Replace porch or install slats (1780)		7,200	NY41-08 SCATTERED SITES		
				8's Int/ext rehab (0932)		25,000
	NY41-12A CAPSULE DWELLING			Landscaping/sitework (1974)	1	5,000
	Paint dwelling units (0161)		25,000			
	(1192) Replace roofing/siding (1723)		100,000	NY41-09 HOLLAND TOWNHOUSES		
	Landscaping/sitework (1977)	1	5,000	Repair/replace brick veneer (settled and uneven) (1246)	140	175,000
				Replace furnaces and ducts (1853)		35,000
	NY41-12B FEDERAL STREET T/H			Gates for yard fences (1883)	70	21,000
	Paint dwelling units		10,000	Landscaping/sitework (1975)	1	10,000
	NY41-14 UNIVERSITY TOWER			NY41-10 SCATTERED SITES		
	Replace/paint floors in common areas (0191)		6,400	10's Major int/ext rehab (0150)	31 UN	25,000
	Paint dwelling units (0193)		42,000	Landscaping/sitework (1976)	1	10,000
	NY41-15 GLENWOOD GARDENS			NY41-12A CAPSULE DWELLING		
	Weatherize units, seal masonry (E1921)	124	500,000	Replace tubs (1870)	16	30,000
	Porch windows to regular windows (E1988)	124 DU	390,812	Landscaping/sitework (1977)	1	3,500
	NY41-17 BRONSON COURT APTS			NY41-12B FEDERAL STREET T/H		
	Replace furnaces (0953)		10,000	Landscaping/sitework (1978)	1	3,500
	Replace prime windows (E0956)		188,000			
				NY41-14 UNIVERSITY TOWER		
	NY41-18A HUDSON RIDGE TOWER			Upgrade radiation covers & valves (2009hz)		20,000
	Replace toilets with 1.6 gallon flush style or to more efficient type (E0347)		97,600			

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	Conceal cable tv lines install wall jacks (0368)		38,160	NY41-15 GLENWOOD GARDENS		
Annual Statement				Insulate outside walls (E1444)		100,000
	NY41-18B SENECA MANOR T/H			Provide smoking rm w/proper ventiation (1668)	1	10,000
	Replace roof & add vents (0388)		150,000	Weatherize units, seal masonry (E1921)	124	353,975
	Pure waters clean-outs (0968)		10,000	Community rm a/c repairs (2010hz)		5,000
	Reseal driveways (1594)		15,600			
	Rebuild roof top chimneys (1860)	78	6,000	NY41-17 BRONSON COURT APTS		
	18B interior/exterior rehab (1913)		150,000	Install integrated smoke alarm system (S1428)	39	15,000
	NY41-19 GLIDE COURT APTS			NY41-18A HUDSON RIDGE TOWER		
	Replace laundry room boiler (1861)	1	2,500	Replace patio (0317)		35,000
				Install sprinkler system in public areas (0350)		95,500
	NY41-22 LAKE TOWER			Replace DU detectors w/hardwired type (0366)		31,800
	Paint dwelling units (0485)		25,000	Balcony storm doors (1124)		33,750
	Replace boiler components (0500)		32,000	Install new shower mixing valves (1453)		28,000
	Replace exhaust system in comm.. rm (0501)		10,000	Install isolation valves in DU (2014hz)		30,000
				Install electric conversation devices (E2015hz)		3,500
	NY 41-33 SCATTERED SITES					
	33's Interior/exterior rehab (1132)	24 UN	25,000	NY41-19 GLIDE COURT APTS		
				Replace all valve, boiler & rewire control (0435)		25,000
	NY 41-34 LEXINGTON COURT APTS			Provide smoking rm w/proper outside ventilation (1670)	1	10,000
	Replace 3 DHW boilers (E0654)		60,441			
	Replace fin coil (0980)		175,000	NY41-22 LAKE TOWER		
	Replace & replace metal stairs in building 1,2,3 (1806)		30,000	Paint all common areas (0479)		15,000
				Install hvac in shop/ceramic rm (1188)	3	2,400
	NY41-35 HARRIET TUBMAN ESTATES			Landscaping (1791)		3,000
	Replace external filter grilles and standardize (0702)	131	5,000			

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY41-36 SCATTERED SITES			NY41-33 SCATTERED SITES		
Annual	36's Major int/ext rehab (0710)	9 UN	25,000	33's Interior/exterior rehab (1132)	24 UN	25,000
Statement	Remove side window permanently with exterior wall (1810)		2,500	Repair roof and gutters (1473)		35,500
	Reseal/resurface driveways (69 Lenox, 446 Champlain) (1811)	2	6,000	Replace siding (1474)		45,500
				Replace PVC w/copper supply lines (1475)		15,000
	NY41-38 LENA GANTT ESTATES			Landscaping/sitework (1979)	1	10,000
	Correct furnace venting problems (1288)	50	30,000			
	Install bell/knockers at entrance doors in family units (S1716)	100	2,000	NY41-34 LEXINGTON COURT APTS		
	Assign designated parking for Gantt residents (numbers parking spaces) (1926)		10,000	Replace boilers, pumps (0981)		75,500
				Replace gutters & downspouts (0982)		25,000
	NY41-39 JONATHAN CHILD APTS			Install hardwired smoke detectors to code (S1279)	112	10,000
	Repair deteriorating floors (1293)	30	15,000	Install light in closet storage (1482)	60	12,000
	Lighting upgrade (E1630)		12,000	Replace closures at common areas (1483)	28	12,000
	Upgrade intercom system to apartments (interphone) (1813)		20,000	Install switched light in bedroom (1484)	100	25,000
	Split screen recording surveillance cameras (S1836)	1	6,000	Provide smoking room with proper outside ventilation (1672)	1	10,000
	Remove old boilers completely (2017hz)		40,000	Landscaping/sitework (1980)	1	10,000
	NY41-40 BLACKWELL ESTATES			NY41-35 HARRIET TUBMAN ESTATES		
	Replace heating & DHW Systems (0990)		300,000	Replace furnaces (0701)		35,500
	Replace community room furnishing (1499)		8,236	Replace roofs/gutters (1624)	N/A	99,526
	Upgrade intercom/security system in all DU (S1505)		15,000	Landscaping/sitework (1626)		10,000
				Replace B-vent chimneys (1808)		5,000
				Install make-up air to laundries (2016)		5,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	NY41-50 SCATTERED SITES			NY41-36 SCATTERED SITES		
Annual	Install new siding, gutters, roofs (1317)		50,000	36's Major int/ext rehab (0710)	9 UN	25,000
Statement	Replace windows (E1319)		50,000	Replace roof and gutters (1488)		56,500
	50's Interior/exterior rehabs (1320)	2	25,000	Replace siding (1489)		33,500
				Install fencing (S1679)		10,000
	HA-WIDE			Landscaping/sitework (1981)	1	10,000
	Computer hardware/printers	N/A	25,000			
	Install emergency generator (2011)		20,000	NY41-38 LENA GANTT ESTATES		
	2 spare heat pumps w/lift (2012)		5,000	Wrought iron fencing for defensible space (S1718)		115,500
				NY41-39 JONATHAN CHILD APTS		
				Paint bollards, guard rail & seal/stripe paved areas (0749)		13,950
				Replace cracked /spalled conc. Slabs (0750)		1,500
				Remove intruding tree roots (2) and repair asphalt (0756)		5,000
				Replace/paint floors common areas (0767)		55,500
				Paint dwelling units (0768)		25,000
				Install additional radiant htg elements (0772)		5,000
				Replace light fixtures in common areas/stairwells (E0776)		5,000
				Reconfigure driveway (1645)		10,000
				Replace windows (E1951)	30 UN	55,500
				Landscaping/sitework (1982)	1	10,000
				Upgrade first floor a/c (2018hz)		5,000
				Replace 1 heating boiler (2019 hz)		5,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See				NY41-40 BLACKWELL ESTATES		
Annual				Replace/paint floors at common areas (0795)		10,000
Statement				Apartment modifications for physically and sensory impaired (0801)		100,000
				Repitch sewer lines from bldg 92-99 (1302)		8,000
				Landscaping (1509)		10,000
				NY41-50 SCATTERED SITES		
				50's Interior/Exterior Rehab (1320)	2	25,000
				Landscaping/sitework (1967)	50	2,000
				NY41-59 SCATTERED SITES		
				Purchase, rehab, etc. 2 units (1916)	2	220,000
				HA-WIDE		
				Computer hardware/printers (1620)	N/A	25,000
				Install emergency generator (2011)		20,000
				2 spare heat pumps w/lift (2012)		5,000
				<b>Subtotal of Estimated Cost</b>		<b>4,920,680</b>
				<b>Subtotal of Estimated Cost</b>		<b>4,930,680</b>

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

Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY41-1A KENNEDY TOWER			NY41-1A KENNEDY TOWER		
Repair flashing at penthouse corners (0003)		5,000	Paint all units (0012)		35,000
Replace vinyl tile, cove & base (carpet)(0015)		124,484	Roof Replacement (2036)	1	75,000
Redesign 1 <sup>st</sup> flr comm. Rm space (1197)	N/A	250,000			
Abate asbestos floor tiles (1203)		400,000	NY41-1B KENNEDY TOWNHOUSES		
Upgrade card key access system (S1832)	1	6,000	Sensory modifications-504 access		2,500
Replace expansion compensators (1999)		5,000	Siding replacement (2084)		90,000
NY41-1B KENNEDY TOWNHOUSES			NY41-2A DUPLEXES		
Replace medicine cabinets, vanities, lavs, and trim (0452)		19,075	2A's Major int/ext rehab (2037)		100,000
Kitchen cabinets (0453)		100,000	Roof replacement (2039)	26	25,000
Install traverse rods (0454)		18,225			
Install playground (1312)	1	20,000	NY41-2B DANFORTH WEST		
1B Interior/exterior rehab (1914)	35	50,000	Paint dwelling units (0543)		40,000
			Replace electric service to nutrition center (0552)		4,500
NY41-2A DUPLEXES			Clean duct work (1217)		5,000
Replace furnaces (0519)		3,500	Roof replacement (2040)	1	75,000
Replace aluminum wiring (1919)	26	20,000			
Paint DU (2038)	26	15,000	NY41-2B1 DANFORTH EAST		
			Paint dwelling units (0573)		80,000
NY41-2B DANFORTH WEST			Roof replacement (2041)	1	75,000
Install window blinds at common areas (0534)		5,000			
Reline storage tank valve location plan (0545)		26,700	NY41-2C ATLANTIC TOWNHOUSES		
Clean air vents in kitchen and bath from roof (1216)		5,000	Replace DU flooring (0608)		60,000
			Mechanical repairs/upgrades (2042)		10,000
			NY41-2C1 BAY STREET TOWNHOUSES		
			Mechanical repairs/Upgrades (2044)		10,000

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

Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY41-2B1 DANFORTH EAST			NY41-03 SCATTERED SITES		
Rebuild backflow preventor and house pump (0579)		18,100	3's Major int/ext rehab (0621)	32 UN	50,000
Alter kitchen & bath exhaust fans (0587)		18,000	Resurface driveways (1767)	4	10,000
Install house paging system		12,000			
Replace expansion compensators (0909)	12	6,000	NY41-04 OLEAN TOWNHOUSES		
Upgrade trash chutes (1219)	15	4,500	Redevelop site (2045)		1,186,180
NY41-2C1 BAY STREET TOWNHOUSES			NY41-610 FAIRFIELD VILLAGE		
Landscaping/sitework/seal paving (2043)		25,000	Stripe drives/parking area (0806)		30,000
			Mechanical repairs/upgrades (2048)		10,000
NY41-3 SCATTERED SITES					
3's Major Int/ext rehab (0621)	32 UN	100,000	NY41-7A PARKSIDE APARTMENTS		
			Paint dwelling units (0090)		50,000
NY41-04 OLEAN TOWNHOUSES			Landscaping/sitework/paving (1793)	1	5,000
Replace water heaters (0060)		81,700	Mechanical repairs/upgrade (2049)		10,000
Replace sink and trim (0061)		39,520	Kitchen upgrade/replace (2050)		25,000
Replace lavs and trim (0062)		17,480			
04 Interior/exterior rehabs (1915)	76	50,000	NY41-7C ELMDORF APARTMENTS		
Expand exterior storage shed (1939)	1	2,500	Paint common areas (0826)		5,000
Replace exterior south door (1940)	1	2,500	Mechanical repairs/upgrade (2052)		10,000
Sheds for storage of garbage totes (1941)	76	10,000			
			NY41-7D PARLIAMENT ARMS		
NY41-610 FAIRFIELD VILLAGE			Replace roofs (1660)		150,000
Fencing for defensible space (S1688)		100,000			
Storage sheds for garbage totes (1942)	45	10,000	NY 41-08 SCATTERED SITES		
Roof replacements (2046)	45	150,000	8's Int/ext rehab (0932)		50,000
Siding replacement (2047)	45	75,000			
			NY41-09 HOLLAND TOWNHOUSES		
			Mechanical repairs/upgrades (2054)		10,000

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

Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY41-7A PARKSIDE APARTMENTS			NY41-10 SCATTERED SITES		
Heating system repairs (2002)		5,000	10's Major int/ext rehab (0150)	31 UN	50,000
NY41-7C ELMDORF APARTMENTS			NY41-12A CAPSULE DWELLING		
Upgrade interior common space and exterior grounds to improve the marketability of site - storefronts, halls, stairs (1754)	1	20,000	(1192) Replace roofing/siding (1723)		150,000
Replace carpeting (1953)	20	15,000	Window replacement (2055)	16 UN	200,000
Roof replacement (2051)	20	25,000	Mechanical repairs/upgrades (2056)		10,000
NY41-7D PARLIAMENT ARMS			NY41-12B FEDERAL STREET T/H		
Upgrade fire safety equipment (existing hardwired smoke detectors/fire alarms) (S1241)	20	10,000	Resurface paving (2057)		10,000
Upgrade interior common space and exterior grounds to improve the marketability of site (1756)	1	50,000	Seal masonry (2058)		25,000
			Mechanical repairs/upgrades (2059)		10,000
NY41-08 SCATTERED SITES			Roof replacemnt (2060)		
8's Int/ext rehab (0932)		100,000		16	25,000
Glass block basement windows (1944)	10	13,500	NY41-14 UNIVERSITY TOWER		
Roof replacement (2053)	20	50,000	Replace windows/panels (E2008)		700,000
			Landscpaing/sitework (2061)		2,500
NY41-09 HOLLAND TOWNHOUSES			Seal paving/restripe (2062)		
Replace roof, vents, gutters and downspouts (0119)		250,000	Roof Replacement (2063)	1	75,000
Asphalt repair/replace (1884)	N/A	7,000	Mechanical repairs/upgrades (2064)		10,000
NY41-10 SCATTERED SITES			NY41-18A HUDSON RIDGE TOWER		
10's Major int/ext rehab (0150)	31 UN	100,000	Paint dwelling units (0338)		75,000

**Capital Fund Program Five-Year Action Plan**  
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Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY41-12A CAPSULE DWELLINGS			41-18B SENECA MANOR TOWNHOUSES		
Heat system repairs (2006)		16,000	Waterproof basements & replace sump pumps (0966)		20,000
NY41-12B FEDERAL STREET T/H			NY41-19 GLIDE COURT APTS		
Replace combustion air ducts, grills & breaching flues (0176)	16	6,000	Replace prime doors (include peep holes in new) (S0971)	41	10,000
			Roof replacement (2067)	5 BLDG	60,000
NY41-14 UNIVERSITY TOWER			Seal masonry (2068)		35,000
Replace (or carpet) vinyl floors & base (0192)	131 UN	225,000			
NY41-15 GLENWOOD GARDENS			NY41-22 LAKE TOWER		
Replace emergency call system (S0256)		15,000	Roof replacement (2069)	1	75,000
Landscaping/sitework/paving-sealing (2065)		40,000	Mechanical repairs/upgrades (2070)		10,000
NY41-17 BRONSON COURT APTS			NY41-33 SCATTERED SITES		
Paint dwelling units (0274)		25,000	33's Interior/exterior rehab (1132)	24 UN	50,000
Roof replacement (2066)	39	75,000	NY41-34 LEXINGTON COURT APTS		
			(sub) floors repair/replace (0652)		200,000
NY41-18A HUDSON RIDGE TOWER			Paint dwelling units (0653)		25,000
Replace roofs (0323)		75,000	Roof replacement (2071)	7	75,000
Replace convectors w/radiant panels (0360)		115,000	Basement masonry repairs/waterproofing (2072)		35,000
Improve lighting rear of bldg (S1269)		5,875	Mechanical repairs/upgrades (2073)		10,000
Install BBQ grill for patio (1712)	1	15,000			
Upgrade entry access system (corby)(S1834)	1	6,000	NY41-35 HARRIET TUBMAN ESTATES		
Provide additional parking (2024t)		100,000	Paint common areas (0688)		20,000
Install additional phone jacks (2025t)		40,000	Mechanical repairs/upgrades (2074)		10,000
Hallway appearance enhanced (2026t)		45,000			

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Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY41-18B SENECA MANOR T/H			NY41-36 SCATTERED SITES		
18B interior/exterior rehab (1913)	78	100,000	36's Major int/ext rehab (0710)	9 UN	50,000
NY41-19 GLIDE COURT APTS			NY41-38 LENA GANTT ESTATES		
Combine studios to for 2 bdrm unit (1949)	17	85,919	Additional landscaping and shade trees, sitework (1717)	1	10,000
			Siding replacement (2075)		100,000
NY41-22 LAKE TOWER					
Rebuild air handler (1798)	1	1,500	NY41-39 JONATHAN CHILD APTS		
Replace roof exhaust fans (1799)	20	4,200	Mechanical repairs/upgrades (2076)		10,000
Replace heating pumps (1800)	2	2,500			
			NY41-40 BLACKWELL ESTATES		
41-33 SCATTERED SITES			Siding replacement (2077)		100,000
33's interior/exterior rehab (1132)	24 UN	25,000	Mechanical repairs/upgrades (2078)		10,000
Storage shed (235 Sawyer) (1950)	1	2,500			
			NY41-50 SCATTERED SITES		
41-34 LEXINGTON COURT APTS			50's Interior/exterior rehab (1320)	2	100,000
A.O. Smith clean and check boilers (E0657)	21	10,000	Landscaping/sitework (1967)	50	20,000
Correct site drainage (0978)		50,000	Mechanical repairs/upgrades (2027)		10,000
Extend vent lines for all units through roof and cap (1280)	112	22,448			
Replace waste/supply lines to all unit (1608)	112 UN	510,690	NY41-55 SCATTERED SITES		
			Purchase, rehab, etc. 4 units (1918)	4	5,000
NY41-35 HARRIET TUBMAN			55 Major int/ext rehab (2031)		100,000
Paint dwelling units (0692)		48,760	Mechanical repairs/upgrades (2032)		10,000
			Landscape/sitework (2033)		10,000
NY41-36 SCATTERED SITES					
36's Major int/ext rehab (0710)	9 UN	50,000	HA-WIDE		
			Computer hardware/printers (1620)	N/A	25,000
			Install emergency generator (2011)		20,000
			2 spare heat pumps w/lift (2012)		5,000

**Capital Fund Program Five-Year Action Plan**  
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Activities for Year : 4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
NY 41-38 LENA GANTT ESTATES			CM int/ext painting (2029)		30,000
Restore turf area 15% (0717)		2,500	CM Exterior-landscaping, seal driveway, etc. (2030)		10,000
Weatherize, insulate & seal units (E1286)	100	100,000			
NY41-39 JONATHAN CHILD APTS					
Paint common areas (0764)		22,500			
Replace stairwell windows (E0988)		35,000			
Replace all electric strikes (1496)	30	5,000			
Acquisition of more space to provide accessible parking (1719)	1	25,000			
NY41-40 BLACKWELL ESTATES					
Paint doors (0790)		10,000			
Replace vinyl tile & cove base at DU (0796)		147,504			
Improve lighting in common halls & stairs (1507)		20,000			
Replace roofing throughout project (1510)		200,000			
Install mini manholes (1615)	16	5,000			
NY41-50 SCATTERED SITES					
50's Interior/exterior rehab (1320)	2	25,000			
NY41-55 SCATTERED SITES					
55's Major int/ext rehab (2031)		25,000			
NY41-57 SCATTERED SITES					
57's Interior/exterior rehab (1912)	2	100,000			



**Capital Fund Program Five-Year Action Plan**  
**Part III: Supporting Pages—Management Needs Work Statements**

Activities for Year 1	Activities for Year :2 FFY Grant: 2002 PHA FY:			Activities for Year: 3 FFY Grant: 2003 PHA FY:		
See	Staff training - CM & Area maintenance staff (0997)		13,000	Staff training - CM & Area maintenance staff (0997)		13,000
Annual	Job training for tenants (FIC) (0998)		7,000	Job training for tenants (FIC) (0998)		7,000
Statement	Hire self sufficiency coordinator (1000)		46,094	Hire self sufficiency coordinator (1000)		46,094
	Increase security at high risk senior sites & family projects (S1002)		225,000	Increase security at high risk senior sites & family projects (S1002)		225,000
	Software & training (1004)		25,000	Software & training (1004)		25,000
	Home ownership (1008)		10,000	Home ownership (1008)		10,000
	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000
	Home repair training (1324)		10,000	Home repair training (1324)		10,000
	Elderly outreach & marketing (1326)		37,000	Elderly outreach & marketing (1326)		37,000
	CM-Temporary PRS or Clerk of works for CGP (1617)		25,000	CM-Temporary PRS or Clerk of works for CGP (1617)		25,000
	Water management program (2020hz)		30,000	Water management program (2020hz)		30,000
	Subtotal of Estimated Cost		448,094	Subtotal of Estimated Cost		448,094

**Capital Fund Program Five-Year Action Plan**  
**Part III: Supporting Pages—Management Needs Work Statements**

Activities for Year :4 FFY Grant: 2004 PHA FY:			Activities for Year: 5 FFY Grant: 2005 PHA FY:		
Staff training - CM & Area maintenance staff (0997)		13,000	Staff training - CM & Area maintenance staff (0997)		13,000
Job training for tenants (FIC) (0998)		7,000	Job training for tenants (FIC) (0998)		7,000
Hire self sufficiency coordinator (1000)		46,094	Hire self sufficiency coordinator (1000)		46,094
Increase security at high risk senior sites & family projects (S1002)		225,000	Increase security at high risk senior sites & family projects (S1002)		225,000
Software & training (1004)		25,000	Software & training (1004)		25,000
Home ownership (1008)		10,000	Home ownership (1008)		10,000
CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000
Home repair training (1324)		10,000	Home repair training (1324)		10,000
Elderly outreach & marketing (1326)		37,000	Elderly outreach & marketing (1326)		37,000
CM-Temporary PRS or Clerk of works for CGP (1617)		25,000	CM-Temporary PRS or Clerk of works for CGP (1617)		25,000
Water management program (2020hz)		30,000	Water management program (2020hz)		30,000
	Subtotal of Estimated Cost	448,094		Subtotal of Estimated Cost	448,094