

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

PHA Plans

5 Year Plan for Fiscal Years 2002 - 2006
Annual Plan for Fiscal Year 2002

**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: Cohoes Housing Authority

PHA Number: NY022

PHA Fiscal Year Beginning: (mm/yyyy) 10/2002

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 2002 - 2006
[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)
Uniting through commitment, communication, action and positive attitudes, we will achieve these goals:
1. To work in harmony with the Cohoes Housing Authority's Residents toward responsible growth
 2. To promote the quality of the environment and residential pride throughout all Cohoes Housing Authority's Neighborhoods
 3. To be recognized and accepted as part of the community.
 4. To achieve full marketability and value of Cohoes Housing Authority's properties.

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)

To seek funding for building a senior and disabled supervised (assisted) living facility to provide some nursing and personal hygiene care. Met with Community Builders looking for income sources

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) To become a high performer Raised score from last year, missed high performer by 1, however, if inspection was recalculated with new regulations not to include the common and outer areas we would be a high performer

Improve voucher management: (SEMAP score) 2001 High Performer

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: Attached comprehensive grant programs

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

1. To ensure that the housing programs for which we are funded are well run and provide above average services.
2. To encourage pride and self confidence amount residents.
3. To provide supervised after school programs (Goal accomplished)
4. To maintain 90% of above occupancy in both programs. Accomplished 2001- average of 97%
5. To continue programs for youth (theater, band, computer) and, if possible, increase programs (tutoring, sports) (accomplished)
6. To continue a close working relationship with the City of Cohoes in regard police, and fire protection and education.
7. We are awaiting final plans from the Cohoes Police Department on shared services for the police dog they will have. It will be used on the development and shown to our youth in the drug prevention program. (This program was cancelled by Cohoes Police)
8. To continue to keep the lines of communication open with the residents. We now do a weekly activities sheet, a semi-annual news letter, hold meetings when new information is available, the VISTA program helped seniors develop their own newsletter, and further encourage them to form resident organizations.
9. To form working relationships with neighboring organizations providing programs for the mentally handicapped and disabled. (Albany County; Center for Disabled; Residential opportunities.
10. To be recognized as part of the community. Presently we are a member of the Chamber of Commerce, and work with local organizations such as Cohoes Caretakers. We are the lead agency for the City of Cohoes Crime and Prevention Task Force. 2001-2002 Received an Even Start Grant with the Cohoes School system

11. To continue with investigations to pursue fraud cases
12. Improve Section 8 housing inspections by using the City Codes and their Code Enforcer as our inspector.
13. One on one personal recertification meetings to encourage tenant integrity.

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)
14. Continue to hold landlord workshops twice a year (previous meetings have had from 15 to 35 landlords in attendance) Held a joint landlord workshop with the City of Cohoes on March 21, 2001

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: CHA income averages run within \$2,000.difference in all developments, therefore, we do not feel there is a problem in this area
- 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)

Although we do not have a problem in this area,CHA has instituted a decontration policy as required by HUD. We have also added a preference for working applicants

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)
15. To establish a family self-sufficiency program for public housing through a ROSS grant . It will be modeled after the Section 8 program that we now run with 20 participants and has been proven successful. ROSS grant was approved 2001
 16. To provide a senior advocate through ROSS grant. ROSS grant approved 2001 Program running.
 17. To encourage resident employment and utilize their services through the Comprehensive Grant Programs (we presently have two resident owned businesses participating). The third has become gainfully employed independently
 18. A computer lab is being set up with eight workstations and a trainer through the PHDEP grant (July 2000) Computer classes have started. 2002 successful program still running

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

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

Other PHA Goals and Objectives: (list below)

1. Long term goals: We would like to see daycare services on site and we will continue to look into options for that purpose. We would like to see some of our residents train for childcare through the family self-sufficiency program and eventually be able to run an on site daycare.
2. Improvements have been discussed as to how to make the apartments more marketable and attractive. Ideas for the senior high-rise, in addition to air

conditioning and carpeting, would be expanding the unit size by adjoining apartments. Unit size is a key factor in solving the problem with rentals

Annual PHA Plan
PHA Fiscal Year 2002
[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)]

The Cohoes Housing Authority's goal is to not only provide safe and decent housing, but to have residents take pride in where they live. Our comprehensive grant programs have made physical improvements including landscaping, and our maintenance staff keep the grounds well groomed for a pleasant outside appearance.

One of the most successful Drug Prevention Programs is the Cohoes Housing Authority Acting Troupe that has 25 youth in its membership. We also have the SPARC group running on site youth drug prevention programs. (PHDEP grants terminated programs funds run out 2003)

The Cohoes Housing Authority is the lead agency and developed a city crime and drug prevention task force.

Section 8 inspections use city codes, which are above housing quality standards, and we are fortunate to share services with the City of Cohoes in using the city inspector for our section 8 inspections. Therefore, properties are getting a thorough and complete inspection yearly as well as upon move in. Section 8 does a landlord workshop each year to keep owners informed of any changes as we offer the opportunity for speakers to attend meetings.

Residents are required to come in person for the recertification process. We feel the "one on one" contact is essential in encouraging tenant integrity. Employees attend workshops and meeting to be sure all are informed of updated regulations.

The Board of Commissioners meet on a monthly basis and review detailed reports on budget information and other procedures as well as policy issues.

The Authority is seeking funding sources for other income including, rental space at the Dr. Jay McDonald Towers, roof rental space for phone companies, purchasing our own laundry equipment. (both goals accomplished 2001/2002) The Authority is seeking partnerships with other local agencies.

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.

Table of Contents

Table Library

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 - 1. Housing Needs
 - 2. Financial Resources
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 - 4. Rent Determination Policies
 - 5. Operations and Management Policies
 - 6. Grievance Procedures
 - 7. Capital Improvement Needs
 - 8. Demolition and Disposition
 - 9. Designation of Housing
 - 10. Conversions of Public Housing
 - 11. Homeownership
 - 12. Community Service Programs
 - 13. Crime and Safety
 - 14. Pets (Inactive for January 1 PHAs)
 - 15. Civil Rights Certifications (included with PHA Plan Certifications)
 - 16. Audit
 - 17. Asset Management
 - 18. Other Information

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 (A).
- FY 2001 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 (B)
- 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)
Civil Rights Certification ©

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy	Annual Plan: Operations

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

Table Library

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1052	5	5				
Income >30% but <=50% of AMI	943	5	5				
Income >50% but <80% of AMI	522	5	5				
Elderly	884	5	5				
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- 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)
- Wait lists
- Tenant demographics

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)			
<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	75		75
Extremely low income <=30% AMI	20	27	
Very low income (>30% but <=50% AMI)	17	23	
Low income (>50% but <80% AMI)	38	51	
Families with children	57	76	
Elderly families	14	19	
Families with Disabilities	4	5	

Housing Needs of Families on the Waiting List			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	14	19	
2 BR	30	40	
3 BR	27	36	
4 BR	2	3	
5 BR	2	3	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Turn over vacancies quickly to serve the applicants

Outreach in local newspapers and church bulletins

(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)

Pursue financing for senior and disabled supportive (assisted) living. Met with Community Builders for funding sources

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)

Cohoes does not have an excess over the 40% and 75% targeting of the extremely low income

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)

Our list is not excessive only approximately 100 applicants

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)

Advertise in newspaper and church bulletins

CHA has Dr. Jay McDonald High Rise for elderly and disabled

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)

Cohoes Housing has handicapped units in all developments

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)

Our specific area has had an influx of Russian immigrants and we have worked with a local church in helping to house them when needed. We provide on site English lessons

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 (3 senior developments, one is our public housing the other are section 8 project based privately owned)
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: 9/30/2002		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	504159	504159
b) Public Housing Capital Fund	188316	188316
c) HOPE VI Revitalization		
d) HOPE VI Demolition		

Financial Resources: 9/30/2002 Planned Sources and Uses		
Sources	Planned \$	Planned Uses
e) Annual Contributions for Section 8 Tenant-Based Assistance	1381532	1381532
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	89058	89058
g) Resident Opportunity and Self-Sufficiency Grants ROSS	8113	8113
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
COMP Grant	427110	427110
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	789820	789820
Non dwelling rent	13694	13694
4. Other income (list below)		
Interest income	82799	82779
Other misc	117006	117006
4. Non-federal sources (list below)		
Total resources	3601587	3601587

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

Upon application, since our lists are not that long

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)

Our local law enforcement is very helpful. If we need to do a more in depth search release forms are signed by applicant for criminal history and fingerprinting if it should be necessary

(2)Waiting List Organization

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

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

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

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

Website

Will mail application is disabled or out of state

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?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(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?
Based on our present list, it will not be necessary
- 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)

A rotating schedule is used for overhoused, no more than every third vacancy of the size unit required

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)

Elderly and disabled

Families will be assisted before non-elderly singles

Nearly elderly ages 47 to 62 will have preference before non elderly singles

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
- 1 Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 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 Elderly and disabled
- 1 families before non elderly singles
- 1 nearly elderly ages 47 to 62 before non elderly singles

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)

Section 8 tenant booklets and briefing packets

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

Adopted a deconcentration policy as required by HUD

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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)

The CHA has a close working relationship with the local police department if more thorough information is needed. The applicant signs release forms for criminal records and fingerprinting

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

Criminal or drug-related activity

Other (describe below)

previous rental history (if already a section 8 participant)

(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)

Will mail application if disabled or out of state

(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:

The applicant must report on the search to show they are actively seeking housing. If so an extension will be granted for problems with family size, moving to another jurisdiction

(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)

Elderly and disabled

Families will be assisted before non elderly singles

Nearly elderly ages 47 to 62 will have preference before non elderly singles

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
- 1 Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 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 Elderly and disabled
- 1 Families will be assisted before non elderly singles
- 1 Nearly elderly ages 47 to 62 will have preference before non elderly singles

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

Section 8 tenant handbook

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

- Through published notices

Other (list below)
public hearing

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?

The PHA did the required outreach to past minimum rent clients when the minimum rent was \$50.00, we have since set it back to 0 due to the involvement and time required for hardship requests

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:

Flat rents

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

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

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

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

e. Ceiling rents

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

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

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion

- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

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

Income decrease

Change in family composition

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)

Had the city inspector do rent reasonable ratings on our public housing units

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached. (B)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	304	60
Section 8 Vouchers	327	50
Section 8 Certificates		

Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	304	
Other Federal Programs(list individually)		
Comprehensive Grant	304	
ROSS grant (?)		

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)

CHA statement of Policies

CHA Maintenance Plan (eradication of pest infestation is controlled by semi-annual spraying)

All HUD Regulations

(2) Section 8 Management: (list below)

Section 8 Administrative Policy

FSS Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 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 (Capital Fund Program Tables)

-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 (Capital Fund Program Tables)

-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

Table Library

- 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.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input 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: (DD/MM/YY)</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>6. Number of units affected:</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
<p>1a. Development name:</p> <p>1b. Development (project) number:</p>
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p>

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or

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

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

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

B. Section 8 Tenant Based Assistance

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

PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:
FSS Participant will have preference

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 has 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.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Section 8 Family Self Sufficiency	17	New admissions	PHA Main office	Section 8
		Random		
Computer training	8	Date of sign up	PHA resident center	Public housing

Table Library

College courses		10,000 or less income CHA 1 year		
Public Housing Family Self Sufficiency	2	Date of sign up	PHA main office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		2 as of 05/06/2002
Section 8	7	17 as of 04/02/2002

- 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) We reviewed resident surveys from HUD and had some concerns. We held 2 meetings to start a neighborhood watch and hold discussions with residents, with the community police officer from the city in attendance, and only one resident attended.

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)

Saratoga Sites

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)

Security patrols

PHEDEP Programs

SPARC programs

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

all

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)

Cohoes officer works part time on our security

Resident police officer at McDonald Towers

His police DARE car kept in our parking lot

Security patrols contact PD with any information

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

All

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 2002 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

The CHA has participated in national organizational meeting and legislative visits and letter campaigns to try to get the PHDEP grants reinstated. We are in the last year of funds from our 2000 grants and will soon feel the devastating effects of the loss of funding. The following programs are run from this program: Cohoes Youth Theater; after school program; computer training for adults and youth; SPARC (addiction recovery); Community Center memberships

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)

Secure rental base, keeping occupancy above 90%

Operating reserve of 125.5%

Long term investments kept in interest bearing secured investment accounts

Preventative maintenance, inspections, analysis to pinpoint any long range problems.

Fixed assets, inventory system being computerized

Seeking sources of other income

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:

Karen Donlon requested first priority be given to after school program with hired employee to run a program, this has been added to PHEDEP plan

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

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

The CHA has always had two elected tenant commissioners on the Board

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)

Candidate must solicit 25 tenant signatures to be eligible

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

All adult recipients of PHA, residents for 3 months before election

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: City of Cohoes, New York; State of New York
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families 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)

1. To keep Cohoes Housing Authority properties in good physical condition and keep clean well kept areas for an appealing appearance in the City.
 2. To promote family self -sufficiency and encourage resident employment
 3. To encourage home ownership. The CHA has developed a home ownership plan for Section 8
 4. The Housing Authority has participated in meetings with the Mayor and the School system to encourage development in the City
 5. The Housing Authority is a member of the Chamber of Commerce and promotes city businesses and city beautification projects.
- Other: (list below)

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

The City, under the consolidated plan, works with Housing Development and financial agencies to promote and develop rehabilitation of existing housing and development of new housing that is affordable for first-time homebuyers

D. Other Information Required by HUD

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

Cohoes Housing Authority 2002 Annual Plan

1. Annual Report (ny022v03)
 - Executive Summary (ny022b03)
 - Resident Membership of the PHA Governing Board (ny022c03)
 - Membership of the Resident Advisory Board (ny022d03)
 - Section 8 Homeownership Capacity Statement (ny022e03)
2. Capital Fund Program
 - 501 (FFY02) CFP Annual Statement (ny022f03)
 - 501 (FFY03-06) CFP Five Year Action Plan (ny022f03)
 - 501 (FFY01) CFP Performance & Evaluation Report (ny022g03)
 - 501 (FFY00) CFP Performance & Evaluation Report (ny022h03)
 - 707 (FFY99) CGP Performance & Evaluation Report (ny022i03)
 - Component 3 – Deconcentration chart (ny002k03)
 - Deconcentration Policy (ny002l03)

**COHOES HOUSING AUTHORITY
ANNUAL REPORT
EXECUTIVE SUMMARY**

The following goals have been accomplished for the Authority:

- We have met with HUD officials from the Albany Community Builders to research funds and possible location for an assisted living building
- Successfully received a ROSS grant for a part-time Senior Advocate and have hired and began a program to assist the elderly in our developments. This program has proven successful by assisting elderly with complicated paperwork; has formed a counseling group with the assistance of the SPARC coordinator; formed social groups, and supplied needed referral services.
- Successfully received a ROSS Family Self-Sufficiency grant and have hired a part-time coordinator and began the program
- Have begun a supervised after-school drop in program at all developments through the PHDEP Grant. The attendance has increased and the program provides needed social and scholastic assistance to the youth in the developments
- A girl scout troop has been established in the developments
- Opened a computer lab on site with progressive classes for adults and youth.
- Have met with the Mayor of the City of Cohoes and the Code Enforcement Department and held a landlord workshop together on March 21, 2001. Meetings are held to monitor the code enforcement rules under Section 8
- The CHA has partnered with the Cohoes City School District on two grants which will be beneficial to housing clients with after school programs and pre-school training courses. We have successfully been awarded an Even Start Grant with the Housing Authority as a lead agency. This will provide a literacy program that will help educate parents and children simultaneously. We will have office space available on site to enhance the availability of the program.
- The CHA has partnered on a grant with Albany Law School and provides dispute mediation
- Have two police officers living in developments. One officer is at Dr. Jay McDonald Towers (NY022-003) and acts as a deterrent to crime. Another officer is living in one of our family developments, Saratoga Sites (NY022-001) and has been a proven deterrent to crime
- We have worked jointly with the Cohoes Police Department and detective bureau to avoid criminal activity and track suspicious behavior in the developments
- We have analyzed the Resident Assessment surveys and initiated several meetings to encourage a neighborhood watch and to try

to revitalize a resident organization. Resident interest is low and residents did not attend the meetings.

- Received two best practice awards for our Youth Acting Theater and a City Drug Prevention Task force in which Cohoes Housing is the lead agency. We were nominated again this year for our on site Computer Lab, however, the Best Practice awards have been terminated
- The inventory for CHA has been computerized and is now totally functional on a software program
 - We have accomplished our goal of maintaining occupancy and had a 97% average this past year.
 - Section 8 has kept occupancy at 96% or above and has been awarded a high-performer status
 - The CHA has paid off compensation time that had been allowed to be accumulated by employees and has built up to an excessive amount over the years. This pay off has reduced the housing authority's liabilities. Compensation time will now be eliminated, or kept at a minimum of accumulation.
 - The CHA has developed a Section 8 homeownership program. Meetings are being set up with local banks and lending companies and we presently have 4 eligible candidates to launch the program. We will focus on a trial of 3 to 5 units the first year centered on our FSS participants as preference but will also include Section 8 participants.
 - The CHA has remodeled its laundry rooms and has purchased its' own equipment for the facilities which will provide a new source of income
 - The CHA has rented roof space to another company for transmitter towers at the top of the high-rise building. This now gives us two sources of additional income

FUTURE GOALS

- The CHA missed being a high performer by 1 point. However, if the physical inspections were adjusted to meet the new standards and common area and outside inspection work were deleted, we would be a high-performer. We will continue to strive for high performer. Turnover is a weak point we strive to improve by: monthly meetings between tenant relations and maintenance staffs; quarterly meetings with maintenance staff; designed an excel spread sheet, charting vacancy days down; distribute a short questionnaire when a resident gives a 30 day notice to try to get insight on why apartments are turning over.
- Most of the findings listed on the physical conditions in 2000 inspection have been repaired. Some had to be put into our 5 year plan as part of the Comprehensive Grant Program, as there is not enough money for the repairs: (a) Windows for Manor Sites

(NY022-002) have been added to the plan due to only having one window in the bedrooms. This was written as a severe finding due to tenants having air conditioners in them. The contract has been awarded and they will be replaced within the next 3 months; (b) Porches at Roulier Heights and Saratoga Sites (NY022-001) have been repaired. Spalling and cracks were listed as severe findings on the report. Although porches did need repair we had our Architect, C. K. Dennis, observe the spalling on the foundations. They did not find any instability or cracks in the foundation walls. The spalling surface is typical for the age of the building and is only a superficial problem; (c) Several refrigerator seals at Manor Sites (NY022-002) were written up as damaged. Although they were not affecting the efficiency of the refrigerator there were several that had a bend in the left hand corner. Since there were so many the same it was determined that it is a deficiency of the company. Because of the age, it is too late to go back at the company so replacement will be written into the 5-year plan.

- The CHA will continue seeking information for assisted living programs. We are working with the City Community Development Department for needs survey information and possible partnership candidates
- The CHA 5 year plan for modernization is attached
- The CHA is a member of several National and State housing organizations. We have participated in many letter writing campaigns and legislative work to restore the PHEDEP grants. The following CHA programs are in jeopardy due to this cut: CHA Youth Theater; After school program; St. Peter's Addiction Recovery Program run for the housing authority; Computer lab training for adults and youth; memberships to Cohoes Community Center. The statistics have shown a reduction in crime and vandalism due to these successful programs. We are presently researching new avenues of funding to maintain some of these programs but feel our budgets cannot support all of them.
- The CHA Board of Commissioners is opposed to the present Community Service regulations and will support the repeal of this program

**COHOES HOUSING AUTHORITY
RESIDENT COMMISSIONERS
ON THE BOARD**

Resident Commissioner for the Cohoes Housing Authority have always been elected by the residents. They serve two year terms.

1. Eileen Davin
52 Saratoga Sites
Cohoes, NY 12047 Phone 518-238-2417
Expired 5/1/02

2. Robert Winchell
8J – Dr. Jay McDonald Towers
Cohoes, NY 12047 Phone 518-237-6099
2000/2002
new term 5/1/2002 – 2004

3. Amie Seybolt
87 Manor Sites
Cohoes, NY 12047 phone 518-233-8807
Term 5/1/2002- 2004

**COHOES HOUSING AUTHORITY
RESIDENT ADVISORY BOARD**

1. Eileen Davin Phone
52 Saratoga Sites
Cohoes, NY 12047 518-238-2417

2. Joan Boehn
4 B – Dr. Jay McDonald Towers
Cohoes, NY 12047 518-237-7321

3. Karen Donlon
70 Manor Sites
Cohoes, NY 12047 518-233-7913

4. James Keefe
5D – Dr. Jay McDonald Towers
Cohoes, NY 12047

4. Cynthia Wilder
23 Manor Sites
Cohoes, NY 12047 518-233-9330

5. Linda Peterson
30 Roulrier Heights
Cohoes, NY 12047 518-235-1342

6. Amie Seybolt
87 Manor Sites
Cohoes, NY 12047 518-233-8807

SECTION 8 HOMEOWNERSHIP

The Cohoes Housing Authority has developed a Home Ownership Policy for Section 8. . We have met with area housing authorities, led by Albany Housing to have consistency in all of our plans.

We have met with two companies, a bank and a credit union, that would be able to assist in a first time homebuyers mortgages. We will be contacting Albany Rural housing to try to form a partnership in order to do the pre/post counseling sessions.

We presently have three candidates interested in participating. We will be using our existing Housing Choice Vouchers, and FSS participants will have preference. We estimate it may take a year to have them ready for actual mortgage qualifying.

We have attended several workshops and conferences to help coordinate the plan.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Cohoes Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
xx <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	46,965.00			
3	1408 Management Improvements	57,000.00			
4	1410 Administration	57,641.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	25,370.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	20,000.00			
10	1460 Dwelling Structures	217,676.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0.00			
12	1470 Nondwelling Structures	56,493.00			
13	1475 Nondwelling Equipment	90,270.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collaterization or Debt Service	0.00			

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

PHA Name: Cohoes Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P02250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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xx 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
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	571,415.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	47,000.00			
25	Amount of Line 21 Related to Security – Hard Costs	2,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	145,000.00			

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

PHA Name: Cohoes Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	.12%	46,965.00				
	Resident Employment	1408	.01%	6,000.00				
	Computer/Software Training	1408	.01%	3,000.00				
	Security	1408	.08%	47,000.00				
	Vacancies	1408	0.00	0.00				
	Employee Training	1408	.002%	1,000.00				
	Advertising	1410	.0008%	500.00				
	MOD Salaries	1410	.08%	43,391.00				
	MOD Benefits	1410	.02%	13,000.00				
	Travel	1410	.001%	750.00				
	A/E Services	1430	.04%	24,870.00				
	Consultant	1430	.0008%	500.00				
	Site Improvements	1450	light/ldscape/swalk	20,000.00				
	Security Equipment	1475	uniforms/phones cameras	2,000.00				
	Office Equipment	1475	1	1,000.00				
	Office Furniture	1475	4	2,000.00				
	Grounds Equipment	1475	1	15,593.00				
	Community Room Furniture	1475	20	2,000.00				
	Computer Equipment	1475	3	4,000.00				

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

PHA Name: Cohoes Housing Authority		Grant Type and Number Capital Fund Program No: NY06P02250102 Replacement Housing Factor No:					2002
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	
NY22-HA-Wide	3/31/04			9/30/06			
NY22-1 SS/RH	3/31/04			9/30/06			
NY22-2 Manor	3/31/04			9/30/06			
NY22-3 McDonald	3/31/04			9/30/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Cohoes Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2006
HA-Wide	Annual Statement	\$135,000	\$236,859	\$138,750	\$156,750
NY22-1 Saratoga/Roulier Heights		\$235,000	\$115,000	\$250,850	\$305,000
NY22-2 Manor Sites		\$100,000	\$40,000	\$112,000	\$68,000
NY22-3 McDonald Towers		\$98,000	\$205,962	\$83,000	\$65,000
CFP Funds Listed for 5-year planning		\$568,000	\$597,821	\$584,600	\$594,750
Replacement Housing Factor Funds					

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

Activities for Year :_4_ FFY Grant: 2005 PHA FY: 2005			Activities for Year: _5__ FFY Grant: 2006 PHA FY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Site Improvements	20,000.00	HA-Wide	Site Improvements	20,000.00
	New telephone system	10,000.00		Refrigerators	33,500.00
	Refrigerators	35,500.00		Stoves	23,250.00
	Stoves	23,250.00		Drug Program	50,000.00
	Drug Program	50,000.00			
Subtotal		138,750.00	Subtotal		156,750.00
Saratoga/Roulier Heights	Replace Storm Drains	10,000.00	Saratoga/Roulier Heights	Replace Boilers	55,000.00
NY22-1	Replace Boilers	55,000.00	NY22-1	Install 220 Outlets	20,000.00
	Replace Kitchen Cabinets	30,000.00		Replace concrete steps	150,000.00
	Clean/Repair Sewer Lines	10,000.00		Replace cabinets	60,000.00
	Cold Water Shut Off	8,000.00		Replace Window/door casings	20,000.00
	Extend Tiles in Bathroom	17,850.00			
	Replace Window/door casings	20,000.00			
	Land Acquisition	100,000.00			
	Subtotal	250,850.00	Subtotal		305,000.00
	Total CFP Estimated Cost	\$389,600.00			\$461,750.00

Capital Fund Program (CFP)

Part I: Summary

HA Name Cohoes Housing Authority		Comprehensive Grant Number NY06P02250100	FFY of Grant Approval 2000
<input type="checkbox"/> Original Annual Statement	Reserve for Disaster/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision	<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending Year Ending
<input checked="" type="checkbox"/> Final Performance and Evaluation Report	3/31/2002		

Line No	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2) Expended
		Original	Revised (1)		
1	Total Non-CGP Funds				
2	1406 Operations	\$87,000.00	\$87,000.00	\$87,000.00	\$87,000.00
3	1408 Management Improvements	\$65,137.00	\$60,397.00	\$60,397.00	\$42,735.13
4	1410 Administration	\$58,588.00	\$58,588.00	\$58,588.00	\$19,060.30
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$21,130.00	\$22,423.00	\$22,423.00	\$17,813.75
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$20,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$209,899.00	\$255,582.81	\$255,582.81	\$129,829.99
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$50,356.00	\$27,093.21	\$27,093.21	\$23,094.21
13	1475 Nondwelling Equipment	\$73,775.00	\$74,800.98	\$74,800.98	\$74,235.98
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)	\$585,885.00	\$585,885.00	\$585,885.00	\$393,769.36
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$46,870.00	\$46,870.00	\$46,870.00	\$29,887.93
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Beverly A. Signoracci	Signature of Public Housing Director or Office of Native American Programs Administrator &
X	X

1 To be completed for the Performance & Evaluation Report or a Revised Annual Stater
2 To be completed for the Performance & Evaluation Report

« Date:

Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Operations	1406		\$87,000.00	\$87,000.00	\$87,000.00	\$87,000.00	Line Item Complete
HA-Wide	Resident Employment	1408	1.19%	\$7,000.00	\$7,000.00	\$7,000.00	\$6,320.20	To use as needed
Mgmt. Improvmts	Computer Software/Training	"	2.23%	\$10,267.00	\$6,527.00	\$6,527.00	\$6,527.00	Line Item Complete
"	Security	"	8%	\$46,870.00	\$46,870.00	\$46,870.00	\$29,887.93	To use as needed
"	Vacancies	"	0%	\$0.00	\$0.00	\$0.00	\$0.00	
"	Employee Training	"	.02%	\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$65,137.00	\$60,397.00	\$60,397.00	\$42,735.13	
HA-Wide	Advertising	1410.12	.09%	\$500.00	\$500.00	\$500.00	\$500.00	Line Item Complete
Admin	MOD Salaries	1410.2	7.87%	\$46,088.00	\$46,088.00	\$46,088.00	\$10,444.52	To use as needed
	MOD Benefits	1410.9	2.05%	\$12,000.00	\$12,000.00	\$12,000.00	\$8,115.78	To use as needed
	Travel	1410.10	0%	\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1410	\$58,588.00	\$58,588.00	\$58,588.00	\$19,060.30	
HA-Wide	A/E Services	1430.1	8%	\$20,630.00	\$22,173.00	\$22,173.00	\$17,563.75	To use as needed
Fees and Costs	Consultant	1430.2	.09%	\$500.00	\$250.00	\$250.00	\$250.00	Line Item Complete
			Total 1430	\$21,130.00	\$22,423.00	\$22,423.00	\$17,813.75	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Security Equipment	1475.1	Uniforms/Ed	\$5,000.00	\$2,414.91	\$2,414.91	\$2,414.91	Line Item Complete
Nondwelling	Office Equipment	1475.1		\$1,000.00	\$468.05	\$468.05	\$468.05	Line Item Complete
Equipment	Office Furniture	1475.1	Desks, chair	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	Line Item Complete
"	Grounds Equipment	1475.2		\$17,775.00	\$17,642.95	\$17,642.95	\$17,642.95	Line Item Complete
"	Community Room Furniture	1475.3	Chairs, table	\$2,000.00	\$2,695.07	\$2,695.07	\$2,695.07	Line Item Complete
"	Computer Equipment	1475.4		\$4,000.00	\$6,000.00	\$5,999.60	\$5,999.60	Line Item Complete
"	Community Room Equipment	1475.3		\$2,000.00	\$3,924.00	\$3,924.00	\$3,359.00	To install in spring
"	Coin Operated Laundry Machines	1475.3		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	Line Item Complete
			Total 1475	\$43,775.00	\$45,144.98	\$45,144.58	\$44,579.58	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date **X**
Beverly A. Signoracci

Signature of Public Housing Director or Office of Native American Programs Administra **X**

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

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

HA-Wide Activities		Number		Original	Revised (1)	Obligated (2)	Expended (2)	
NY22-2 Manor Sites	Site:							
	Site Improvements (landscaping, sidewalks, drainage and lighting)	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:							
	Outside GFI Outlets	1460		\$9,000.00	\$12,500.00	\$12,500.00	\$12,500.00	Line Item Complete
			Total M&E:	\$9,000.00	\$12,500.00	\$12,500.00	\$12,500.00	
	Building Exterior:							
	Relocate Handrails	1460		\$15,000.00	\$7,470.00	\$7,470.00	\$6,916.77	Waiting for final requisition
	New Windows/Storms				\$83,900.81	\$83,900.81	\$0.00	Windows ordered
			Total B.E.:	\$15,000.00	\$91,370.81	\$91,370.81	\$6,916.77	
	Dwelling Units:							
	Replace Window Balances	1460		\$10,000.00	\$22,710.00	\$22,710.00	\$20,439.00	Waiting for balances ordered
	Refinish Tubs			\$10,430.00	\$10,430.00	\$10,430.00	\$10,430.00	Line Item Complete
			Total DUs:	\$20,430.00	\$33,140.00	\$33,140.00	\$30,869.00	
	Dwelling Equipment:							
	None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas:								
Office Window	1470		\$1,000.00	\$0.00	\$0.00	\$0.00		
Tile Office Floor	1470			\$7,230.00	\$7,230.00	\$7,230.00	Line Item Complete	
		Total ICAs:	\$1,000.00	\$7,230.00	\$7,230.00	\$7,230.00		
Site-Wide Facilities:								
Shelving for Basement	1470		\$6,000.00	\$3,041.85	\$3,041.85	\$3,041.85	Line Item Complete	
Clean/Repair Sewer Lines			\$6,000.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$12,000.00	\$3,041.85	\$3,041.85	\$3,041.85		
Nondwelling Equipment:								
None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Manor		Project Total		\$62,430.00	\$147,282.66	\$147,282.66	\$60,557.62	

Signature of Executive Director and Date **X** Beverly A. Signoracci Signature of Public Housing Director or Office of Native American Programs Administrator **X**

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

(2) To be completed for the Performance and Evaluation Report Annual Statement /Performance and Evaluation Report Page 4 of 6

form HUD-52837 (10/96)

Annual Statement /Performance and Evaluation Report

OMB Approval No. 2577-0157 (7/31/9

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Capital Fund Program (CFP)

Part II: Supporting Pages

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY22-3	Site:							

McDonald Towers	Site Improvements (landscaping, sidewalk walks)	1450	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Total Site:		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:						
	Additional Radiators	1460	\$26,000.00	\$45,727.00	\$45,727.00	\$19,446.30	Waiting for final requisition Line Item Complete
	Handicap Accessible Doors		\$1,170.00	\$1,170.00	\$1,170.00	\$1,170.00	
	Total M&E:		\$27,170.00	\$46,897.00	\$46,897.00	\$20,616.30	
	Building Exterior:						
	None	1460	\$0.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:		\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:						
	Replace Window Balances	1460	\$5,000.00	\$9,855.00	\$9,855.00	\$0.00	Balances ordered Line Item Complete
	Replace Window Sashes		\$1,625.00	\$2,755.00	\$2,755.00	\$2,755.00	
	Total DUs:		\$6,625.00	\$12,610.00	\$12,610.00	\$2,755.00	
	Dwelling Equipment:						
	None	1465.1	\$0.00	\$0.00	\$0.00	\$0.00	
	Total D.E.:		\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:						
	Replace Community Room Rug	1470	\$8,000.00	\$7,942.36	\$7,942.36	\$7,942.36	Line Item Complete
	Total ICA		\$8,000.00	\$7,942.36	\$7,942.36	\$7,942.36	
	Site-Wide Facilities:						
	Replace Boiler Room Circulator	1470	\$1,600.00	\$3,999.00	\$3,999.00	\$0.00	To be installed in Spring
	Total SWFs:		\$1,600.00	\$3,999.00	\$3,999.00	\$0.00	
	Nondwelling Equipment:						
	None	1475	\$0.00	\$0.00	\$0.00	\$0.00	
			\$0.00	\$0.00	\$0.00	\$0.00	
	Total NDE:		\$0.00	\$0.00	\$0.00	\$0.00	
Total, McDonald	Project Total		\$48,395.00	\$71,448.36	\$71,448.36	\$31,313.66	
Signature of Executive Director and Date		Beverly A. Signoracci					
X				X			

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

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

38)

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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)			Reasons for Revised Target Dates
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Resident Employment	03/31/02			09/30/03			
Computer Software/Training	03/31/02			09/30/03			
Security	03/31/02			09/30/03			
Vacancies	03/31/02			09/30/03			
Employee Training	03/31/02			09/30/03			
HA-Wide							
" Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Appliances							
#REF! #REF!	03/31/02			09/30/03			
" Demolition (specify location[s])							
NY22 HA-Wide	03/31/02			09/30/03			
NY22-1 Saratoga/	03/31/02			09/30/03			
NY22-2 Manor	03/31/02			09/30/03			
NY22-3 McDonald	03/31/02			09/30/03			
Signature of Executive Director or Beverly A. Signoracci				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X			

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

(2)

Annual Statement /Performance and Evaluation Report

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

Part I: Summary
Federal FY of Grant:

PHA Name:

Grant Type and Number

Capital Fund Program Grant No.

Replacement Housing Factor Grant No:

2001

Reserve for Disasters/Emergencies

3/31/2002

Revised Annual Statement

Final Performance and Evaluation Report

Cohoes Housing Authority

Original Annual Statement

Performance and Evaluation Report for Period Ending:

Line No. Summary by Development Account

Total Estimated Cost

Total Actual Cost

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
3	1408 Management Improvements	\$56,551.00	\$56,551.00	\$46,394.63	\$394.63
4	1410 Administration	\$59,782.00	\$59,782.00	\$58,877.86	\$345.86
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$20,256.00	\$20,256.00	\$17,265.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,000.00	\$18,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$213,932.00	\$213,932.00	\$30,426.19	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$36,000.00	\$36,000.00	\$3,794.20	\$3,794.20
13	1475 Nondwelling Equipment	\$93,300.00	\$93,300.00	\$70,775.35	\$70,775.35
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$597,821.00	\$597,821.00	\$327,533.23	\$175,310.04
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: Cohoes Housing Authority	Grant Type and Number Capital Fund Program Grant I NY06P02250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	
HA-Wide	Resident Employment	1408		\$6,000.00	\$6,000.00	\$6,000.00	\$0.00	To be used as needed
Mgmt.	Computer Software Training	1408		\$4,551.00	\$4,551.00	\$394.63	\$394.63	To be used as needed
Improvmts	Security	1408		\$40,000.00	\$40,000.00	\$40,000.00	\$0.00	To be used as needed
	Vacancies	1408		\$0.00	\$0.00	\$0.00	\$0.00	
	Employee Training	1408		\$1,000.00	\$1,000.00	\$0.00	\$0.00	To be used as needed
	Utility Allowance Survey	1408		\$5,000.00	\$5,000.00	\$0.00	\$0.00	To be used as needed
			Total 1408	\$56,551.00	\$56,551.00	\$46,394.63	\$394.63	
HA-Wide	Advertising	1410		\$250.00	\$360.00	\$345.86	\$345.86	To be used as needed
Admin	MOD Salaries	1410		\$45,532.00	\$45,532.00	\$45,532.00	\$0.00	To be used as needed
	MOD Benefits	1410		\$13,000.00	\$13,000.00	\$13,000.00	\$0.00	To be used as needed
	Travel	1410		\$1,000.00	\$890.00	\$0.00	\$0.00	To be used as needed
			Total 1410	\$59,782.00	\$59,782.00	\$58,877.86	\$345.86	
HA-Wide	A/E Services	1430.1	8%	\$19,756.00	\$19,756.00	\$17,265.00	\$0.00	To be used as needed
Fees and	Consultant	1430.2	0.09%	\$500.00	\$500.00	\$0.00	\$0.00	To be used as needed
			Total 1430	\$20,256.00	\$20,256.00	\$17,265.00	\$0.00	
HA-Wide	Site Improvements	1450	Total Site	\$15,000.00	\$15,000.00	\$0.00	\$0.00	To be used as needed
"	Security Equipment	1475.1		\$2,000.00	\$2,000.00	\$0.00	\$0.00	To be used as needed
	Office Equipment	1475.1		\$1,000.00	\$1,000.00	\$343.28	\$343.28	To be used as needed
	Office Furniture	1475.1		\$2,000.00	\$2,000.00	\$1,138.98	\$1,138.98	To be used as needed
	Grounds Equipment	1475.2		\$11,300.00	\$11,300.00	\$9,383.25	\$9,383.25	To be used as needed
	Key Machine	1475.2		\$1,500.00	\$1,500.00	\$0.00	\$0.00	To be used as needed
	Community Room Furniture	1475.3		\$2,000.00	\$2,000.00	\$0.00	\$0.00	To be used as needed
	Community Room Equipment	1475.3		\$2,000.00	\$2,000.00	\$0.00	\$0.00	To be used as needed
	Coin Operated Laundry Machine	1475.3		\$13,000.00	\$13,000.00	\$12,488.50	\$12,488.50	To be used as needed
	Computer Equipment	1475.4		\$4,000.00	\$4,000.00	\$1,814.14	\$1,814.14	To be used as needed
	Relocate Computer Equipment	1475.4		\$6,000.00	\$4,970.00	\$890.70	\$890.70	To be used as needed
			Total 1475	\$44,800.00	\$43,770.00	\$26,058.85	\$26,058.85	

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Cohoes Housing Authority		Capital Fund Program Grant I NY06P02250101 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY22-1 Saratoga/ Roulier	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Site:			\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical:							
	Replace Boilers	1460		\$12,000.00	\$12,000.00	\$0.00	\$0.00	Design Stage
	Zones for Comm Rm/Maint/Garage	1460		\$3,500.00	\$3,500.00	\$0.00	\$0.00	Design Stage
	Bathroom Exhaust Vents	1460		\$15,000.00	\$15,000.00	\$0.00	\$0.00	Design Stage
	Laundry Rm Washers/Drains	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	Design Stage
Total M&E:				\$40,500.00	\$40,500.00	\$0.00	\$0.00	
	Building Exterior:							
	None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Total B.E.:				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units:							
	None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
Total DUs:				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:							
	None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
Total D.E.:				\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:							
	None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
Total ICAs:				\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:							
	Laundry Room Card Entry	1470		\$3,000.00	\$3,000.00	\$0.00	\$0.00	To be used as needed
	Clean/Replace Sewer Lines	1470		\$12,000.00	\$12,000.00	\$0.00	\$0.00	Design Stage
	CCTV	1470		\$3,000.00	\$3,795.00	\$3,794.20	\$3,794.20	Line item complete
Total SWFs:				\$18,000.00	\$18,795.00	\$3,794.20	\$3,794.20	
	Nondwelling Equipment:							
	None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
Total NDE:				\$0.00	\$0.00	\$0.00	\$0.00	
Total,	Saratoga/Roulier		Project Total:	\$58,500.00	\$59,295.00	\$3,794.20	\$3,794.20	

Annual Statement /Performance and Evaluation Report				
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)				
Part II: Supporting Pages				
Cohoes Housing Authority		Capital Fund Program Grant I NY06P02250101 Replacement Housing Factor Grant No:		2001
Development			Total Estimated Cost	Total Actual Cost
				Status of Work

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

PHA Name: Cohoes Housing Authority	Grant Type and Number Capital Fund Program Grant N NY06P02250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	Reasons for Revised Target Dates
NY22-HA HA-Wide	03/31/03			09/30/04			
NY22-1 Saratoga/Roulie	03/31/03			09/30/04			
NY22-2 Manor Sites	03/31/03			09/30/04			
NY22-3 McDonald	03/31/03			09/30/04			



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Comprehensive Grant Program (CGP)

Part I: Summary

Office of Public and Indian Housing

HA Name Cohoes Housing Authority		Comprehensive Grant Number NY06P02270799		FFY of Grant Approval 1999	
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Reserve for Disaster/Emergency	<input type="checkbox"/>	Revised Annual Statement/Revision Numl
<input checked="" type="checkbox"/>	Final Performance and Evaluation Report		3/31/2002		Performance and Evaluation Report for Program Year E

Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost (2)	
			Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (may not exceed 10% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$46,892.00	\$46,892.00	\$46,892.06	\$46,892.06
4	1410	Administration	\$48,910.00	\$48,910.00	\$48,910.00	\$48,910.00
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Fees and Costs	\$20,838.00	\$20,838.00	\$20,838.00	\$20,838.00
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$89,132.00	\$89,132.00	\$89,131.66	\$89,131.66
10	1460	Dwelling Structures	\$212,645.00	\$212,645.00	\$212,644.75	\$212,644.75
11	1465.1	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$32,834.00	\$32,834.00	\$32,834.00	\$32,834.00
13	1475	Nondwelling Equipment	\$41,409.00	\$41,409.00	\$41,409.53	\$41,409.53
14	1485	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1	Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498	Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502	Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)		\$492,660.00	\$492,660.00	\$492,660.00	\$492,660.00
20	Amount of line 19 Related to LBP Activities		\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance		\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security		\$38,668.00	\$38,668.00	\$38,668.00	\$38,668.00
23	Amount of line 19 Related to Energy Conservation		\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00

Signature of Executive Director and Date Beverly A. Signoracci

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance & Evaluation Report

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Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Office of Public and Indian Housing

Development		Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
Number/Name	General Description of Major Work Categories			Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Resident Employment	1408	1.42%	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	Line Item Complete
Mgmt.	Computer Software/Trai	"	.62%	\$1,224.00	\$1,224.00	\$1,224.06	\$1,224.06	Line Item Complete
Improvmts	Security	"	8%	\$38,668.00	\$38,668.00	\$38,668.00	\$38,668.00	Line Item Complete
"	Vacancies	"	0%	\$0.00	\$0.00	\$0.00	\$0.00	
"	Employee Training	"	.2%	\$0.00	\$0.00	\$0.00	\$0.00	
Total 1408				\$46,892.00	\$46,892.00	\$46,892.06	\$46,892.06	
HA-Wide	Advertising	1410.12	.17%	\$144.00	\$144.00	\$144.22	\$144.22	Line Item Complete
Admin	MOD Salaries	1410.2	8%	\$39,766.00	\$39,766.00	\$39,765.78	\$39,765.78	Line Item Complete
	MOD Benefits	1410.9	1.82%	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	Line Item Complete
	Travel	1410.10	0%	\$0.00	\$0.00	\$0.00	\$0.00	
Total 1410				\$48,910.00	\$48,910.00	\$48,910.00	\$48,910.00	
HA-Wide	A/E Services	1430.1	8%	\$20,838.00	\$20,838.00	\$20,838.00	\$20,838.00	Line Item Complete
Fees and Costs	Consultant	1430.2	.1%	\$0.00	\$0.00	\$0.00	\$0.00	
Total 1430				\$20,838.00	\$20,838.00	\$20,838.00	\$20,838.00	
HA-Wide	Nonroutine vacancy pre	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
	Security Equipment	1475.1	5 Uniforms	\$4,507.00	\$4,507.00	\$4,506.53	\$4,506.53	Line Item Complete
	Office Equipment	1475.1	CCTV	\$934.00	\$934.00	\$934.45	\$934.45	Line Item Complete
	Office Furniture	1475.1	Desks, chairs	\$810.00	\$810.00	\$810.00	\$810.00	Line Item Complete
	Grounds Equipment	1475.2	None	\$0.00	\$0.00	\$0.00	\$0.00	
	Community Room Furni	1475.3	Chairs, table	\$1,792.00	\$1,792.00	\$1,792.35	\$1,792.35	Line Item Complete
	Computer Equipment	1475.4	2 Computers	\$2,317.00	\$2,317.00	\$2,316.91	\$2,316.91	Line Item Complete
Total 1475				\$10,360.00	\$10,360.00	\$10,360.24	\$10,360.24	
"	Vehicle replacement	1475.2	1	\$28,337.00	\$28,337.00	\$28,337.29	\$28,337.29	Line Item Complete
"	Demolition (specify loca	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date **X** Beverly A. Signoracci

Signature of Public Housing Director or Office of Native American Programs Administrator and **X**

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

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY22-1 Saratoga/ Roulier	Site: Site Improvements (land walks, clean by fence line) Traffic Control Signs	1450	14,000sf	\$11,213.00	\$11,213.00	\$11,213.00	\$11,213.00	Line Item Complete
			1	\$84.00	\$84.00	\$83.66	\$83.66	Line Item Complete
			Total Site:	\$11,297.00	\$11,297.00	\$11,296.66	\$11,296.66	
	Mechanical and Electrical:							
	Stove hoods w/exhaust fan	1460	114	\$18,700.00	\$18,700.00	\$18,700.00	\$18,700.00	Line Item Complete
			Total M&E:	\$18,700.00	\$18,700.00	\$18,700.00	\$18,700.00	
	Building Exterior:							
	Outside GFI outlets	1460	228	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	Line Item Complete
			Total B.E.:	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	
	Dwelling Units:							
	None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment:							
	None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:							
	Rear emergency exit @	1470	1	\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities:							
	Remove Chimneys	1470	2	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	Line Item Complete
	Garage doors w/ openers		2	\$2,920.00	\$2,920.00	\$2,920.00	\$2,920.00	Line Item Complete
	Storage facility for trailer		1	\$18,439.00	\$18,439.00	\$18,439.00	\$18,439.00	Line Item Complete
	Laundry room washer w/ drain		6	\$5,475.00	\$5,475.00	\$5,475.00	\$5,475.00	Line Item Complete
			Total SWFs:	\$32,834.00	\$32,834.00	\$32,834.00	\$32,834.00	
	Nondwelling Equipment:							
	None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
Total,	Saratoga/		Project Total:	\$86,831.00	\$86,831.00	\$86,830.66	\$86,830.66	

Signature of Executive Director and Date: Beverly A. Signoracci
Signature of Public Housing Director or Office of Native American Programs Administrator and Date: X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report
Page 3 of 6
Annual Statement /Performance and Evaluation Report

form HUD-52837 (10/96)
OMB Approval No. 2577-0157 (7/31/98)
U. S. Department of Housing and Urban Development
Office of Public and Indian Housing

Comprehensive Grant Program (CGP)			Part II: Supporting Pages		Status of Proposed Work (2)		
Development Number/ Name	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
						Funds	Funds

HA-Wide Activities		Number		Original	Revised (1)	Obligated (2)	Expended (2)	
NY22-2 Manor Sites	Site: Site Improvements (land walks, and drainage)	1450	10,320sf	\$63,960.00	\$63,960.00	\$63,960.00	\$63,960.00	Line Item Complete
			Total Site:	\$63,960.00	\$63,960.00	\$63,960.00	\$63,960.00	
	Mechanical and Electrical: Replace outlets & switches	1460	3,047	\$36,033.00	\$36,033.00	\$36,033.00	\$36,033.00	Line Item Complete
			Total M&E:	\$36,033.00	\$36,033.00	\$36,033.00	\$36,033.00	
	Building Exterior: None	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Refinish tubs	1460	100	\$31,065.00	\$31,065.00	\$31,065.00	\$31,065.00	Line Item Complete
	Replace bathroom sinks/new vanities		116	\$35,000.00	\$35,000.00	\$34,999.75	\$34,999.75	Line Item Complete
			Total DUs:	\$66,065.00	\$66,065.00	\$66,064.75	\$66,064.75	
	Dwelling Equipment: None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Tile office floors	1470	450sf	\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00	
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
Total, Manor			Project Total:	\$166,058.00	\$166,058.00	\$166,057.75	\$166,057.75	

Signature of Executive Director and Date: Beverly A. Signoracci
Signature of Public Housing Director or Office of Native American Programs Administrator and Date:

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

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form HUD-52837 (10/96)

ref Handbook 7485.3

OMB Approval No. 2577-0157 (7/31/98)

Annual Statement /Performance and Evaluation Report

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
NY22-3	Site:							

McDonald Towers	Site Improvements (land walks)	1450	1,140sf	\$6,950.00	\$6,950.00	\$6,950.00	\$6,950.00	Line Item Complete
	Pave service road		868sf	\$6,925.00	\$6,925.00	\$6,925.00	\$6,925.00	Line Item Complete
	Seal Coat/Stripe Parking Lot			\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$13,875.00	\$13,875.00	\$13,875.00	\$13,875.00	
	Mechanical and Electrical:							
	Hallway fans	1460	20	\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior:							
	Install handicap accessi	1460	2	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	Line Item Complete
			Total B.E.:	\$20,400.00	\$20,400.00	\$20,400.00	\$20,400.00	
Dwelling Units:								
Replace window sashes	1460	100	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	Line Item Complete	
Kitchen floors		90	\$43,247.00	\$43,247.00	\$43,247.00	\$43,247.00	Line Item Complete	
		Total DUs:	\$47,447.00	\$47,447.00	\$47,447.00	\$47,447.00		
Dwelling Equipment:								
None	1465.1		\$0.00	\$0.00	\$0.00	\$0.00		
		Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
Interior Common Areas:								
Laundry room expansion	1470	40sf	\$0.00	\$0.00	\$0.00	\$0.00		
			\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities:								
Replace boiler room val	1470	1	\$0.00	\$0.00	\$0.00	\$0.00		
Boiler room lights		9	\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment:								
Community room sound	1475.3	Amp, CD, Mic	\$2,712.00	\$2,712.00	\$2,712.00	\$2,712.00	Line Item Complete	
Fire Hose	1475.2	Speakers	\$0.00	\$0.00	\$0.00	\$0.00		
		1000ft	\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$2,712.00	\$2,712.00	\$2,712.00	\$2,712.00		
Total, McDonald		Project Total:	\$84,434.00	\$84,434.00	\$84,434.00	\$84,434.00		

Signature of Executive Director and Date X	Beverly A. Signoracci	Signature of Public Housing Director or Office of Native American Programs Administrator and X
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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form HUD-52837 (10/96)
ref Handbook 7485.3

Date

Date

Date

Date

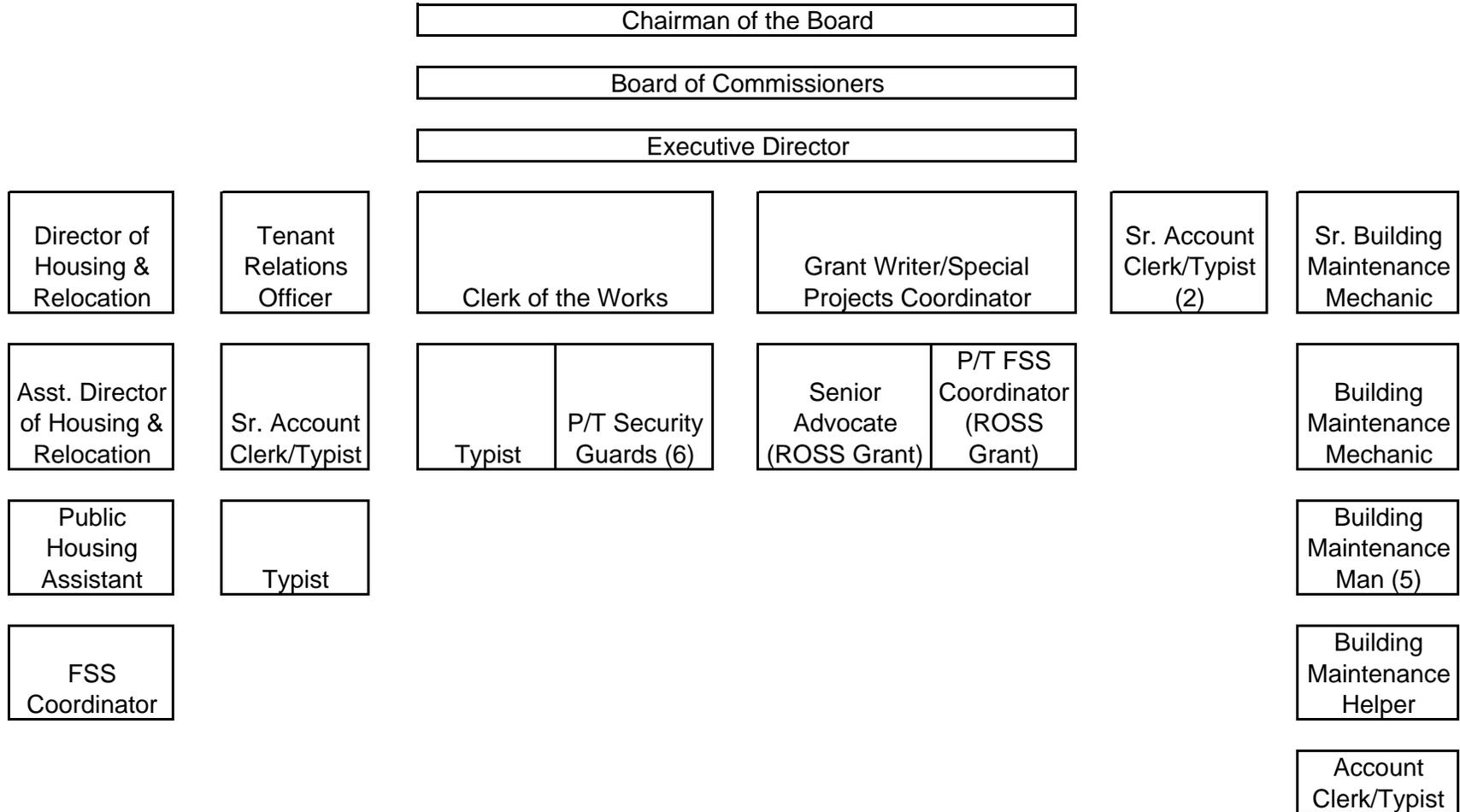
Comprehensive Grant Program (CGP)

Part III: Implementation Schedule

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Resident Employment	03/31/01			03/31/02		
Computer Software/Training	03/31/01			03/31/02		
Security	03/31/01			03/31/02		
Vacancies	03/31/01			03/31/02		
Employee Training	03/31/01			03/31/02		
HA-Wide						
" Nonroutine vacancy prep.						
" Nonroutine PM repairs						
" Appliances						
" Vehicle replacement	03/31/01			03/31/02		
" Demolition (specify location[s])						
NY22 HA-Wide	03/31/01			03/31/02		
NY22-1 Saratoga/	03/31/01			03/31/02		
NY22-2 Manor	03/31/01			03/31/02		
NY22-3 McDonald	03/31/01			03/31/02		

COHOES HOUSING AUTHORITY

Organizational Chart



Component 3, (6) Deconcentration and income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? Yes

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? Yes

The developments are listed as follows:

Development name	# of Units	Explanation	Deconcentration Policy
Saratoga Sites (NY02201)	70	89%	
Roulier Heights (NY02201)	50	102%	
Manor Sites (NY02202)	95	112%	
McDonald Towers (NY02203)	94	78%	Elderly high-rise

A separate deconcentration policy may be found under NY022

De-Concentration

The Cohoes Housing Authority will avoid concentrations of the most economically and socially deprived families within any of the Authority's housing developments.

The Cohoes Housing Authority will monitor Resident Income by development on a six (6) month basis. Demographics will be compared by site to insure a specific site is not concentrated by very low-income families.

The location of the developments is not a controlled issue in regard to census tracts nor is availability a census tract income. However, the overall statistics available will be listed as a consideration.

The CHA is presently at 97% occupancy or above and has maintained a 95% occupancy or above for the past three (3) years. Therefore, monitoring income admissions will be controllable for percentages of admissions.

We presently show no sign of concentration of specific income levels in a particular site. However, a pattern of low income is evident.

The following steps will be take to show effort to increase income and to ensure income mixing as well as meeting the 40% requirement for extremely low income.

1. A working preference has been established in preferences.
2. The FY2000 budget will include a line item for an investigator. This has been proven by CHA Section 8 Program to be successful in avoiding program abuse and 50% income on back charges.
3. Re-certification process is done on a one to one basis and a personal declaration signed by the tenant is used to encourage tenant integrity in reporting full income.
4. Selection from the waiting list will allow skipping over names to admit high-income families. To ensure equal distribution, it will be done on an alternating basis. (High-Low)
5. Our selection policy will include admission of applicants up to and including low-income families or the highest income limit allowed by HUD.