

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 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:** Rochester Housing Authority

**PHA Number:** NY 041

**PHA Fiscal Year Beginning:** (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 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

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

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

**B. Goals**

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

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

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

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

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

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

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

**Other PHA Goals and Objectives: (list below)**

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

**OBJECTIVES:**

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

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

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

**OBJECTIVES:**

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

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

**OBJECTIVES:**

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

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

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

**OBJECTIVES:**

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

**Annual PHA Plan**  
**PHA Fiscal Year 2003**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

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

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

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

This document continues the mission and goals established in the FY 2002 Agency plan. In the Five-Year Plan section of this document, RHA has listed the goals and objectives that were established in the FY 2001 plan, as well as including progress that was made, since the release of the initial plan towards these goals.

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

Here are just a few highlights of our Agency Plan:

- RHA's consultants from Pittsburgh, Perkins-Eastman, completed their Olean-Kennedy Revitalization Plan, which was unanimously accepted by the Board of Commissioners in October 2001. This Plan entails more than just the development and redevelopment of the existing public housing known as Olean Townhouses, Kennedy Townhouses and Kennedy Tower. By involving a mixed-income, mixed-tenure, mixed-finance program that reaches into the community beyond the boundaries of the existing public housing sites, it seeks to remedy the negative conditions both on-site and off-site that cause poor living conditions and a bad reputation. The objective is to provide not just new public housing, but both better public housing and a better neighborhood, each benefiting the other within the context of a more vital and viable community.

An application has already been submitted to HUD requesting the approval of the concept of the demolition of both the Olean Townhouses and Kennedy Townhouses. A Request for Qualifications (RFQ) was issued seeking qualifications based proposals from interested development partnerships to implement the Revitalization Plan and a designated Development Partnership should be approved by the Authority's Board of Commissioners by the beginning of the 2003 Fiscal Year.

- RHA's Section 8 Leasing Program, the Authority's largest program, realized certain positive changes over the last years. They were the following:
  - ☞ Its Homeownership program realized its first closing in 2001 with additional closings anticipated in 2002;
  - ☞ On more than one occasion during the year we raised certain payment standards in sixteen (16) suburban towns and one (1) village, thus enhancing the opportunity of greater housing choice for those holding various Section 8 vouchers;
  - ☐
  - ☞ As a way of establishing a more equitable waiting list for the various Section 8 programs, we developed and administered our first lottery system of tenant selection;
- The Authority's Board of Commissioners suspended the Community Service requirement of the Housing Act (1998), which was referenced in the FY 2002 Agency Plan. This requirement of performing eight hours of community service each month as a requirement for continued residency applied to only non-elderly, non-disabled residents over the age of 18 and not currently employed or in a job-training program. The Appropriations Act of 2002, passed by Congress, prohibited housing authorities from utilizing any federal dollars to implement or enforce this requirement. Volunteerism by our residents is certainly encouraged wherever and whenever possible, but it no longer is a requirement of continued tenancy.

- In addition to our core HUD annual funding of RHA’s regular programs (public housing operating subsidy, capital fund program and Section 8 voucher renewals), our grantsmanship efforts during calendar year 2001 generated nearly \$4.6 million in additional program dollars to better serve the needs of both existing residents and applicants alike (additional Section 8 vouchers, ROSS Apprenticeship Program, ROSS Service Coordinators, etc.)

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

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration - NY041K01
- FY 2000 Capital Fund Program Annual Statement - NY041A01
- 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 –NY041E01
- FY 2000 Capital Fund Program 5 Year Action Plan – NY041B01
- 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)
  - NY041C01 – Pet Policy
  - NY041D01 – RAB List
  - NY041F01, NY041G01, NY041H01, NY041I – P&E Reports
  - NY041J01- RHF Annual Budget

**Supporting Documents Available for Review**

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

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

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

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

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	19512	4	3	1	1	1	NA
Income >30% but <=50% of AMI	6665	4	3	1	1	1	NA
Income >50% but <80% of AMI	8831	2	1	1	1	1	NA
Elderly	13.3%*	2	1	1	1	1	NA
Families with Disabilities	Not provided	2	1	1	1	1	NA
Race/Ethnicity – White	32%*	2	1	1	1	1	NA
Race/Ethnicity – Black	50%*	3	1	1	1	1	NA
Race/Ethnicity – Hispanic	60%*	3	1	1	1	1	NA
Race/Ethnicity - Native American	49%*	3	1	1	1	1	NA
Race/Ethnicity – Asian/Pacific Is	44%*	3	1	1	1	1	NA

\*Percentage of families within category that are considered low-income.

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: July 1, 2001 – June 30, 2002
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2517		
Extremely low income <=30% AMI	2353	93%	
Very low income (>30% but <=50% AMI)	156	6%	
Low income (>50% but <80% AMI)	8	1%	
Families with children	1925	76%	
Elderly families	161	7%	
Families with Disabilities	431	17%	
Race/ethnicity – White (non-hispanic)	658	26%	
Race/ethnicity – Black (non-hispanic)	1608	64%	
Race/ethnicity – American Native	21	.8%	
Race/ethnicity – Hispanic	192	8%	
Race/ethnicity – Asian or Pacific Islander	35	1.2%	
Characteristics by Bedroom Size (Public Housing)			

<b>Housing Needs of Families on the Waiting List</b>			
Only)			
1BR	1019	41%	74
2 BR	778	31%	455
3 BR	563	22%	338
4 BR	128	5%	82
5 BR	24	-	12
5+ BR	5	-	3
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 9 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
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	2278		
Extremely low income <=30% AMI	1663	73%	
Very low income (>30% but <=50% AMI)	527	23%	
Low income (>50% but <80% AMI)	88	4%	
Families with children	1971	87%	
Elderly families	21	1%	
Families with Disabilities	286	13%	
Race/ethnicity – White (non-hispanic)	155	10%	

Housing Needs of Families on the Waiting List			
Race/ethnicity – Black (non-hispanic)	1497	66%	
Race/ethnicity - American Indian	7	.3%	
Race/ethnicity – Asian Pacific Islander	6	.3%	
Race/ethnicity – Hispanic	522	23%	
Race/ethnicity - Other	21	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	885	39%	360
2 BR	803	35%	150
3 BR	379	17%	150
4 BR	144	6%	24
5 BR	64	2.9%	0
5+ BR	3	.1%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	7,431,705	
b) Public Housing Capital Fund	12,806,921	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	26,357,325	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	613,246	
g) Resident Opportunity and Self-Sufficiency Grants	1,636,222	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
Public Housing Development	310,000	Public Housing Dev
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	5,872,354	
<b>4. Other income (list below)</b>		
Other Income	132,565	
Investment Income	396,542	
<b>Administrative Reserve Interest Income</b>	275,000	
<b>4. Non-federal sources (list below)</b>		
<b>State Funded Programs</b>		
<b>Total resources</b>	44,822,880	

### **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)

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

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

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

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

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

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe)

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

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

**(2)Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe): One site based waiting list for Anthony Square, a mixed finance project that includes 15 public housing units. Anthony Square managed by Housing Opportunities

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

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

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

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

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

If yes, how many lists?     1

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

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

- A. Involuntary displacement: An applicant is or will be involuntarily displaced if the applicant has vacated their housing unit as a result of activity carried on by an agency of the United States or by any state or local governmental body or agency in connection with code enforcement or a public improvement or development program.
- B. Buildings Designated as Elderly Only Housing: The following developments have been approved by HUD as being designated for elderly only; Antoinette Brown Blackwell Estates, Danforth Tower East, Danforth Tower West, Glenwood Gardens, Hudson-Ridge Tower, Jonathan Child Apartments, Kennedy Tower and Parliament Arms Apartments. Elderly families will be given preference for admission to housing in these designated developments. If there are no elderly families on the waiting list, next priority will be given to near-elderly families.
- C. Buildings Designed for Elderly and Disabled Families: Preference for admission will be given to elderly and disabled families. If there are no elderly or disabled families on the waiting list, preference will then be given to near-elderly families. If there are no near-elderly families on the waiting list, units will be offered to families who qualify for the appropriate bedroom size.
- D. All other applicants.

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

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

**(6) Deconcentration and Income Mixing**

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Federal Street	16	79.56%. At the time of analysis, several units were vacant.	Fill vacant units targeting higher income families on waiting list.
Seneca Manor Townhouses	78	118.46%.	Fill vacant units targeting lower income families on waiting list.

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

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

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

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

### **(2) Waiting List Organization**

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

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

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

- PHA main administrative office  
 Other (list below): Applications were made available at local library branches and completed applications were mailed to RHA.

### **(3) Search Time**

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

If yes, state circumstances below: extensions provided on a case by case basis. Participants in the Allocation Plan, Mainstream Vouchers, and ROC program provided 120 day period.

### **(4) Admissions Preferences**

- a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

4. First-come-first served - Applications received on the same day are ranked sequentially in ascending order according to the application number. However, all applications received on the first and second days of application outreach will be considered as having been received on the third day. This will enable those applicants who cannot request and deliver an application in person, but who must rely upon the telephone and the mail, to have an equal chance.

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

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

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

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness  
High rent burden

Other preferences (select all that apply)

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

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

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

IN FY 2002 RHA is anticipating it will open its waiting the waiting list for the Section 8 program. RHA anticipates it will use a lottery technique.

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices  
 Other (list below) Information is disseminated through partner agencies.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

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

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent re-determinations:

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

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

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below) RHA utilized contract rents for Section 8 units neighboring public housing units based on the bedroom size of unit and type of dwelling. RHA also used Section 8 rent reasonableness data and rents of private market 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)

RHA administers vouchers in the City of Rochester, as well as in several suburban communities, and there are several payment standards.

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

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

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket

- To increase housing options for families  
 Other (list below)

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

- Annually  
 Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

Case by case basis.

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

## B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2551	422
Section 8 Vouchers	6155	480
Section 8 Certificates	125 (PBC)	
Section 8 Mod Rehab	38	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	2550	NA
Shelter Plus Care	150	
Other Federal Programs(list individually)		
ROSS RSDM 99	100	NA
ROSS RSDM 00	150	NA
ROSS RSDM 01	100	NA
ROSS Apprenticeship	10	NA

## C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- Admissions and Continued Occupancy Policy
  - Procurement Policy
  - Personnel Policy
  - Capitalization Policy
  - Disposition Policy
  - Drug-Free Policy
  - Investment Policy

## Pest Control Policy

(2) Section 8 Management: (list below)

## Section 8 Administrative Plan

Procurement Policy

Personnel Policy

Capitalization Policy

Disposition Policy

Drug-Free Policy

Investment Policy

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 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 (state name) NY041a01

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name: NY041b01)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
  - Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

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

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

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Olean Townhouses 1b. Development (project) number: NY 41-04
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>FY - 2002</u>
5. Number of units affected: 76
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity: Planned for FY 2002
a. Actual or projected start date of activity: unknown
b. Projected end date of activity: unknown

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Kennedy Tower
1b. Development (project) number: 41-1A
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/>
Occupancy by families with disabilities <input type="checkbox"/>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 80 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Danforth West 1b. Development (project) number: 41-2B
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 100 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Dnaforth East 1b. Development (project) number: 41-2B1
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

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

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

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Glenwood Gardens</p> <p>1b. Development (project) number: 41-14</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p>

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Hudson-Ridge Apartments
1b. Development (project) number: 41-18A
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 318
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Jonathan Child Apartments
1b. Development (project) number: 41-39
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/18/95)</u>

<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>12. Number of units affected: 30</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Blackwell Estates</p> <p>1b. Development (project) number: 41-40</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>12/18/95</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>13. Number of units affected: 100</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" 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.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

<b>B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937</b>
---

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input type="checkbox"/>	Approved; included in the PHA’s Homeownership Plan/Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

FSS Enrollment with escrow account.

## 12. PHA Community Service and Self-sufficiency Programs

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

### B. Services and programs offered to residents and participants

#### (1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
EDSS GRANT	300	Voluntary	RHA FIC Office	Public Housing
ROSS RSDM – 99	100	Voluntary	RHA FIC Office	Both
ROSS RSDM - 00	150	Voluntary	RHA FIC Office	Both
ROSS RSDM –01	100	Voluntary	RHA FIC Office	Public Housing
ROSS Apprenticeship Opportunities	10	Voluntary	RHA FIC Office	Both

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

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 06/29/01)
Public Housing	50	32
Section 8	350	246

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)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
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### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

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

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

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

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

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

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

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

Security Activities  
Provided to all sites as needed.

### C. Coordination between PHA and the police

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

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

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

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

### D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? Program not available in FY 2003.
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Not Applicable)

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

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)

Marketing campaign for elderly units

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

Resident Advisory Board Comments on Agency Plan

### **Grievance Procedure**

Any resident who feels aggrieved by any action or failure to act on the part of the housing authority, which adversely affects the resident, is entitled to challenge the Authority through a grievance hearing.

The process usually begins with one or several discussions between the manager and resident, if the meetings do not produce a suitable outcome for the resident, the resident may submit a written request for an informal hearing. The informal hearing allows the manager and the resident to discuss the issue with three housing specialists or managers that are unfamiliar with the issue. The results of the hearing are non-binding. If the informal hearing does not produce a suitable outcome for the resident, the resident may submit a written request for a formal hearing. The formal hearing allows the resident and manager to present the issue to a three person panel consisting of a representative chosen by RHA, a representative chosen by the RAB, and an impartial representative selected by both parties. The results of the formal hearing are binding, but do not prevent the resident from taking the issue to court.

The grievance procedure currently allows the resident to request a formal hearing without first requesting an informal hearing.

### **RAB Comment:**

The members of the RAB have had several discussions about the composition of the hearing panel present at the informal grievance hearing. The members of the RAB

believe the hearing panel is heavily weighted in favor of the Authority's interests and there is no one on the panel to represent the resident.

**Recommendation:** It is recommended the manager and resident hold a meeting to resolve the issue at hand. At the meeting the resident would be entitled to bring a representative if they choose. If the issue cannot be resolved, a formal grievance hearing would be requested.

**RHA Staff Comment:**

The RAB is requesting the elimination of the informal grievance hearing. It is staffs' opinion that the informal hearings are fair and benefit the residents. In 2001, nine informal hearings were conducted. Eight of the nine hearings were settled in favor of the resident. In the ninth hearing, the resident withdrew from the discussion, and the hearing ended without a resolution.

RHA believes the non-binding decision benefits the residents, in that the resident may request a formal hearing or take legal action if they disagree with the decision of the hearing panel. Under the scenario proposed by the RAB, the decision of the formal hearing would be binding and would provide the resident no opportunity to appeal to the decision should it favor RHA.

In most cases of dispute, management and the residents have already met. However, staff has no problem attempting to ensure that a meeting at the site with the resident and the manager takes place before either an informal or formal meeting occurs.

The current grievance procedure provides residents the opportunity to waive the informal hearing and request a formal hearing. It is staff's belief that the choice to request an informal grievance hearing or a formal grievance hearing should be made by the aggrieved resident, not the RAB.

Although the RAB may believe that the presence of RHA staff on the hearing panel would stack the jury in RHA's favor, recent decisions highlight the fairness of the process, in the majority of the hearings the decision favors the resident. Additionally, it is within the residents' right to bring legal counsel to the informal hearing.

**Allocation of Units for Victims of Domestic Violence**

The Rochester Housing Authority proposes a program that will set aside as many as three units each month for new persons that are victims of domestic violence. A copy of the proposed policy is attached.

**RAB Comment**

**Recommendation:** The RAB recommends RHA not put the trial program into effect. The RAB believes the program has the potential to create security problems at the site and it presents a safety risk for all residents. The RAB is concerned that the abuser

will come to a complex and create problems for the victim, and possibly harm (intentionally or accidentally) other persons living in the complex.

The RAB also believes the program is unfair to persons on the waiting list as it will increase their wait for public housing.

### **RHA Staff Comment**

In the development of the FY 2002 Agency Plan, RHA received a comment from several interests groups representing victims of domestic violence. The group, lead by the Greater Upstate Law Project (GULP) requested that the Authority provide a housing preference for victims of domestic violence. Staff believes the current system for managing the waiting list, one without preferences, provides the best service to the community. However, each month there are a number of hard to rent units that are ready for occupancy, which are not rented. Staff believed GULP's request provided the opportunity to utilize many of the hard to rent units, as well as provide permanent housing to victims of domestic violence. RHA proposed a one-year trial program that will be closely monitored.

Staff agrees in part with the residents concerns. This program does bear element of uncertainty. There is the potential that a disruptive abuser may come to a complex and create problems. The families participating in this program have already made the commitment to leave their abuser, but there is no guarantee the abuser will not try to find the family. It should also be noted that families that would participate in the program would be held to the same occupancy standards as other public housing residents.

Staff disagrees with RAB's belief that the program is unfair to families currently on the waiting list. The proposed program would utilize up to 3 units each month, for a total of 36 units or less during the course of one year. The number of units identified for the program represents fewer than 8% of the units that are rented each year. Additionally, RHA would offer the families hard to rent units, such units are traditionally rejected by most families coming off the public housing waiting list.

### **Rent Payment**

Currently residents are required to pay all rent, in full by the 1<sup>st</sup> of the month, and no later than the 10<sup>th</sup> of the month. The RAB is resubmitting its request from last year, with a few changes, to allow qualified residents to pay rent in two payments.

### **RAB Comment**

Recommendation: It is recommended that the Authority allow residents who work or receive Social Security Insurance, and do not receive all their income at the beginning of the month, to pay their rent in two installments. One half of the rent by the 10<sup>th</sup> of the month and the other half by the 20<sup>th</sup> of the month.

**RHA Staff Comment**

In the development of the FY 2002 Agency Plan, the RAB submitted a similar comment, which requested working families be provided the opportunity to pay rent in two payments. A draft policy was developed and reviewed by RHA staff. Although the policy would minimize the number of families that would be able to participate in the program, staff expressed reservations about collecting rent in two installments. Staff believed the policy would complicate the rent collection process. Additionally, staff did not believe the practice of splitting rent into two payments needed to be sustained for a long period of time. At the most residents would need one or two months to save their funds, once enough money was saved they should be in a position to pay their rent in a single payment. Staff believed the policy was a significant divergence from real world practices that discouraged self-sufficiency rather than promoted it. Based on staff concerns the policy was not submitted to the board for approval.

The RAB's comment represents a significant deviation from last year's request. The RAB is now requesting that SSI recipients, as well as working families be permitted to pay rent in two payments.

RHA initially considered the RAB's request because it was limited to wage earning families that could demonstrate they were paid in a manner that created a hardship to pay their rent in a single rental payment. In considering the initial request, staff believed only a small group of residents would be eligible to take advantage of the split payment option. Again, even with a small group of residents, staff did not recommend the policy. The inclusion of SSI recipients would create a significant administrative burden for housing staff. There are currently 863 families that receive SSI payments. There are 397 families where the income is only derived from wages. These two groups represent 50% of RHA's residents.

**Notice to vacate**

RHA staff proposes to amend the Admissions and Continued Occupancy Policy (ACOP) to make it consistent with the lease. The current lease requires residents to provide 30 days notice of their intent to move out. When the lease was updated, the move out notice was not amended in the ACOP, where it currently requires 14 days notice of intent to move out.

Although the RAB letter does not provide a comment on the policy, RAB did indicate they would like the notice to move out to remain 14 days. RHA staff is including this item to ensure the RAB's opinion of this change is presented, as would be desired by the RAB.

**RHA Staff Comment**

RHA believes the change is required to make the two documents consistent. Additionally, there is no record that the RAB objected to the change when it was

proposed in the lease. RHA believes 30 days notice is fair and it is the standard found in the private market.

### **Flat Rent**

Residents are currently provided two options to determine their rental payment:

- a rent based on 30% of the family's adjusted income
  - a flat rate rent that reflects what the unit would command in the private market.
- The lower of the two options determines the rent.

The flat rate rent was established for wage earning families that were traditionally forced to move out of their apartments because their rent became too high.

The Rochester Housing Authority proposes to increase flat rents to better reflect the current rental market.

### **RAB Comment**

Recommendation: The RAB believes many of the proposed flat rents are too high. [RAB] believe[s] sites such as Olean and Edith Doran could not be rented at RHA's new flat rents. The RAB would like to see the flat rents weighted to consider the location of the unit, the number of bedrooms, the size of the unit and the condition of the complex. The RAB would also like to see the new flat rents brought up to the market rate over a two-year period. During the period in which the rents are increased residents paying a flat rent would be grandfathered, at the current flat rent, for the rest of their three-year period. Additionally, any resident that chooses to pay during the two-year increase period would be grandfathered at the adjusted rate for a three-year period.

The RAB also wants RHA to inform all residents about the flat rent option, indicating the lowest rent, at the time new residents certified or existing residents are recertified.

### **RHA Staff Comment**

In the development of the FY 2002 Agency Plan, the RAB brought attention to the fact that there was single flat rent (based on bedroom size) for all of the scattered site units. In the RAB's opinion the flat rate rent did not take market factors into consideration. In 2001, staff conducted a rental analysis based on Section 8 rental data. The analysis considered factors such as the location of the unit, the number of bedrooms, and the type of property. A copy of the analysis is attached.

The analysis intentionally identified Section 8 properties because they provide assistance and the rent is limited by the Fair Market Rent which is established by HUD. The rent for the Section 8 units is also based on an inspection by Section 8 staff.

Although the Section 8 comparable units are not “Public Housing” it could be argued that the RHA units offer better curb appeal than other subsidized complexes, and we offer services not found in the privately owned subsidized complexes.

RHA does not believe it is necessary to phase in the new flat rent. Residents currently paying a flat rate rent were initially told their rent would stay at the current level for a three-year period, and RHA will honor that agreement. Families that are not in a position to pay a flat rate rent will not be penalized by the increase, as they will be offered the lowest rent option. Additionally, Congress requires market based flat rate rents to be in place by 2002.

RHA staff does not object to the RAB’s request to have housing staff explain the rent options available to all residents.

#### Section 8 Resident Advisory Board Minutes

The meeting was convened at 6:15 P.M. In attendance were Gary Wasson, Deputy Executive Director, John Haire, Section 8 Director and Section 8 resident, Crystal Webb. Another resident had been expected but did not arrive.

Ms. Webb asked about housing voucher options for the disabled. John Haire informed the group about the special purpose vouchers RHA has that specifically target disabled persons. He mentioned that RHA has a total of 270 vouchers (150 – Mainstream; 120 Allocation Plan) specifically targeted toward the disabled. Ms. Webb asked specifically about mentally handicapped and John Haire responded by informing the group that we have 35 targeted vouchers for people with a Medicaid waiver. These vouchers, while they are not specifically targeted towards mentally handicapped persons, are expected to have a good portion that will be in fact utilized by the mentally handicapped. He stated that he and staff are in the process of setting up meetings with local mentally handicapped advocate groups in order to set up a fair referral system.

Gary Wasson then explained the history of the Quality Housing and Work Responsibility Act of 1998 and how it set up a five-year Agency Plan process and required the Housing Authority to seek resident input through Resident Advisory Boards.

Ms. Webb asked about minimum rents and John Haire explained that Section 8 has a \$50 dollar minimum family payment less the utility allowance.

Ms. Webb was very interested in the homeownership voucher program that is now available for Section 8 residents. The group discussed this in detail and Ms. Webb indicated an interest in pursuing homeownership.

The lottery system for developing a waiting list for Section 8 applicants was also discussed in detail. John Haire mentioned that one of the primary reasons for going to a lottery system waiting list was to eliminate the disadvantages faced by the elderly and disabled under the old first-come-first-served system. Gary Wasson stated that the lottery system also gives RHA a “fresher” waiting list as it is estimated the 2,500 chosen will be housing within two years. The old system created a list where people had to wait for more than five years on the waiting list.

Gary Wasson commented on Ms. Webb’s preparedness, as it was clear from her questions and highlighted areas of her copy of the Agency Plan that she had read through the draft plan.

Ms. Webb’s only comments on the Agency Plan were that it appeared that RHA had done a good job putting it together and that she believes the Section 8 program is being operated very efficiently and in a beneficial manner to residents and applicants.

Ms. Webb received a stipend check of \$25 for her time and efforts. Both Mr. Haire and Mr. Wasson thanked her for attending. The meeting was adjourned at 7:20 P.M.

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

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

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list) Candidates must be 18 years of age and resided in RHA public housing for at least one year.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list) Candidates must be 18 years of age and RHA public housing resident.

### **C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (City of Rochester)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

### **D. Other Information Required by HUD**

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

## **Attachments**

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

# PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

**Annual Statement**

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

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

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

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

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



**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Rochester Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations	25,000			
3	1408 Management Improvements	343,603			
4	1410 Administration	400,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	70,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	1,147,000			
10	1460 Dwelling Structures	2,913,094			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	533,000			
13	1475 Nondwelling Equipment	25,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P04150102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	5,457,000			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	457,000			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	236,000			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
NY41-1A	Arch fees (1889)	1430.1		5,000				
Kennedy Tower	Landscaping, gardens & turf areas, sitework (0002)	1450		16,000				
	Repair flashing at penthouse corners (0003)	1460		5,000				
	Replace/rebuild stand pipe components (0022)	1460		17,000				
	Roof replacement (2036)	1460		75,000				
	<b>NY6P04101A Subtotal</b>			<b>118,000</b>				
NY41-1B	Replace feed risers (0459)	1460		7,000				
Kennedy Townhouses	<b>NY6P04101B Subtotal</b>			<b>7,000</b>				
NY41-2A	Landscaping/sitework (1969)	1450		5,000				
Duplexes	Install integrated smoke alarms (S1347)	1460		39,000				
	Replace aluminum wiring (1919)	1460		20,000				
	Major Int/Ext Rehab (2037)	1460		25,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	Paint D.U. (2038)	1460		15,000				
	<b>NY6P04102A Subtotal</b>			<b>104,000</b>				
NY41-2B	Arch fees (1891)	1430.1		5,000				
Danforth West	Install in house paging system (S3014)	1460		25,000				
	Rehab Elevator (3012)	1470		40,000				
	Elevator Controller (3013)	1470		50,000				
	Replace community room furnishings (3015)	1470		5,000				
	<b>NY6P04102B Subtotal</b>			<b>125,000</b>				
NY41-2B1	Architectural fees (1892)	1430.1		5,000				
Danforth Tower East	Install house paging system (0592)	1460		25,000				
	Upgrade trash chutes doors (1219)	1470		10,000				
	Rebuild/replace roof fans (1440)	1470		16,000				
	Rehab elevator (3016)	1470		40,000				
	<b>NY06P04102B1 Subtotal</b>			<b>96,000</b>				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
NY41-2C	Replace DU flooring (0608)	1460		60,000				
Atlantic T/H's	Relocate exterior fire panel (S3017)	1470		25,000				
	<b>NY06P04102C Subtotal</b>			<b>85,000</b>				
NY41-2C1	Landscape/Sitework (seal paving)	1450		10,000				
Bay Street T/H	(2043)							
	Sidewalk repairs (3018)	1450		15,000				
	Construct maintenance building (3019)	1470		25,000				
	<b>NY06P04102C1 Subtotal</b>			<b>50,000</b>				
NY41-3	Arch. Fees (1893)	1430.1		2,500				
Scattered Sites	3's Major int/ext rehab (0621)	1460		92,094				
	<b>NY06P04103 Subtotal</b>			<b>94,594</b>				
NY41-6	Heating system repairs (2021hz)	1460		10,000				
Fairfield Village								
	<b>NY06P04106 Subtotal</b>			<b>10,000</b>				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
NY41-7A	Paint Dwelling Units (0090)	1460		25,000				
	Parkside Apts							
	<b>NY06P04107A Subtotal</b>			<b>25,000</b>				
NY41-7C	Replace aluminum wiring in 17 units	1460		5,000				
	Elmdorf Apts (1234)							
	Repair/replace gutters, window wells	1460		5,000				
	(1237t)							
	Replace carpeting (1943)	1460		15,000				
	Upgrade interior common space and	1470		25,000				
	exterior grounds to improve marketability							
	of site (1754)							
	<b>NY06P04107C Subtotal</b>			<b>50,000</b>				
NY41-7D	Arch fees (1640)	1430.1		2,500				
	Parliament Arms Raise manhole at entrance (S3021)	1450		5,000				
	Paint DU (0856)	1460		40,000				
	Install indirect HW boilers and tanks	1460		30,000				
	(1851)							
	Drainage for buildings (3020)	1460		50,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	Upgrade firesafety equipment (S1241)	1470		10,000				
	Replace boiler room valves (1849)	1470		5,000				
	<b>NY06P04107D Subtotal</b>			<b>142,500</b>				
NY41-8	Restore turf areas (Bond Hamilton, Scattered Sites	1450		8,000				
	Edinburgh) (0869)							
	Install GFCI outlets in kitchens, bath & powder rooms (0888)	1460		5,000				
	8's Int/Ext rehab (0932)	1460		30,000				
	Glass block basement windows (1944)	1460		15,000				
	<b>NY06P04108 Subtotal</b>			<b>58,000</b>				
NY41-9	Arch fees (1897)	1430.1		10,000				
Holland T/H	Landscaping/sitework (1975)	1450		200,000				
	Perimeter fencing (3024)	1450		150,000				
	Seal & stripe asphalt (3025)	1450		15,000				
	Dig out asphalt between buildings & replace with grass (3026)	1450		50,000				
	Replace sliding door tracks with hinged	1460		150,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	style (1864)							
	Paint DU (3022)	1460		60,000				
	Remove maintenance building (3023)	1470		10,000				
	<b>NY06P04109 Subtotal</b>			<b>645,000</b>				
NY41-10	10 Arch. Design fee, rehab (0940)	1430.1		2,500				
Scattered Sites	Landscaping/sitework (1976)	1450		50,000				
	10's Major Int/Ext rehab (0150)	1460		125,000				
	<b>NY06P04110 Subtotal</b>			<b>177,500</b>				
NY41-12A	Landscaping/sitework (1977)	1450		25,000				
Capsule Dwelling	Paint dwelling units (0161)	1460		25,000				
	Window replacement (2055)	1460		200,000				
	Mechanical repairs/upgrades (2056)	1460		10,000				
	Storage unit for tenants (3027)	1470		25,000				
	<b>NY06P04112A Subtotal</b>			<b>285,000</b>				
NY41-12B	Resurface paving (2057)	1450		10,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
Federal St T/H	Paint dwelling units (0161)	1460		12,000				
	Seal masonry (2058)	1460		25,000				
	<b>NY06P04112B Subtotal</b>			<b>47,000</b>				
NY41-14	Architectural Fees (1899)	1430.1		5,000				
University Tower	Landscaping/site work (2061)	1450		5,000				
	Lower curb at traffic circle (3028)	1450		5,000				
	Paint dwelling units (0193)	1460		42,000				
	<b>NY06P04114 Subtotal</b>			<b>57,000</b>				
NY41-15	Landscaping/sitework/paving (2065)	1450		15,000				
Glenwood Gardens	Insulate outside walls (E1444)	1460		100,000				
	Replace Roofs (1628)	1460		150,000				
	Community rm a/c repairs (2010hz)	1470		5,000				
	<b>NY06P04115 Subtotal</b>			<b>270,000</b>				
NY41-17	Paint dwelling units (0274)	1460		30,000				
Bronson Court	Replace furnaces (0953)	1460		10,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	<b>NY06P04117 Subtotal</b>			<b>40,000</b>				
NY41-18A	Architectural fees (1901)	1430.1		5,000				
Hudson Ridge Tower	Improve Landscaping (1880)	1450		10,000				
	Replace toilets with 1.6 gallon flush style (E0347)	1460		100,000				
	Replace metal bifold doors in all du (1859)	1460		150,000				
	Install isolation valves in du (2014hz)	1460		30,000				
	Domestic water isolation ball valves (3029)	1460		64,000				
	Insulate west ext walls of apts (E3030)	1460		30,000				
	<b>NY06P04118A Subtotal</b>			<b>389,000</b>				
NY41-18B	Architectural fees (1145)	1430.1		2,500				
Seneca Manor TH	Fencing, landscape, sitework, reseed to prevent rodent harborage (0383)	1450		50,000				
	Pure water clean-outs (0968)	1450		10,000				
	Replace light poles, relocate away	1450		25,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	from traffic (1592)							
	Reseal driveways (1594)	1450		25,000				
	Replace roof and add vents (0388)	1460		150,000				
	Rebuild roof top chimneys (1860)	1460		6,000				
	<b>NY06P04118B Subtotal</b>			<b>268,500</b>				
NY41-19 Glide Court	Install exterior lighting at front and rear of property (S0438)	1450		10,000				
	Refurbish parking lots, signage for visitors (t1966)	1450		75,000				
	Improve site drainage, repair sidewalks (3031)	1450		100,000				
	Replace laundry room boiler (1861)	1470		3,000				
	Renovate community building (3032)	1470		25,000				
	<b>NY06P04119 Subtotal</b>			<b>213,000</b>				
NY41-22 Lake Tower	Architectural fees (1902)	1430.1		5,000				
	Power flush waste lines (3033)	1450		5,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	<b>NY06P04122 Subtotal</b>			<b>10,000</b>				
NY41-33	Architectural fees (1903)	1430.1		2,500				
Scattered Sites	Landscaping/sitework (1979)	1450		10,000				
	33's Interior/exterior rehab (1132)	1460		65,000				
	Review relocation of plumbing for access (15 Deringer) (3034)	1460		5,000				
	<b>NY06P04133 Subtotal</b>			<b>82,500</b>				
NY41-34	Landscaping/sitework (1980)	1450		20,000				
Lexington Court	Replace three DHW boilers (E0654)	1460		6,000				
	Replace gutters & downspouts (0982)	1460		25,000				
	Replace intercoms (3035)	1460		30,000				
	<b>NY06P04134 Subtotal</b>			<b>81,000</b>				
NY41-35	Replace uneven sidewalks (3037)	1450		22,000				
Harriet Tubman	Paint dwelling units (0692)	1460		70,000				
	Paint exterior of site (3036)	1460		25,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	<b>NY06P04135 Subtotal</b>			<b>117,000</b>				
NY41-36	Architectural fees (1490)	1430.1		2,500				
Scattered Sites	Install fencing (S1679)	1450		10,000				
	Reseal/resurface driveways (69 Lenox, 446 Champlain) (1811)	1450		6,000				
	Landscaping/sitework (1981)	1450		10,000				
	36's Interior/exterior rehab	1460		65,000				
	<b>NY06P04136 Subtotal</b>			<b>93,500</b>				
NY41-38	Architectural fees (1907)	1430.1		10,000				
Lena Gantt	Increase parking for comm rm, FIC ofc, and tenants (1926)	1450		150,000				
	Install bell/knockers at entrance doors in family units (S1716)	1460		2,000				
	Replace roofs (1957t)	1460		100,000				
	Replace electric door strikes (3038)	1460		21,000				
	Paint du (3039)	1460		50,000				
	<b>NY06P04138 Subtotal</b>			<b>333,000</b>				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
NY41-39	Paint du (0768)	1460		25,000				
Jonathan Child	Upgrade intercom system to apts (1813)	1460		20,000				
	Split screen recording surveillance cameras (S1836)	1470		6,000				
	Remove old boilers completely (2017hz)	1470		40,000				
	Emergency call system in nurses station (S3040)	1470		25,000				
	<b>NY06P04139 Subtotal</b>			<b>116,000</b>				
NY41-40	Replace vinyl tile & cove base in du (0796)	1460		150,000				
Blackwell Estates	Upgrade intercom/security systems in all du (S1505)	1460		15,000				
	Grab bars in bathrooms (3041)	1460		25,000				
	Replace comm. rm furnishings (1499)	1470		8,000				
	Mechanical repairs/upgrade (2078)	1470		10,000				
	<b>NY06P04140 Subtotal</b>			<b>208,000</b>				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
NY41-50	Architectural fees (2028)	1430.1		2,500				
Scattered Sites	Landscaping/sitework (1967)	1450		25,000				
	50's Interior/exterior rehab (1320)	1460		25,000				
	Install integrated smoke alarms (S1516)	1460		60,000				
	<b>NY06P04150 Subtotal</b>			<b>112,500</b>				
NY41-55	Architectural fees (2079)	1430.1		2,500				
Scattered Sites	55's Interior/exterior rehab (2031)	1460		25,000				
	<b>NY06P04155 Subtotal</b>			<b>27,500</b>				
HA-WIDE	Staff training - CM & area maintenance	1408		13,000				
Management	staff (0997)							
Improvements	Job training for tenants (FIC) (0998)	1408		7,000				
	Increase security at high risk senior sites & family projects (S1002)	1408		225,000				
	Software & training (1004)	1408		25,000				
	CM-software packages (preventative maintenance, scheduling, plans on CD)	1408		20,000				

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150102 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	
	(1310)							
	Home repair training (1324)	1408		10,000				
	CM-temporary PRS or clerk of works for CFP (1617)	1408		38,603				
	Water management program (2020hz)	1408		30,000				
	<b>Management Subtotal</b>			<b>368,603</b>				
Nontechnical	General administrative costs (1027)	1410		400,000				
Salaries	<b>Nontechnical Subtotal</b>			<b>400,000</b>				
Nondwelling	Install emergency generator (2011)	1470		20,000				
Structures	Spare heat pumps w/lift (2012)	1470		5,000				
	Upgrade laundry rooms (3042)	1470		50,000				
	New space for grounds crew & FIC (3043)	1470		50,000				
	<b>Nondwelling Subtotal</b>			<b>125,000</b>				
Nondwelling	Computer hardware/printers (1620)	1406		25,000				
Equipment	<b>Nondwelling Subtotal</b>			<b>25,000</b>				
	<b>HA-WIDE Subtotal</b>			<b>918,603</b>				
	<b>GRAND TOTAL</b>			<b>5,456,697</b>				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Rochester Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150102 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	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program No: NY06P04150102 Replacement Housing Factor No:				Federal FY of Grant: 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	
All Developments	3/31/04			9/30/05			





# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Rochester Housing Authority</b>		Rochester/Monroe, New York		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY:	Work Statement for Year 3 FFY Grant: 2004 PHA FY:	Work Statement for Year 4 FFY Grant: 2005 PHA FY:	Work Statement for Year 5 FFY Grant: 2006 PHA FY:
NY41-1A Kennedy Twr	SEE	746,500	780,000	50,000	0
NY41-1B Kennedy Townhouses	ANNUAL	233,000	0	0	0
NY41-2A Duplexes	STATEMENT	30,000	20,000	0	0
NY41-2B Danforth West		25,000	5,000	5,000	200,000
NY41-B1 Danforth East		34,500	24,000	0	200,000
NY41-2C Atlantic Townhouses		0	7,000	0	0
NY41-2C1 Bay Street		0	0	0	0
NY41-03 Scattered Sites		36,500	52,500	77,500	50,000
NY41-04 Olean Townhouses		569,000	881,000	1,740,000	1,000,000
NY41-610 Fairfield Village		293,000	143,000	125,000	125,000
NY41-07A Parkside Apts.		260,500	100,000	45,000	0
NY41-07C Elmdorf Apts.		28,000	20,000	15,000	50,000
NY41-07D Parliament Arms		117,500	52,500	0	50,000
NY41-08 Scattered Sites		25,000	150,000	89,000	50,000
NY41-09 Holland Townhouses		80,000	214,000	0	150,000
NY41-10 Scattered Sites		27,500	27,500	27,500	50,000
NY41-12A Capsule Dwellings		0	22,000	185,000	0
NY41-12B Federal Street T/H		5,000	0	10,000	25,000
NY41-14 University Tower		57,000	0	140,000	1,250,000
NY41-15 Glenwood Gardens		200,000	500,000	0	25,000

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

PHA Name <b>Rochester Housing Authority</b>		<b>Rochester/Monroe, New York</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1 2002	Work Statement for Year 2 FFY Grant: 2003 PHA FY:	Work Statement for Year 3 FFY Grant: 2004 PHA FY:	Work Statement for Year 4 FFY Grant: 2005 PHA FY:	Work Statement for Year 5 FFY Grant: 2006 PHA FY:
NY41-17 Bronson Court		40,000	127,500	75,000	0
NY41-18A Hudson Ridge Twr		569,000	430,000	256,000	75,000
NY41-18B Seneca Manor T/H		20,000	0	175,000	175,000
NY41-19 Glide Court		142,000	0	0	50,000
NY41-22 Lake Tower		43,000	100,000	10,000	125,000
NY41-33 Scattered Sites		122,500	27,500	27,500	75,000
NY41-34 Lexington Court		160,000	285,000	285,000	25,000
NY41-35 Harriet Tubman		33,000	150,000	10,000	350,000
NY41-36 Scattered Sites		27,500	127,500	27,500	75,000
NY41-38 Lena Gantt Estates		50,000	0	190,000	75,000
NY41-39 Jonathan Child		10,000	15,000	485,000	100,000
NY41-40 Blackwell Estates		410,000	120,000	335,000	50,000
NY41-50 Scattered		77,500	91,500	87,500	50,000
NY41-55 Scattered		27,500	27,500	27,500	50,000
NY41-57 Scattered		0	0	0	0
NY41-58 Scattered		0	0	0	0
NY41-59 Scattered		0	0	0	0
Total CFP Funds (Est.)		5,456,697	5,456,697	5,456,697	5,456,697
Total Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year :2 FFY Grant: 2003 PHA FY:		Activities for Year: 3 FFY Grant: 2004 PHA FY:	
See	NY41-1A KENNEDY TOWER		NY41-1A KENNEDY TOWER	
Annual	Architectural Fees (1889)	20,000	Replace expansion compensators (1999)	5,000
Statement	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1749)	50,000	Asbestos abatement floor tiles (1203)	125,000
	Addition to building (1206)	622,500	Replace/rebuild standpipe to components (0022)	400,000
	Replace common area furnishings (lobbies) (0011)	10,000	Redesign first floor community space (1197)	250,000
			NY41-2A DUPLEXES	
	Split screen recording surveillance cameras (S1741)	5,000	Install pure water clean-outs (1526)	20,000
	Install guard station (S1740)	8,000		
	Enlarge maintenance storage (1336)	15,000	NY41-2B DANFORTH TOWER WEST	
	Replace domestic HWH components (0021)	16,000	Clean air vents in kitchen and bath from roof (1216)	5,000
	NY41-1B KENNEDY TOWNHOUSES		NY41-2B1 DANFORTH TOWER EAST	
	Architectural fees (1344)	5,000	Rebuild backflow preventor & house pump (0579)	18,000
	Replace roofs and gutters (0449)	70,000	Replace expansion compensators (0909)	6,000
	Resurface driveways and parking area (0446)	47,000		
	Replace shrubs, restore lawn areas (0448)	10,000	NY41-2C ATLANTIC AVE T/H	
	Replace wall hung bathroom sinks to vanity style (1873)	18,000	Replace DU light fixtures (E0613)	7,000
	Replace laundry hook-ups, add shut-off valves (0899)	26,000		
	Increase lighting for parking lots and security (S1521)	10,000	NY41-3 SCATTERED SITES	
	Replace FPE circuits and panels (0458)	40,000	Architectural fees	2,500
	Install hardwired smoke detectors (S1436)	7,000	3's Major interior/exterior rehab (0621)	50,000
	NY41-2A DUPLEXES		NY41-4 OLEAN STREET T/H	
	Landsaping/sitework (1969)	10,000	Replace/repair gutters (0050)	4,000
	Repair asphalt, reseal driveway (1525)	20,000	Redesign crawl space access (0057)	5,000
			Replace cabinets/countertops (rounded corners)(0058)	100,000
			Pure water clean-outs, Bldg. 1 & 10 (0059)	7,000
			Relocate exterior main (0066)	60,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:			Activities for Year: 3 FFY Grant: 2004 PHA FY:		
See	NY41-2B DANFORTH TOWER WEST			Install GFCI (0065)		8,000
Annual	Decorative Fencing (3044)		25,000	Install hardwired smoke detectors (0070)		7,000
Statement				Sensory modification and replace devices in one unit (0071)		3,000
	NY41-2B1 DANFORTH TOWER EAST			Parking spaces, signage (curbs & sidewalks) (0072)		20,000
	Decorative Fencing (3045)		25,000	Install accessible filter racks in furnaces (E0083)		25,000
	Clean duct work (1321)		3,000	Convert hot air furnaces and water heaters to individual boiler systems (1227)		115,000
	Replace electric door strikes on all units (1514)		6,500	Build new management office/community building (1228)		250,000
				Upgrade community building (1315)		20,000
	NY41-03 SCATTERED SITES			Reseal window perimeters (E1368)		15,000
	Architectural fees (1893)		2,500	Replace office heat pumps with non-electric heat coils (E1369)		12,000
	3's Major interior/exterior rehab (0621)		25,000	Foundation reinforcement (1370)		95,000
	Convert heating system to individual boilers (2001)		9,000	Insulate units (E1371)		75,000
				Landscaping/sitework (1971)		10,000
	NY41-04 OLEAN TOWNHOUSES			Sheds for storage of garbage totes (1941)		50,000
	Architectural fees (1894)		10,000			
	Replace walks, slabs and steps (0044)		34,000	NY41-610 FAIRFIELD VILLAGE		
	Replace vinyl floor and cove base in DU (0053)		225,000	Replace passage doors, 6-panel (S092)		68,000
	Paint dwelling units (0054)		75,000	Upgrade kitchens (1538)		75,000
	Replace tubs & surrounds (0918)		7,500			
	Replace interior doors (0919)		150,000	NY41-7A PARKSIDE APARTMENTS		
				Replace roof, flashing & ventilation (0086)		100,000
	NY41-610 FAIRFIELD VILLAGE					
	Upgrade exterior porch design including porch overhang (1689)		68,000	NY41-7C ELMDORF APARTMENTS		
	Roof replacement (2046)		150,000	Roof replacement (2051)		20,000
	Siding replacement (2047)		75,000			

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:		Activities for Year: 3 FFY Grant: 2004 PHA FY:	
See	NY41-7A PARKSIDE APARTMENTS		NY41-7D PARLIAMENT ARMS	
Annual	Landscaping/sitework (1973)	5,000	Architectural fees (1640)	2,500
Statement	Install laundry tubs (1542)	5,500	Upgrade interior common space and exterior grounds to improve marketability (1756)	50,000
	Replace prime windows & storms (E0088)	250,000		
			NY41-8 SCATTERED SITES	
	NY41-7C ELMDORF APARTMENTS		8's Major interior/exterior rehab (0932)	50,000
	Replace baseboard heat covers (1774)	10,000	Roof replacement (2053)	50,000
	Replace electric strikers on all units (1549)	10,000	Aluminum wiring (3059)	50,000
	Replace aluminum wiring in 17 units (1234)	5,000		
	Replace heat system pumps (2003)	3,000	NY41-9 HOLLAND TOWNHOUSES	
			Repair/replace brick veneer (1246)	214,000
	NY41-7D PARLIAMENT ARMS			
	Architectural fees (1640)	2,500	NY41-10 SCATTERED SITES	
	Landscaping-shrubs, paint railings, fence repair/sitework (0844)	15,000	Architectural fees (0940)	2,500
	Upgrade bathrooms (3046)	100,000	10's Major interior/exterior rehab (0150)	25,000
	NY41-08 SCATTTERED SITES		NY41-12A CAPSULE DWELLING	
	8's Int/ext rehab (0932)	25,000	Heat system repairs (2006)	16,000
	NY41-09 HOLLAND TOWNHOUSES		Replace combustion air ducts, grills & breaching flues (0176)	6,000
	Architectural fees (1897)	10,000		
	Replace furnaces and ducts (1853)	60,000	NY41-15 GLENWOOD GARDENS	
	Mechanical repairs/upgrades (2054)	10,000	Porch windows to regular windows (E1988)	400,000
			Replace exterior soffits (3060)	100,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:		Activities for Year: 3 FFY Grant: 2004 PHA FY:		
See	NY 41-10 SCATTERED SITES			NY41-17 BRONSON COURT APTS	
Annual	Architectural fees (0940)		2,500	Architectural fees (0263)	2,500
Statement	10's Major interior/exterior rehab (0150)		25,000	Replace prime windows (E0956)	125,000
	NY41-12B FEDERAL STREET T/H			NY41-18A HUDSON RIDGE TOWER	
	Landscaping/sitework (1978)		5,000	Replace fincoil in DU (3061)	400,000
				Hallway appearance enhanced (2026t)	30,000
	NY41-14 UNIVERSITY TOWER				
	Replace pavilion (3047)		30,000	NY41-22 LAKE TOWER	
	Replace/paint floors in common areas (0191)		7,000	Replace closet doors w/6 panel (3062)	100,000
	Upgrade radiation covers & valves (2009hz)		20,000		
				NY41-33 SCATTERED SITES	
	NY41-15 GLENWOOD GARDENS			Architectural fees (1903)	2,500
	Weatherize units, seal masonry (E1921)		150,000	33's Major interior/exterior rehab (1132)	25,000
	Replace emergency call system (S0256)		50,000		
				NY41-34 LEXINGTON COURT APTS	
	NY41-17 BRONSON COURT			A.O. Smith Clean/Check boilers (E0657)	10,000
	Install integrated smoke alarm system (S1428)		40,000	Build new community room (3063)	200,000
				Roof replacement (2071)	75,000
	NY41-18A HUDSON RIDGE TOWER				
	Repair spalling & patio cracks, clean and seal (1962)		500,000	NY41-35 HARRIET TUBMAN ESTATES	
	Install new shower mixing valves (1453)		30,000	Install metal entrance doors/frames (S3064)	150,000
	Install electric conservation devices (E2015hz)		4,000		
	Conceal cable tv lines, install wall jacks (0368)		35,000	NY41-36 SCATTERED SITES	
				Architectural fees (1490)	2,500
	NY41-18B SENECA MANOR T/H			36's Major interior/exterior rehab (0710)	25,000
	Replace tub faucets (3048)		20,000	Replace roof and gutters (1488)	50,000

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:		Activities for Year: 3 FFY Grant: 2004 PHA FY:	
See	NY41-19 GLIDE COURT APARTMENTS		Replace siding (1489)	50,000
Annual	Upgrade kitchen cabinets (3049)	60,000		
Statement	Replace baseboard heat covers & valves (3050)	41,000	NY41-39 JONATHAN CHILD APTS	
	Replace vanities (3051)	16,000	Install add'l radiant htg elements (0772)	5,000
	Replace all valves, boilers and rewire controls (0435)	25,000	Replace electric door strikes (1496)	5,000
			Replace common area light fixtures (E0776)	5,000
	NY41-22 LAKE TOWER			
	Replace hallway lighting (3052hz)	13,000	NY41-40 BLACKWELL ESTATES	
	Alarm for rear secondary doors or card access (S3053)	10,000	Apartment modification for physically and sensory impaired (0801)	100,000
	Repair masonry (0477)	20,000	Repair sewer lines from bldg 92-99 (1302)	10,000
			Landscaping (1509)	10,000
	NY41-33 SCATTERED SITES			
	Architectural fees (1903)	2,500	NY41-50 SCATTERED SITES	
	33's Major interior/exterior rehab (1132)	25,000	Architectural fees (2028)	2,500
	Repair roof and gutters (1473)	35,000	50's Major interior/exterior rehab (1320)	25,000
	Replace siding (1474)	45,000	Replace roofs (Plymouth) (1737)	9,000
	Replace PVC with copper supply lines (1475)	15,000	Replace sidewalks (Plymouth) (1738)	5,000
			Install new siding/gutters/roofs (1317)	50,000
	NY41-34 LEXINGTON COURT APTS			
	Fence between playground and property, 8' (3054)	30,000	NY41-55 SCATTERED SITES	
	Repair/replace metal stairs in Bldgs 1,2,3 (1806)	30,000	Architectural fees (2079)	2,500
	Basement masonry repairs/waterproofing (2072)	35,000	55's Major interior/exterior rehab (2031)	25,000
	Install hardwired smoke detectors to code (S1279)	30,000		
	Paint & seal masonry (3055)	35,000		
	NY41-35 HARRIET TUBMAN ESTATES			
	Landscaping/sitework (1626)	10,000		

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:			Activities for Year: 3 FFY Grant: 2004 PHA FY:		
See	Enclosures for electric meters (3056)		23,000	HA-WIDE		
Annual				Computer hardware/printers (1620)	N/A	25,000
Statement	NY41-36 SCATTERED SITES			Install emergency generator (2011)		20,000
	Architectural fees (1490)		2,500	2 spare heat pumps w/lift (2012)		5,000
	36's Major interior/exterior rehab (0710)		25,000			
	NY41-38 LENA GANTT ESTATES					
	Point and seal brickwork (3057)		50,000			
	NY41-39 JONATHAN CHILD APTS					
	Upgrade first floor a/c (2018hz)		5,000			
	Replace one heating boiler (2019hz)		5,000			
	NY41-40 BLACKWELL ESTATES					
	Replace heating & DHW Systems (0990)		300,000			
	Replace/paint floors at common areas (0795)		10,000			
	Weatherization of units for cold and noise (3058)		100,000			
	NY41-50 SCATTERED SITES					
	Architectural fees		2,500			
	50's Major interior/exterior rehab (1320)		25,000			
	Replace windows (E1319)		50,000			



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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2003 PHA FY:			Activities for Year: 3 FFY Grant: 2004 PHA FY:		
See						
Annual						
Statement						
	<b>Subtotal of Estimated Cost</b>		<b>4,500,000</b>	<b>Subtotal of Estimated Cost</b>		<b>4,500,000</b>

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

Activities for Year : 4 FFY Grant: 2005 PHA FY:		Activities for Year: 5 FFY Grant: 2006 PHA FY:	
NY41-1A KENNEDY TOWER		NY41-2B DANFORTH EAST	
Improve the marketability of site (1749)	50,000	Repair brick exterior (NEW)	200,000
NY41-2B DANFORTH TOWER WEST		NY41-2B1 DANFORTH WEST	
Clean duct work (1217)	5,000	Repair brick exterior (NEW)	200,000
NY41-3 SCATTERED SITES		NY41-3 SCATTERED SITES	
Architectural fees (1893)	2,500	3's Major interior/exterior rehab (0621)	50,000
3's Major interior/exterior rehab (0621)	50,000		
Landscaping/sitework (1769)	25,000	NY41-4 OLEAN STREET T/H	
		Redevelop site (2045)	1,000,000
NY41-4 OLEAN STREET T/H			
Replace water heaters (0060)	82,000	NY41-610 FAIRFIELD VILLAGE	
Replace sink & trim (0061)	40,000	Paint dwelling units (0811)	50,000
Replace lavs and trim (0062)	18,000	Repair/replace driveways (NEW)	75,000
Expand exterior storage sheds (1939)	10,000		
Redevelop site (2045)	1,590,000	NY41-7C ELDMFORF APTS	
		Paint dwelling units (0829)	50,000
NY41-610 FAIRFIELD VILLAGE			
Mechanical repairs/upgrades (2048)	10,000	NY41-7D PARLIAMENT ARMS	
Replace bathroom fixtures (0813)	68,000	Repair/replace driveways (NEW)	50,000
Replace all plumbing fixtures (1537)	12,000		
Replace tubs (1871)	35,000	NY41-8 SCATTERED SITES	
		8's Major interior/exterior rehab (0932)	50,000
NY41-7A PARKSIDE APARTMENTS			
Replace tub/shower and trim (0097)	35,000	NY41-9 HOLLAND T/H	
Mechanical repairs/upgrades (2049)	10,000	Replace roofs (NEW)	150,000
NY41-7C ELMDORF APARTMENTS		NY41-10 SCATTERED SITES	
Paint common areas (0826)	5,000	10's Major interior/exterior rehab (0150)	50,000
Mechanical repairs/upgrades (2052)	10,000		

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

Activities for Year : 4 FFY Grant: 2005 PHA FY:			Activities for Year: 5 FFY Grant: 2006 PHA FY:		
	NY41-8 SCATTERED SITES			NY41-12B FEDERAL ST T/H	
	8's Major interior/exterior rehab (0932)		25,000	Replace roofs (NEW)	25,000
	Replace security lighting (S0864)		3,000		
	Install mini-manholes (1394)		6,000	NY41-14 UNIVERSITY TOWER	
	Landscaping/sitework		5,000	Replace windows/panels (E2008)	700,000
	Repair foundation		50,000	Roof replacement (2063)	50,000
				Repair/seal brick exterior (NEW)	500,000
	NY41-10 SCATTERED SITES				
	Architectural fees (0940)		2,500	NY41-15 GLENWOOD GARDENS	
	10's Major interior/exterior rehab (0150)		25,000	Landscaping/sitework/paving-sealing (2065)	25,000
	NY41-12A CAPSULE DWELLING			NY41-18A HUDSON RIDGE TOWER	
	Architectural fees (2083)		5,000	Paint dwelling units (0338)	75,000
	Replace roofing/siding (1723)		150,000		
	Replace tubs (1870)		30,000	NY41-18B SENECA MANOR T/H	
				18B interior/exterior rehab (1913)	100,000
	NY41-12B FEDERAL STREET T/H			Repair/replace driveways (NEW)	75,000
	Mechanical repairs/upgrades (2056)		10,000		
				NY41-19 GLIDE COURT	
	NY41-14 UNIVERSITY TOWER			Replace roofs (NEW)	50,000
	Replace (or carpet) vinyl floors and base (0192)		126,000		
	Seal paving/restripe (2062)		4,000	NY41-22 LAKE TOWER	
	Mechanical repairs/upgrades (2064)		10,000	Paint dwelling units (0485)	50,000
				Repave parking lot (NEW)	75,000
	NY41-17 BRONSON COURT APTS				
	Roof replacement		75,000	NY41-33 SCATTERED SITES	
				33's Interior/exterior rehab (1132)	75,000
	NY41-18A HUDSON RIDGE TOWER				
	Install BBQ grill for patio (1712)		10,000	NY41-34 LEXINGTON COURT	
	Improve lighting at rear of bldg (S1269)		6,000	Paint dwelling units (0653)	25,000

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

Activities for Year : 4 FFY Grant: 2005 PHA FY:			Activities for Year: 5 FFY Grant: 2006 PHA FY:		
	Provide additional parking (2024t)	100,000	NY41-35 HARRIET TUBMAN		
	Install sprinkler system in public area (0350)	100,000	Replace roofs (NEW)		200,000
	Install additional phone jacks (2025t)	40,000	Repair/seal brickwork (NEW)		150,000
	NY41-18B SENECA MANOR T/H		NY41-36 SCATTERED SITES		
	Architectural fees (1145)	5,000	36's Major interior/exterior rehab (0710)		75,000
	18B's Major interior/exterior rehab (1913)	150,000			
	Waterproof basements & replace sump pumps (0966)	20,000	NY41-38 LENA GANTT		
			Wrought iron fencing for defensible space (S1718)		75,000
	NY41-22 LAKE TOWER				
	Mechanical repairs/upgrades (2070)	10,000	NY41-39 JONATHAN CHILD		
			Replace roofs (1636)		100,000
	NY41-33 SCATTERED SITES				
	Architectural fees (1903)	2,500	NY41-40 BLACKWELL ESTATES		
	33's Major interior/exterior rehab (1132)	25,000	Paint dwelling units (0797)		50,000
	NY41-34 LEXINGTON COURT APTS		NY41-50 SCATTERED SITES		
	Replace boilers, pumps (0981)	75,000	50's Interior/exterior rehab (1320)		50,000
	Replace fin coil (0980)	175,000			
	Mechanical repairs/upgrades, add hallway lighting (2073)	10,000	NY41-55 SCATTERED SITES		
	Install switched light in bedroom (1484)	25,000	55's Major interior/exterior rehab (2031)		50,000

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

Activities for Year : 4 FFY Grant: 2005 PHA FY:		Activities for Year: 5 FFY Grant: 2006 PHA FY:			
	NY41-35 HARRIET TUBMAN ESTATES			HA-WIDE	
	Mechanical repairs/upgrades (2074)		10,000	Computer hardware/printers (1620)	N/A 25,000
				Install emergency generator (2011)	20,000
	NY41-36 SCATTERED SITES			2 spare heat pumps w/lift (2012)	5,000
	Architectural fees (1490)		2,500		
	36's Major interior/exterior rehab (0710)		25,000		
	NY41-38 LENA GANTT ESTATES				
	Additional landscaping, shade trees and sitework (1717)		15,000		
	Wrought iron fence for defensible space (S1718)		125,000		
	Individual tenant storage sheds (3065)		50,000		
	NY41-39 JONATHAN CHILD APTS				
	Acquisition of more space to provide accessible parking (1719)		25,000		
	Replace flooring w/linoleum (1026)		150,000		
	Replace windows (E1951)		300,000		
	Mechanical repairs/upgrades (2076)		10,000		
	NY41-40 BLACKWELL ESTATES				
	Replace floor tiles in common areas (1502)		50,000		
	Paint doors (0790)		10,000		
	Improve site lighting in common halls and stairs (1507)		20,000		
	Replace roof throughout project (1510)		150,000		
	Install mini-manholes (1615)		5,000		
	Siding replacement (2077)		100,000		



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

Activities for Year 1	Activities for Year :2 FFY Grant: 2003 PHA FY:			Activities for Year: 3 FFY Grant: 2004 PHA FY:		
See	Staff training - CM & Area maintenance staff (0997)		13,000	Staff training - CM & Area maintenance staff (0997)		13,000
Annual	Job training for tenants (FIC) (0998)		7,000	Job training for tenants (FIC) (0998)		7,000
Statement	Increase security at high risk senior sites & family projects (S1002)		300,000	Increase security at high risk senior sites & family projects (S1002)		300,000
	Software & training (1004)		25,000	Software & training (1004)		25,000
	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000
	Home repair training (1324)		10,000	Home repair training (1324)		10,000
	CM-Temporary PRS or Clerk of works for CGP (1617)		38,603	CM-Temporary PRS or Clerk of works for CGP (1617)		38,603
	Water management program (2020hz)		30,000	Water management program (2020hz)		30,000
	Subtotal of Estimated Cost		443,603	Subtotal of Estimated Cost		443,603

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

Activities for Year :4 FFY Grant: 2005 PHA FY:			Activities for Year: 5 FFY Grant: 2006 PHA FY:		
Staff training - CM & Area maintenance staff (0997)		13,000	Staff training - CM & Area maintenance staff (0997)		13,000
Job training for tenants (FIC) (0998)		7,000	Job training for tenants (FIC) (0998)		7,000
Increase security at high risk senior sites & family projects (S1002)		300,000	Increase security at high risk senior sites & family projects (S1002)		300,000
Software & training (1004)		25,000	Software & training (1004)		25,000
CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000	CM-Software packages (Preventive Maintenance, scheduling, plans on CD) (1310)		20,000
Home repair training (1324)		10,000	Home repair training (1324)		10,000
CM-Temporary PRS or Clerk of works for CGP (1617)		38,603	CM-Temporary PRS or Clerk of works for CGP (1617)		38,603
Water management program (2020hz)		30,000	Water management program (2020hz)		30,000
	Subtotal of Estimated Cost	443,603		Subtotal of Estimated Cost	443,603

## **18.0 PET POLICY**

### **18.1 EXCLUSIONS**

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

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

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

### **18.3 APPROVAL**

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

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

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

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

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

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

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

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

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

#### **18.5 INOCULATIONS**

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

#### **18.6 PET DEPOSIT**

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

#### **18.7 RESIDENT RESPONSIBILITIES**

Resident responsibilities and obligations concerning pet ownership are as follows:

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

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

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

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

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

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

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

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

#### **18.10 VISITING PETS**

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

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

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

## **RAB Members**

Doreatha Gayden 194 Brooks Avenue Rochester, NY 14619	Resident Commissioner  527-9366
Robert Stewart 401 Seneca Manor #1419 Rochester, NY 14621	Resident Commissioner  544-1551
Joseph Kelly 624 University Avenue #302 Rochester, NY 14607	University Tower  241-3017
Fred Nash 321 Lake Avenue, Apt 506 Rochester, NY 14608	Lake Tower  785-2144
Lillie Jackson 140 West Avenue #840 Rochester, NY 14611	Danforth Tower East  464-8338
Dorothy Herbert 2138 St Paul St, #4 Rochester, NY 14621	Parliament Arms  544-3097
Pamela Smith 29 Lexington Court, Apt 32 Rochester, NY 14606	Lexington Court  458-6195
Barbara Brown 235 Hudson Avenue Rochester, NY 14605	Holland Townhouses  325-3573
Equilla Ross 5 Bond Street Rochester, NY 14620	Bond-Hamilton  473-3881
Linda Huntley 100 Vienna Street Rochester, NY 14605	Lena Gantt  454-7237
Mary Jane Piotraschke 40 Kestrel Street Rochester, NY 14613	Glenwood Gardens  647-6580
Lily Jones 98 Doran Street Rochester, NY 14608	Kennedy Townhouses (Edith-Doran) 328-7373

Annie Davis  
163 William Warfield Drive  
Rochester, NY 14605

Karen Ward  
160 West Avenue #970  
Rochester, NY 14611

Ken Peterson  
133-5 Glide Street #C-52  
Rochester, NY 14611

Fred Stewart  
399 Colvin Street #102  
Rochester, NY 14611

Juanita Christion  
401 Seneca Manor Drive #620  
Rochester, NY 14621

Harriet Tubman Townhouses  
262-3208

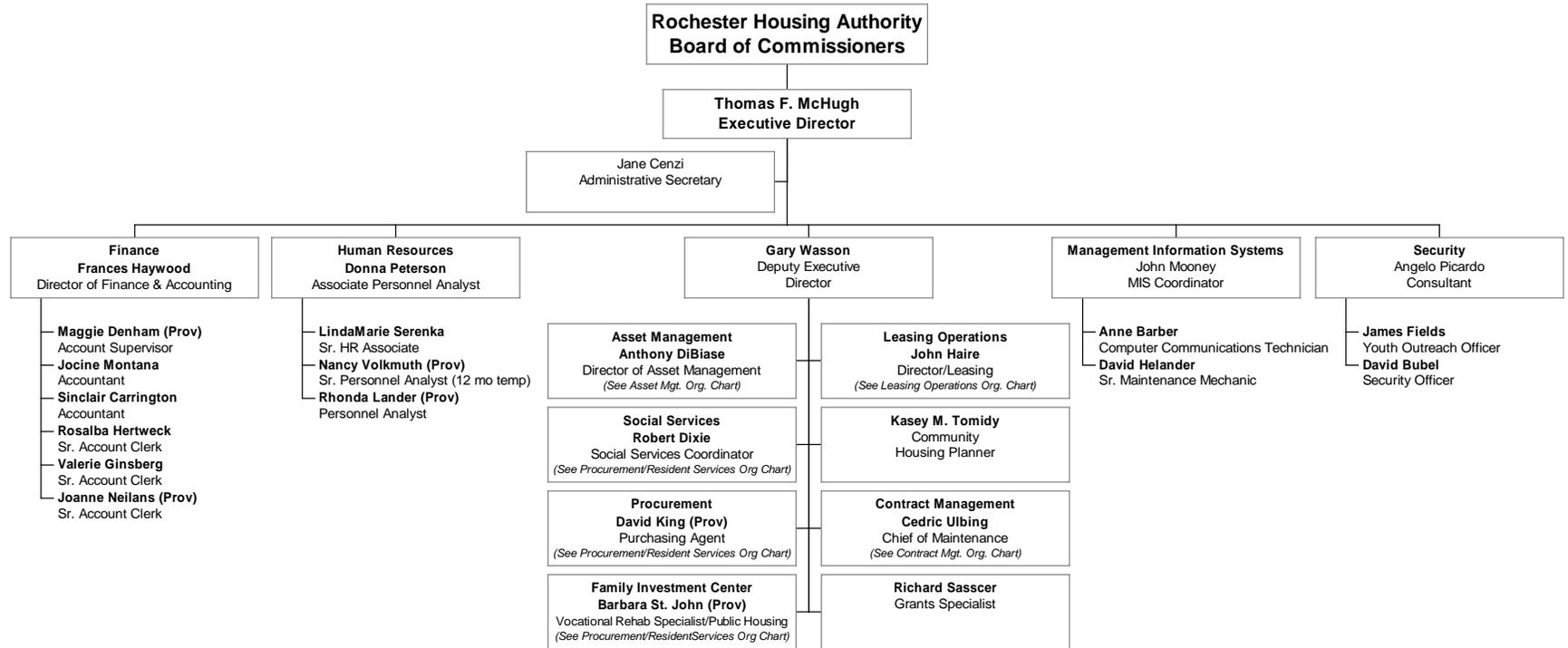
Danforth Tower West  
436-2327

Glide Court Apartments  
529-5745

Jonathan Child  
529-4605

Hudson-Ridge  
467-7661

**Rochester Housing Authority  
Organizational Chart  
June, 2002**



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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R04150101		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/02 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		
		Original	Revised	
1	Total non-CFP Funds	0		
2	1406 Operations	0		
3	1408 Management Improvements Soft Costs	0		
	Management Improvements Hard Costs	0		
4	1410 Administration	0		
5	1411 Audit	0		
6	1415 Liquidated Damages	0		
7	1430 Fees and Costs	0		
8	1440 Site Acquisition	0		
9	1450 Site Improvement	0		
10	1460 Dwelling Structures	0		
11	1465.1 Dwelling Equipment—Nonexpendable	0		
12	1470 Nondwelling Structures	0		
13	1475 Nondwelling Equipment	0		
14	1485 Demolition	0		
15	1490 Replacement Reserve	0		
16	1492 Moving to Work Demonstration	0		
17	1495.1 Relocation Costs	0		
18	1499 Development Activities	6,136		
19	1502 Contingency	0		
20	Amount of Annual Grant: (sum of lines 2-19)	6,136		
21	Amount of line 20 Related to LBP Activities	0		
22	Amount of line 20 Related to Section 504 compliance	0		
23	Amount of line 20 Related to Security –Soft Costs	0		
24	Amount of line 20 related to Security-- Hard Costs	0		
25	Amount of line 20 Related to Energy Conservation Measures	0		
26	Collateralization Expenses or Debt Service	0		







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

PHA Name: <b>ROCHESTER HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>NY06P04170899</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1999</b>
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  **Revised Annual Statement (revision no: 5)**  
 **Performance and Evaluation Report for Period Ending: 03/31/02**  
  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	0			
3	1408 Management Improvements Soft Costs	485,436	485,368	485,368	485,368
	Management Improvements Hard Costs	0	0		
4	1410 Administration	289,970	289,970	289,970	289,970
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	544,489	544,835	544,835	544,338
10	1460 Dwelling Structures	3,530,732	3,531,705	3,531,705	3,531,705
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	1,031,883	1,032,087	1,032,087	1,031,988
13	1475 Nondwelling Equipment	141,333	139,878	139,878	139,878
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
	Amount of Annual Grant: (sum of lines 2 – 20)	6,023,843	6,023,843	6,023,843	6,021,247
	Amount of line 21 Related to LBP Activities	0			

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

PHA Name: <b>ROCHESTER HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>NY06P04170899</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1999</b>
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Original Annual Statement    Reserve for Disasters/ Emergencies    **Revised Annual Statement (revision no: 5)**  
 **Performance and Evaluation Report for Period Ending: 03/31/02**    Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Amount of line 21 Related to Section 504 compliance	3,920	3,920	3,920	3,920
	Amount of line 21 Related to Security – Soft Costs	948,253	342,158	342,158	342,158
	Amount of Line 21 Related to Security – Hard Costs		592,422	592,422	592,422
	Amount of line 21 Related to Energy Conservation Measure	1,377,535	1,377,535	1,377,535	1,377,535
	Collateralization Expenses or Debt Service	0			

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

PHA Name: <b>Rochester Housing Authority</b>	Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>1999</b>
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-1A	Seal Masonry/Concrete (0005)	1460		74,627	74,627	74,627	74,627	Complete
Kennedy Tower	Add 10 locations for heat management system (0025)	1460	10	1,655	1,655	1,655	1,655	Complete
	Install 504 auto entry door (H1833)	1460	1	595	595	595	595	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace radiation with cast iron (common areas only) (1742)	1460		11,195	12,168	12,168	12,168	Complete
	<b>NP6P04101A Total</b>			88,072	89,045	89,045	89,045	Complete
NY41-2A	Replace aluminum wiring (1919)	1460	26	5,255	5,255	5,255	5,255	Complete
	<b>NY6P04102A Total</b>	1460		5,255	5,255	5,255	5,255	Complete
NY41-2B Danforth West	Landscaping, trees, turf, benches, railings, sidewalks, curbs and driveways (0521)	1450		4,350	4,350	4,350	4,350	Complete
	Add ten locations to heat management system (0551)	1460	10	4,646	4,646	4,646	4,646	Complete
	Replace expansion compensators (1066)	1460		1,255	1,255	1,255	1,255	Complete
	Replace original apartment radiation heating units (3 per unit) (1434)	1460	300	285,499	285,499	285,499	285,499	Complete
NY41-2B1 Danforth East	Add ten locations for heat management Systems (0586)	1460	10	1,655	1,655	1,655	1,655	Complete
	Dwelling unit shut-off valves (1531)	1460		2,393	2,393	2,393	2,393	Complete

## Annual Statement/Performance and Evaluation Report

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

#### Part II: Supporting Pages

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace heaters, covers and heating upgrades for pipes, traps and insulation (3 per unit) E1654)	1460		280,157	280,157	280,157	280,157	Complete
	Repair/replace steam boilers (E1735)	1460		17,180	17,180	17,180	17,180	Complete
	Install 504 auto entry door (H1840)	1460	1	595	595	595	595	Complete
	<b>NY6P04102B1 Total</b>			301,980	301,980	301,980	301,980	Complete
NY41-2C Atlantic T/H	Install integrated smoke detectors (S1516)	1460	24	8,371	8,371	8,371	8,371	Complete
	<b>NY6P04102C Total</b>			8,371	8,371	8,371	8,371	Complete
NY41-2C1 Bay Street T/H	Replace meters and exterior breakers (7 buildings) (1766)	1460	40	25,079	25,079	25,079	25,079	Complete
	<b>NY6P04102C1 Total</b>			25,079	25,079	25,079	25,079	Complete
NY41-2C1	3's Major int/ext rehab (0621)	1460	32 units	29,019	29,019	29,019	29,019	Complete
Scattered Sites	Replace windows (E1768)	1460	2	5,508	5,508	5,508	5,508	Complete
	Install foundations moisture barrier first floor units – mildew problem – 98 Jones (1770)	1460	1	65,887	65,887	65,887	65,887	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NY6P04103 Total</b>			100,414	100,414	100,414	100,414	Complete
NY41-04 Olean T/H	Replace roof (0049)	1460		5,662	5,662	5,662	5,662	Complete
	<b>NY6P04104 Total</b>			5,662	5,662	5,662	5,662	Complete
NY41-610 Fairfield Village	Replace site lighting fixtures (S1540)	1450		21,873	21,873	21,873	21,873	Complete
	Replace electrical services, detectors and Risers	1460		11,644	11,644	11,644	11,644	Complete
	Replace basement windows with glass Block (S0925)	1460		11,960	11,960	11,960	11,960	Complete
	Replace windows (E1539)	1460	45 units	165,823	165,823	165,823	165,823	Complete
	<b>NY6P0410610 Total</b>			211,300	211,300	211,300	211,300	Complete
NY41-7A Parkside Apts.	Clean all brick work (1232)	1460	12	1,100	1,100	1,100	1,100	Complete
	<b>NY6P04107A Total</b>			1,100	1,100	1,100	1,100	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-7C Elmdorf Apts.	Repair spalling concrete (0843)	1460		15,321	15,321	15,321	15,321	Complete
	Replace lighting fixtures (E1376)	1460	1	26,456	26,456	26,456	26,456	Complete
	Replace boiler outdoor - reset control (1773)	1460	1	942	942	942	942	Complete
	<b>NY6P04107C Total</b>			42,719	42,719	42,719	42,719	Complete
NY41-08 Scattered Sites	8'2 Int/Ext rehab (0932)	1460		1,479	1,479	1,479	1,479	Complete
	Install chimney liners in all brick chimneys (1776)	1460	30	419	419	419	419	Complete
	<b>NY6P04108 Total</b>		1,898	1,898	1,898	1,898	1,898	Complete
NY41-09 Holland T/H	Install integrated smoke alarm systems (S1562)	1460	70 units	31,096	31,096	31,096	31,096	Complete
	Replace prime windows (E1886)	1460	70	143,217	143,217	143,217	143,217	Complete
	<b>NY6P04109 Total</b>			174,313	174,313	174,313	174,313	Complete
NY41-10 Scattered Sites	10's major int/ext rehab (0150)	1460	31 units	2,490	2,490	2,490	2,490	Complete
	Replace furnaces (E1642)	1460		8,289	8,289	8,289	8,289	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NY6P04110 Total</b>			10,779	10,779	10,779	10,779	Complete
NY41-12A Capsule Dwelling	Replace rear prime doors with solid doors without windows (1251)	1460	16	15,000	15,000	15,000	15,000	Complete
	Replace furnaces (1855)	1460	16	24,363	24,363	24,363	24,363	Complete
	<b>NY6P04112A Total</b>			39,363	39,363	39,363	39,363	Complete
NY41-12B Federal Street T/H	Replace combustion air ducts, grills and breaching flues (1076)	1460	16	5,020	5,020	5,020	5,020	Complete
	<b>NY6PO4112B Total</b>			5,020	5,020	5,020	5,020	Complete
NY41-114 University Tower	Lighting perimeter of site (S0183)	1450		30,763	31,109	31,109	31,109	Final pmt. due May '02
	Add 10 locations for heat monitoring System (E1146)	1460		1,656	1,656	1,656	1,656	Complete
	Additional 504 entrance with automatic Doors (side,front) (H1782)	1460		595	595	595	595	Complete
	Update interior lobby common space and exterior grounds to improve the marketability of site (1751)	1470	1	446,779	447,019	447,019	447,019	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NY6P04114 Total</b>			479,793	480,379	480,379	477,883	
NY41-15 GlenwoodGardens	Provide new fencing/closeoff security Santee St. and security lighting (S1621)	1450		47,043	47,043	47,043	47,043	Complete
	Replace prime doors and storms with self closing type ((E0235)	1460		63,295	63,370	63,370	63,370	Complete
	Provide non-resident storage space for Stoves and refrigerators (1695)	1460		2,338	2,338	2,338	2,338	Complete
	Upgrade interior common space and exterior grounds to improve marketability (1757)	1460	1	12,508	12,508	12,508	12,508	Complete
	<b>NY6P04115 Total</b>			125,184	125,259	125,259	125,259	Complete
NY41-17 Bronson Ct. Apts.	Replace fascia and continuous gutters (1267)	1460	49	4,500	4,500	4,500	4,500	Complete
	<b>NY6P04117 Total</b>			4,500	4,500	4,500	4,500	Complete
NY41-18A Hudson Ridge	Improve lighting at rear of building (S1269)	1450		1,875	1,875	1,875	1,875	Complete
	Rebuild or repair boilers, tubes and refractory gas valves (0353)	1460	2	24,033	24,033	24,033	24,033	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Expand emergency call/monitoring system for alarms in kitchens, living rooms and CFCI's (S0369t)	1460		6,061	6,061	6,061	6,061	Complete
	Replace int/ext doors (S1130)	1460		2,740	2,740	2,740	2,740	Complete
	Replace intercom (S1131)	1460		16,692	16,692	16,692	16,692	Complete
	Tighten torque on panel boxes (1449)	1460		1,875	1,875	1,875	1,875	Complete
	Upgrade interior lobby common space And exterior grounds to improve the marketability of site (1752)	1460	1	24,191	24,191	24,191	24,191	Complete
	Address restoration of all patio terraces (1784)	1460	318	27,682	27,682	27,682	27,682	Complete
	Replace office HVAC system on first floor (1447)	1470	1	1,655	1,655	1,655	1,655	Complete
	<b>NY6P04118A Totals</b>			106,804	106,804	106,804	106,804	Complete
NY41-18B Seneca Manor TH	Fencing/Landscaping and site work. Re-seed to prevent rodent harborage (0383)	1450		13,106	13,106	13,106	13,106	Complete
	Install integrated smoke alarms (S1596)	1460	78 units	23,884	23,884	23,884	23,884	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Bring electrical grounding system up to current code (no grounds to water) (1824)	1460		30,451	30,451	30,451	30,451	Complete
	18B interior/exterior rehab (1913)	1460	78	580,021	580,021	580,021	580,021	Complete
	<b>NY6P04118B Total</b>			647,462	647,462	647,462	647,462	Complete
NY41-19 Glide Court Apts.	Replace wood fence with 4 foot ornamental wrought iron (S0416)	1450		4,364	4,364	4,364	4,364	Complete
	Construct retaining wall (0418)	1450		62,686	62,686	62,686	62,686	Complete
	Install dumpster enclosure (0421)	1450		2,425	2,425	2,425	2,425	Complete
	Replace all windows, allow for owner air conditioning (E0422)	1460	41 units	96,210	96,210	96,210	96,210	Complete
	Provide overhead lighting in units(1888)	1460	41 units	22,952	22,952	22,952	22,952	Complete
	Modify building for 504 access ((H0443)	1470	8	545	545	545	545	Complete
	<b>NY6P04119 Total</b>			189,182	189,182	189,182	189,182	Complete
NY41-22 Lake Tower	Security lighting & fencing on property line 6 feet wrought iron ((S1793)	1450	1	265,034	265,034	265,034	265,034	Complete
	Repair spalling and reseal all masonry/ concrete surfaces (0477)	1460		314,617	313,027	313,027	313,027	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Add ten additional sensors to energy management systems (0502)	1460	10	1,655	1,655	1,655	1,655	Complete
	Install 504 auto entry doors (H1835)	1460	2	895	895	895	895	Complete
	<b>NY6P04122 Total</b>			582,201	580,611	580,611	580,611	Complete
NY41-33	33's Interior Exterior rehab (1132)	1460	24 units	162,263	162,263	162,263	162,263	Complete
	Install chimney liners (1803)	1460	8	3,008	3,008	3,008	3,008	Complete
	<b>NY6P04133 Total</b>			165,271	165,271	165,271	165,271	Complete
NY41-34 Lexington Court	Install west and east property line fence (chain link) (S0638)	1450		18,065	18,065	18,065	18,065	Complete
	A.O. Smith clean and check boilers	1460	21	10,558	10,558	10,558	19,558	Complete
	Install additional attic ventilation in all buildings (1281)	1460		33,390	33,390	33,390	33,390	Complete
	Replace waste and supply lines to all units (1608)	1460	112 units	9,000	9,000	9,000	9,000	Complete
	Repair/replace DU windows and doors (E1804)	1460	112	24,376	24,376	24,376	24,376	Complete
	Repair boiler room valves and leaks	1460	7 bldg.	6,311	6,311	6,311	6,311	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NY6P04134 Total</b>			101,700	101,700	101,700	101,700	Complete
NY41-35 Harriet Tubman	Replace external filter grills and standardize (0702)	1460	131	1,110	1,110	1,110	1,110	Complete
	Replace interior closet doors with hinged doors in dwelling units (S1486)	1460	91	2,355	2,355	2,355	2,355	Complete
	Additional space for Security/FIC offices (1963)	1470		205,106	205,106	205,106	205,106	Complete
	<b>NY6P04135 Total</b>			208,571	208,571	208,571	208,571	Complete
NY41-36 Scattered Sites	36's Major int/ext rehab (0710)	1460	9	52,516	52,516	52,516	52,516	Complete
	Add chimney liner to all brick chimneys (1812)	1460	25	4,715	4,715	4,715	4,715	Complete
	<b>NY6P04136 Total</b>			57,231	57,231	57,231	57,231	Complete
NY41-38 Lena Gantt Estate	Replace/install storm doors (with screens) on 1 bedroom units (E0722)	1460	100	55,718	55,718	55,718	55,718	Complete
	Replace prime and storm windows (E1715)	1460	100	338,653	338,653	338,653	338,653	Complete
	Install integrated smoke alarms (S1866)	1460	70	12,626	12,626	12,626	12,626	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>NY6P04138 Total</b>			406,997	406,997	406,997	406,997	Complete
NY41-39 Jonathan Child	Landscaping/sitework (1982)	1450	1	84	84	84	84	Complete
	Add additional sensors to energy management system (10) (0773)	1460	10	1,656	1,656	1,656	1,656	Complete
	Install security screens on all first floor windows, replace cafeteria windows (S1297)	1460	10	55,783	55,783	55,783	55,783	Complete
	Replace roofs (E1636)	1460		121,539	121,539	121,539	121,539	Complete
	Upgrade fire alarm systems (S1814)	1460	1	20,695	20,695	20,695	20,695	Complete
	Install 504 auto entry doors (H1838)	1460	1	695	695	695	695	Complete
	<b>NY6P04139 Total</b>			200,452	200,452	200,452	200,452	Complete
NY41-40 Blackwell Estates	Remove weeds, debris and growth from detention pond and improve sewer drainage system (0787)	1450		1,756	1,756	1,756	1,756	Complete
	Replace entrance posts (1298)	1450		12,780	12,780	12,780	12,780	Complete
	Extend parking lots for additional parking and snow storage (1818)	1450		25,439	25,439	25,439	25,439	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Add on to existing garage and dumpster enclosure with gate (1819)	1450		32,846	32,846	32,846	32,846	Complete
	Replace HVAC system for office and common buildings (1506)	1460	1	5,606	5,606	5,606	5,606	Complete
	Upgrade interior common space and exterior grounds to improve marketability of site (1759)	1460	1	28,760	28,760	28,760	28,760	Complete
	<b>NY6P04140 Total</b>			107,187	108,702	108,702	108,702	Complete
HA-WIDE Management Improvements	Staff training – CM and area maintenance staff (FIC) (0997)	1408		13,127	13,127	13,127	13,127	Complete
	Job training for tenants (FIC) (0998)	1408		9,439	9,371	9,371	9,371	Complete
	Increase security at high risk senior sites and family projects (S1002)	1408		342,158	342,158	342,158	342,158	Complete
	Software and training (1004)	1408		8,332	8,332	8,332	8,332	Complete
	Elderly outreach and marketing (1326)	1408		97,620	97,620	97,620	97,620	Complete
	Upgrade phone syst/cnslnt study (1684)	1408		14,760	14,760	14,760	14,760	Complete
	<b>Management Total</b>			485,436	485,368	485,368	485,368	Complete
Nontechnical	General Administrative costs (1027)	141001		289,970	289,970	289,970	289,970	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06PO470899</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>1999</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Nontechnical Total</b>			289,970	289,970	289,970	289,970	Complete
Nondwelling Structures	Build grounds crew building (0951)	1470		4,453	4,453	4,453	4,453	Complete
	Construct new maintenance area (1681)	1470		370,934	370,934	370,934	379,934	Complete
	<b>Nondwelling Structures Total</b>			375,387	375,387	375,387	375,387	Complete
Nondwelling Equipment – Maintenance	Purchase grounds crew equipment (Bobcats) (1826)	147502	2	53,327	53,327	53,327	53,327	Complete
	<b>Equipment – Maintenance Total</b>			53,327	53,327	53,327	53,327	Complete
Nondwelling Equipment – Computers	Computer hardware/printers (1620)	147504		58,516	58,516	58,516	58,516	Complete
	<b>Equipment – Computers Total</b>			58,516	58,516	58,516	58,516	Complete
<b>HA-Wide Subtotal</b>				1,292,162	1,290,603	1,290,603	1,290,503	
<b>Grand Total</b>				6,023,843	6,023,843	6,023,843	6,021,247	





## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: <b style="text-align: center;">Rochester Housing Authority</b>		Grant Type and Number <b>Capital Fund Program Grant No: NY06P041501</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b style="text-align: center;">2000</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 4 )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 03/31/02</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	347,783	302,714	302,714	300,224
	Management Improvements Hard Costs	0	0	0	0
4	1410 Administration	400,000	401,870	401,870	401,870
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	141,395	96,728	96,728	96,728
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	136,014	86,014	86,014	86,014
10	1460 Dwelling Structures	3,703,173	3,121,021	3,121,021	3,121,021
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	239	239	239
12	1470 Nondwelling Structures	909,148	1,645,108	1,645,108	622,577
13	1475 Nondwelling Equipment	50,000	44,089	44,089	44,089
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0

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

PHA Name: <b>Rochester Housing Authority</b>	Grant Type and Number <b>Capital Fund Program Grant No: NY06P041501</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2000</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  **Revised Annual Statement (revision no: 4)**  
 **Performance and Evaluation Report for Period Ending: 03/31/02**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines....)	5,697,783	5,697,783	5,697,783	3,229,533
	Amount of line XX Related to LBP Activities	70,000	0	0	0
	Amount of line XX Related to Section 504 compliance	172,386	169,335	169,335	169,335
	Amount of line XX Related to Security – Soft Costs	225,000	225,000	225,000	225,000
	Amount of Line XX Related to Security – Hard Costs	118,480	7,980	7,980	7,280
	Amount of line XX Related to Energy Conservation Measures	311,323	157,768	157,768	49,845
	Collaterization or Debt Service	0	0	0	0

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-1A Kennedy Tower	Feasibility study for revitalization (0896)	1430.1		80,000	80,000	80,000	67,850	
	Arch Fees (1889)	1430.1		2,500	1,833	1,833	1,833	Complete
	Seal Masonry/concrete (0005)	1460		7,990	7,990	7,990	7,990	Complete
	Replace HVAC components (0026)	1460		25,300	7,749	7,749	7,749	Complete
	Install 504 auto entry doors (H1833)	1460		35,959	35,959	35,959	35,959	Complete
	Replace vacuum pump controls (1843)	1460		20,000	7,936	7,936	0	
	<b>NY06P04101A Subtotal</b>			<b>171,749</b>	<b>141,467</b>	<b>141,467</b>	<b>121,381</b>	
NY 41-2A Duplexes	Arch Fees (1890)	1430.1		2,500	0	0	0	Deleted
	Replace aluminum wiring (1919)	1460		3,770	3,770	3,770	3,770	Complete
	<b>NY06P04102A Subtotal</b>			<b>6,270</b>	<b>3,770</b>	<b>3,770</b>	<b>3,770</b>	Complete
NY 41-2B Danforth West	DW Feasibility study, change to HW heating system (E0547)	1430.1		2,500	2,500	2,500	2,500	Complete
	Arch. Fees (1891)	1430.1		5,000	0	0	0	Deleted
	Paint dwelling units (-543)	1460		40,000	535	535	535	Complete
	Replace dwelling unit and building entry lighting (E0553)	1460		29,875	0	0	0	Deleted
	Conceal cable TV lines	1460		1,065	0	0	0	Deleted
	Expand emergency call system (0556)	1460		15,000	0	0	0	Deleted
	Install interior camera monitoring system (S0557)	1460		10,000	0	0	0	Deleted

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**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-2B (cont.) Danforth West	Install DU shut-off valves & risers (0904)	1460		10,520	45	45	45	Complete
	Install bath & kitchen faucets (0905)	1460		20,000	0	0	0	Deleted
	rooms of DU (1340)	1460						
	Replace vinyl tile in DU (1348)	1460		127,000	31,683	25,654	5,938	
	Replace shut-offs (kitchen/baths) (1349)	1460		10,600	0	0	0	Deleted
	Replace bi-fold closet doors (1351)	1460		45,000	191	191	191	Complete
	Install rangehoods (1433)	1460		36,450	0	0	0	Deleted
	Replace apt. radiation heat unit (E1434)	1460		10,069	10,069	10,069	10,069	Complete
	Replace air conditioners for offices and common areas	1460		12,500	0	0	0	Deleted
	Upgrade Kitchens (1528)	1460	80	130,000	347,553	347,553	2,453	
	Install dedicated frig outlets (1529)	1460		5,000	0	0	0	Deleted
	Lighting upgrade (E1633)	1460		50,000	51,189	51,189	1,831	
	Rebuild pumps	1460	100	18,000	0	0	0	Deleted
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1748)	1460	1	200,000	29,828	29,828	26,728	
	Upgrade tubs (1868)	1460	100	40,000	209,561	209,561	10,807	
	Steel fin heat converter at first floor ((E1983hz)	1460	1	20,000	0	0	0	Deleted
	Install blinds in DU (0903)	1465.1		5,000	41	41	41	Complete
NY 41-2B cont. Danforth West	Replace door hardware with level and/or panic bar styles ((0529)	1470	8	3,051	3,051	3,051	3,051	Complete

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Guard station (S1744)	1470	1	8,000	0	0	0	Deleted
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1748)	1470		0	363,388	363,388	0	
	<b>NY0604102B Subtotal</b>			<b>854,630</b>	<b>1,049,634</b>	<b>1,043,605</b>	<b>64,189</b>	
NY 41-2B1 Danforth East	Arch fees (1892)	1430.1		2,500	0	0	0	Deleted
	Paint dwelling units (0573)	1460		80,000	1,677	1,677	1,677	Complete
	Kitchen cabinets (0576)	1460		100,000	254,463	254,469	254,469	Need revision
	Replace DU light fixtures (E0589)	1460		15,000	36,681	36,681	940	
	Conceal cable TV lines (0591)	1460		5,000	0	0	0	Deleted
	Replace smoke detectors (S0595)	1460		15,000	0	0	0	Deleted
	Replace vinyl tile and cove base in DU (1354)	1460		140,604	91,543	91,543	7,984	
	Replace bi-fold closet doors (1355)	1460	90	45,000	880	904	904	Complete/ Need revision
	Energy saver lighting contracts (E1439)	1460		45,000	293	293	293	Complete
	Rebuild/replace roof fans (1440)	1460		16,000	0	0	0	Deleted
	Dwelling unit shut-off valves (1531)	1460		16,770	16,770	16,770	16,770	Complete
	Replace water shut-offs (Kitchen & bath) (1532)	1460	85	10,600	386	385	385	Complete/ Need revision
NY 41-2B1 cont. Danforth East	Rebuild pumps and test standpipe system(1650)	1460	100	25,000	0	0	0	Deleted
	Replace heat/covers; upgrade pipes (1654)	1460		10,070	10,070	10,070	10,070	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Split screen surveillance with recording camera (S1761)	1460	1	5,000	0	0	0	Deleted
	Guard station (S1763)	1460	1	8,500	0	0	0	Deleted
	Maintenance tightening of all terminals in electric panels (1822)	1460		5,000	0	0	0	Deleted
	Install 504 auto entry doors (H1840)	1460		16,721	16,721	16,721	16,721	Complete
	Replace vacuum return pumps (1847)	1460		20,000	7,936	7,936	0	
	Upgrade tubs (1869)	1460		40,000	154,672	154,852	9,652	Need revision
	1 <sup>st</sup> floor steel fin heat converter (E1984)	1460	1	20,000	0	0	0	Deleted
	Install blinds in DY (0907)	1465.1	1	5,000	198	198	198	Complete
	Replace common room furnishings (0566)	1470		15,000	0	0	0	Deleted
	Install Best lever handsets (1220)	1470	80	3,051	3,051	3,051	3,051	Complete
	Upgrade interior lobby common space and exterior grounds to improve marketability of site (1750)	1470	1	342,010	349,520	349,520	71,915	
	Heat at nutrition center (1996hz)	1470	1	4,000	0	0	0	Deleted
	<b>NY06P04102B1 Subtotal</b>			<b>1,010,826</b>	<b>944,861</b>	<b>945,070</b>	<b>145,129</b>	
NY 41-03 Scattered Sites	Arch. Fees (1983)	1430.1		2,500	0	0	0	Deleted
	3's major int/ext rehab (0621)	1460	32 units	100,000	81,411	83,529	82,315	Need revision
NY 41-03 cont.	Foundation moisture barrier @ Jones Ave. (1770)	1460		12,777	12,777	12,777	12,777	Complete
	<b>NY06P04103 Subtotal</b>			<b>115,277</b>	<b>94,188</b>	<b>96,306</b>	<b>95,092</b>	

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-06 Fairfield Village	Arch. Fees	1430.1		2,500	0	0	0	Deleted
	Replace windows (E1539)	1460		3,533	3,533	3,533	3,533	Complete
	<b>NY06P04107A Subtotal</b>			<b>6,033</b>	<b>3,533</b>	<b>3,533</b>	<b>3,533</b>	<b>Complete</b>
NY 41-7A Parkside Apts.	Clean all brick work (1232)	1460		157,252	157,252	157,252	602	
	Replace plaster walls (0090)	1460		6,053	6,053	6,053	6,053	Complete
	<b>NY06P04107A Subtotal</b>			<b>163,305</b>	<b>163,305</b>	<b>163,305</b>	<b>6,655</b>	
NY 41-7C Elmdorf Apts.	Replace baseboard heat covers and zone valves (1774)	1460		10,000	0	0	0	Deleted
	<b>NY06P04107C</b>			<b>10,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Deleted</b>
NY 41-7D Parliament Arms	Basement window tinting (S1985)	1460	52 units	14,000	0	0	0	Deleted
	Upgrade interior lighting (2023)	1460		11,800	11,800	11,800	11,800	Deleted
	<b>NY06P04107D Subtotal</b>			<b>25,800</b>	<b>11,800</b>	<b>11,800</b>	<b>11,800</b>	<b>Complete</b>
NY 41-8 Scattered Sites	8's architects's fees (1393)	1430.1		3,000	0	0	0	Deleted
	8's int/ext rehavs (0932)	1460		45,375	21,340	21,340	21,240	Complete
NY 41-8 cont.	Install chimney liners in all brick chimneys (1776)	1460	30	4,625	4,625	4,625	4,625	Complete
	<b>NY06P04108 Subtotal</b>			<b>53,000</b>	<b>25,965</b>	<b>25,965</b>	<b>25,965</b>	<b>Complete</b>

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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HY 41-9 Holland TH	Arch. Fees (1897)	1430.1		2,500	0	0	0	Deleted
	<b>NY06P04108 Subtotal</b>			<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Deleted</b>
NY 41-10 Scattered Sites	10's arch fees, rehab (0904)	1430.1		3,000	0	0	0	Deleted
	10's int/ext major rehabs (0150)	1460	31 units	105,200	145,724	146,722	135,324	Need revision
	Replace furnaces (E1642)	1460		4,815	4,815	4,815	4,815	Complete
	<b>NY06P04110 Subtotal</b>			<b>113,015</b>	<b>150,539</b>	<b>151,537</b>	<b>140,139</b>	
NY 41-12A Capsule Dwellings	Replace prime doors with solid (S1251)	1460		2,280	2,280	2,280	2,280	Complete
	<b>NY06P04112A Subtotal</b>			<b>2,280</b>	<b>2,280</b>	<b>2,280</b>	<b>2,280</b>	<b>Complete</b>
NY 41-12B Federal Street	Replace comb air ducts, grills and branching flues (0176)	1460		3,421	3,421	3,421	3,421	Complete
	<b>NY06P04112B Subtotal</b>			<b>3,421</b>	<b>3,421</b>	<b>3,421</b>	<b>3,421</b>	<b>Complete</b>
NY 41-14 University Tower	Arch. Fees (1899)	1430.1		2,975	2,975	2,975	1,475	
	Repair air handler (1857)	1460	1	10,000	0	0	0	Complete
	Replace roof exhaust fans (1858)	1460		10,000	1,054	1,054	1,054	Complete
NY 41-14 cont.	Install 504 auto entry doors (H782)	1460		27,970	27,970	27,970	27,970	Complete
	Upgrade lobby, ext façade/site (1751)	1460		7,286	40,960	40,960	40,960	Complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace windows/panels (E2008)	1460		80,000	48,688	48,714	25,864	needs revision
	<b>NY06P04114 Subtotal</b>			138,231	<b>121,647</b>	<b>121,673</b>	<b>97,323</b>	
NY 41-15	Arch. Fees (1900)	1430.1		6,920	6,920	6,920	6,602	
Glenwood Gardens	Upgrade interior common space and exterior grounds to improve marketability of site (1757)	1460	1	50,000	85,077	85,077	66,332	
	<b>NY06P04115 Subtotal</b>			<b>56,920</b>	<b>91,997</b>	<b>91,997</b>	<b>72,934</b>	
NY 41-18A	Arch. fees (1901)	1430.1		2,500	2,500	2,500	1,110	
Hudson Ridge Tower	Provide one large community room with kitchen provisions (1702)	1460		25,000	0	0	0	deleted
	Upgrade interior common space and exterior grounds to improve marketability of site (1752)	1460	1	294,258	55,861	55,861	42,409	
	Cold air return in annex (1990)	1460	1	6,000	0	0	0	deleted
	Install 504 auto entry doors (H1130)	1460		18,998	18,998	18,998	18,998	complete

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

PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair/replace HW storage system & connect to energy mgt system (E0346)	1460		25,000	0	0	0	deleted
	Replace domestic pumps (E0348)	1460		15,600	0	0	0	deleted
	Upgrade interior common space and exterior grounds to improve mar- ketability (1752)	1470		0	372,737	372,737	0	
	<b>NY06P04118A Subtotal</b>			<b>387,356</b>	<b>450,096</b>	<b>450,096</b>	<b>62,517</b>	
NY 41-18B	Interior/Exterior Rehab (1913)	1460		41,779	78,395	78,416	78,416	complete/needs revision
<b>Seneca Manor TH's</b>	<b>NY06P04118B Subtotal</b>			<b>41,779</b>	<b>78,395</b>	<b>78,416</b>	<b>78,416</b>	<b>complete</b>
NY 41-19 Glide Court	Upgrade interior common space and exterior grounds to improve mar- ketabilily of site (1758)	1460		52,500	49,756	49,756	49,756	complete
	Provide overhead lighting in units (1888)	1460		2,200	2,200	2,200	2,200	complete
	Replace windows (0422)	1460		13,849	13,849	13,849	3,221	
	Install 504 auto entry doors/com. rm. (H0443)	1470		3,282	3,282	3,282	3,282	complete
	<b>NY06P04119 Subtotal</b>			<b>71,831</b>	<b>69,087</b>	<b>69,087</b>	<b>58,459</b>	

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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 41-22 Lake Tower	Rebuild/Replace domestic water pumps (1801)	1460	3	15,643	3,812	3,812	3,812	complete
	Repair masonry/concrete (0477)	1460		28,313	28,313	28,313	28,313	complete
	Install 504 auto entry doors (H1835)	1460		49,139	49,139	49,139	49,139	complete
	<b>NY06P04122 Subtotal</b>			<b>93,095</b>	<b>81,264</b>	<b>81,264</b>	<b>81,264</b>	<b>complete</b>
NY 41-33 Scattered Sites	Arch. fees (1476) 33's int/ext major rehabs (1132)	1430.1 1460		3,000 95,375	0 119,796	0 122,453	0 122,453	deleted complete/needs revision
	Install chimney liners (1803)	1460	8	4,625	4,625	4,625	4,625	complete
	<b>NY06P04133 Subtotal</b>			<b>103,000</b>	<b>124,421</b>	<b>127,078</b>	<b>127,078</b>	<b>complete</b>
NY 41-34 Lexington Court	Arch.fees (1904) Additional lighting between buildings and parking areas (S0637)	1430.1 1450		2,500 50,000	0 0	0 0	0 0	deleted deleted
	Enlarge maintenance shed (1479)	1460		25,000	0	0	0	deleted
	<b>NY06P04134 Subtotal</b>			<b>77,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>deleted</b>
NY 41-35	Arch. fees (1905)	1430.1		2,500	0	0	0	deleted

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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Harriet Tubman Estates	Replace interior closet doors with hinged doors in dwelling units (1486)	1460	91	448,832	448,944	448,944	428,000		
	Additional space for security (1963)	1470		35,502	39,024	39,024	39,024	complete	
	<b>NY06P04135 Subtotal</b>			<b>486,834</b>	<b>487,968</b>	<b>487,968</b>	<b>467,024</b>		
NY 41-36	Arch. fees (1490)	1430.1		5,000	0	0	0	deleted	
Scattered Sites	36's int/ext major rehabs (0710)	1460		148,070	159,494	159,494	134,504		
	Add chimney liners to all brick chimneys (1812)	1460		4,625	4,625	4,625	4,625	complete	
	<b>NY06P04136 Subtotal</b>			<b>157,695</b>	<b>164,119</b>	<b>164,119</b>	<b>139,129</b>		
NY 41-38	Arch. fees (1907)	1430.1		2,500	0	0	0	deleted	
<b>Lena Gantt Estates</b>	<b>NY06P04138 Subtotal</b>			<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>deleted</b>	
NY 41-39	Arch. fees (1908)	1430.1		2,500	0	0	0	deleted	
Jonathan Child Apts.	Landscaping (1982)	1450	1	20,012	20,012	20,012	20,012	complete	
	Replace main water booster pumps (1993)	1460		10,000	0	0	0	deleted	

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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2000</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace roofs (1636)	1460		5,651	5,651	5,651	5,651	complete
	Install 504 auto entry doors (H1838)	1460		17,266	17,266	17,266	17,266	complete
	<b>NY06P04139 Subtotal</b>			<b>55,429</b>	<b>42,929</b>	<b>42,929</b>	<b>42,929</b>	<b>complete</b>
NY 41-40	Arch. fees (1909)	1430.1		2,500	0	0	0	deleted
Antoinette Brown	replace downspouts/drainage	1450		49,287	49,287	49,287	49,287	complete
Blackwell Estates	system (1508)							
	Install new driveway (1818)	1450		12,144	12,144	12,144	12,144	complete
	Replace entrance posts (1298)	1450		4,571	4,571	4,571	4,571	complete
	Upgrade intercom/security systems	1460		5,700	5,700	5,700	5,000	complete
	in all DU (S1505)							
	Upgrade interior common space and exterior grounds to improve market-ability of site (1759)	1460	1	20,000	2,122	2,122	2,122	complete
	<b>NY06P04140 Subtotal</b>			<b>94,202</b>	<b>73,824</b>	<b>73,824</b>	<b>73,124</b>	<b>complete</b>
NY 41-50	50's int/ext major rehabs (1320)	1460	2	100,000	57,545	57,545	57,545	complete
Scattered Sites	<b>NY06P04150 Subtotal</b>			<b>100,000</b>	<b>57,545</b>	<b>57,545</b>	<b>57,545</b>	<b>complete</b>
HA Wide Management	Staff training-CM/Area Maint. Staff (0997)	1408		16,000	3,553	3,553	3,553	complete

**Annual Statement/Performance and Evaluation Report**  
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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Improvements	Job training for tenants (FIC) (0998)	1408		7,983	7,983	7,983	7,983	complete
	Increase security at high risk senior sites and family projects (S1002)	1408		225,000	225,000	225,000	225,000	complete
	Software & Training (1004)	1408		25,000	22,378	22,378	19,888	
	CM-Temporary PRS/Clerk of the Works for CFP (5 yrs) (1309)	1408	1	43,800	43,800	43,800	43,800	complete
	"Water Leak Stop" program (1995hz)	1408		30,000	0	0	0	deleted
	<b>Management Improvements Subtotal</b>			<b>347,783</b>	<b>302,714</b>	<b>302,714</b>	<b>300,224</b>	
HA Wide	General Administrative Cost (1027)	1410.1		400,000	401,870	401,870	401,870	complete
<b>Nontechnical Salaries</b>	<b>Nontechnical Salaries Subtotal</b>			<b>400,000</b>	<b>401,870</b>	<b>401,870</b>	<b>401,870</b>	<b>complete</b>
HA Wide	New space for Grounds Crew/FIC (0951)	1470		445,701	460,536	460,536	451,735	complete
Nondwelling	Construct new maintenance area (1681)	1470		49,821	50,519	50,519	50,519	complete
<b>Improvements</b>	<b>Nondwelling Improvements Subtotal</b>			<b>495,522</b>	<b>511,055</b>	<b>511,055</b>	<b>502,254</b>	<b>complete</b>
HA Wide	CM computers & point plotter (0961)	1475.1		25,000	20,235	20,235	20,235	complete
Nondwelling Furniture								

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PHA Name: <b>Rochester Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06P04150100</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>&amp; Equipment</b>	<b>Nondwelling Furniture &amp; Equipment Subtotal</b>			<b>25,000</b>	<b>20,235</b>	<b>20,235</b>	<b>20,235</b>	<b>complete</b>
HA Wide	Computer hardware/printers (1620)	1475.4		25,000	23,854	23,854	23,854	complete
Nondwelling Equipment								
<b>Computers</b>	<b>Nondwelling Equip./Computers Subtotal</b>			<b>25,000</b>	<b>23,854</b>	<b>23,854</b>	<b>23,854</b>	<b>complete</b>
	<b>Housing Authority Wide Subtotal</b>			<b>1,293,305</b>	<b>1,259,728</b>	<b>1,259,728</b>	<b>1,248,437</b>	
	<b>GRAND TOTAL</b>			<b>5,697,783</b>	<b>5,697,783</b>	<b>5,697,783</b>	<b>3,229,533</b>	





## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: (3/31/02) <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	448,094	463,094	298,185	228,318
4	1410 Administration	400,000	400,000	400,000	39,530
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	58,600	3,600	-
8	1440 Site Acquisition				
9	1450 Site Improvement	519,000	790,500	-	-
10	1460 Dwelling Structures	3,441,850	3,266,860	303,405	13,327
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	232,330	301,383	68,222	19,540
13	1475 Nondwelling Equipment	25,000	37,000	4,707	3,162
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	740,000	503,837	-	-
19	1501 Collaterization or Debt Service				

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: (3/31/02)  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)	5,821,274	5,821,274	1,069,119	303,877
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	805,911	225,000	225,000	192,523
25	Amount of Line 21 Related to Security – Hard Costs	-	479,200	-	-
26	Amount of line 21 Related to Energy Conservation Measures	340,326	144,626	-	-

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-1A	Architectural Fees	1430.1	N/A	0	5,000			
Kennedy Tower	Replace heating system components (0026)	1460	N/A	0	13,366	13,366		
	Paint all units (0012)	1460	N/A	0	35,000			
	Replace electrical distribution system (0029)	1460	N/A	0	80,000			
	Replace lighting fixtures in bedroom ceilings (E0030)	1460	N/A	0	40,000			
	Replace FACP and all components (0036)	1460	N/A	0	30,000			
	Install blinds in DU (0893)	1460	N/A	0	10,000			
	Install hardwired smoke detectors (1135)	1460	80	10,515	10,000			
	Replace Federal Pacific electric panel boxes for each unit (1204)	1460	80	68,000	68,000			
	Replace existing intercom system for DU (1337)	1460	1	40,000	20,000	16,920		
	Add emergency call switches for bedrooms in all DU (1339)	1460	80	22,000	22,000			
	Install phone lines and jacks in all bedrooms of DU (1340)	1460	80	22,000	22,000			

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 Part II: Supporting Pages**

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace wall hung sinks to vanity style (1872)	1460	N/A	41,680	42,000			
	Lighting upgrade (E1632)	1460	N/A	0	9,000			
	Balance vents & air grills (1997)	1460	N/A	5,000	5,000			
	NY6P04101A Subtotal			209,195	411,366	30,286		
NY41-1B	Replace wall hung sinks to vanity style (1873)	1460	35	18,235	0			
Kennedy T/H	Overlay existing roofs/patch (3000)	1460	N/A	0	10,000			
	Repair gutters (3001)	1460	N/A	0	5,000			
	NY6P04101B Subtotal			18,235	15,000			
NY41-2A	Repair asphalt, reseal driveway (1525)	1450	13	20,000	0			
	Install pure water clean-outs (1526)	1450	13	20,000	0			
	Install integrated smoke alarms (S1347)	1460	26	39,000	0			
	NYP041102A Subtotal			79,000	0			
NY41-2B	Replace vinyl tile in DU (1348)	1460	N/A	0	95,675	95,675		
Danforth West	Rebuild/replace roof fans (1527)	1460	N/A	16,000	16,000			
	Maintenance tightening of all terminals in electric panels (1821)	1460	N/A	5,000	0			

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PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace vacuum return pumps (1846)	1460	N/A	20,000	20,000	7,936		
	Abate asbestos (3002)	1460	N/A	0	125,000			
	Paint refuse building, replace doors and grilles (0524)	1470	N/A	3,160	3,160			
	Paint common areas (0007)	1470	N/A	66,141	0			
	Upgrade site for marketability (1748)	1470	N/A	0	10,100	10,100	4,250	
	NY6P04102B Subtotal			110,301	269,935	113,711	4,250	
NY41-2B1	Replace fire alarm components (0593)	1460	N/A	62,800	62,800			
	Install riser & DU shut-off valves (0908)	1460	N/A	15,000				
	Replace electric strikers on all units (1514)	1460	N/A	6,500	0			
	Rebuild pumps & test stand-pipe system (1650)	1460	N/A	0	8,589	8,589		
	Replace vacuum return pumps (1847)	1460	N/A	20,000	0			
	Asbestos abatement (3003)	1460	N/A	0	125,000			
	Replace/paint floors, common areas (0569)	1470	N/A	4,029	0			
	Replace air conditioning-CO (1646)	1470	N/A	0	25,000			
	Upgrade site for marketability (1750)	1470	N/A	0	16,183	16,182	7,373	
	NY6P04102B1 Subtotal			108,329	237,572	24,771	7,373	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-2C	Paint dwelling units (0609)	1460	24	66,681	36,000			
Atlantic T/H	Replace furnace in family units (0610)	1460	12	27,600	28,000			
	Replace DU light fixtures (E0613)	1460	24 un	7,200	0			
	Replace sump pump & lines (0914)	1460	18 un	6,000	0			
	NY6P04102C Subtotal			107,481	64,000			
NY41-3	Concrete repairs (1363)	1450	N/A	32,000	32,000			
Scattered Sites	Landscaping/sitework (1769)	1450	1	10,000	33,000			
	3's Major int/ext rehab (0621)	1460	32 un	77,822	77,822	7,824	1,324	
	Install integrated smoke alarms (S1365)	1460	66 un	91,000	91,000			
	NY6P04103 Subtotal			210,822	233,822	7,824	1,324	
NY41-610	Replace & repair concrete steps, slab and railings (0803)	1450	N/A	16,000	16,000			
Fairfield Village	Stripe drives/parking area, repave (0806)	1450	N/A	0	50,000			
	Fencing for defensible space (S1688)	1450	N/A	0	100,000			
	Storage sheds for garbage totes (1942)	1450	N/A	0	45,000			
	Landscaping/sitework (1972)	1450	N/A	0	20,000			
	Paint dwelling units (0811)	1460	45 un	105,750	45,000			
	Replace bathroom fixtures (0813)	1460	45 un	47,475	0			

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace electrical services, detectors and risers (0818)	1460	N/A	36,000	36,000			
	Replace passage doors (S0921)	1460	45 un	46,711	0			
	Weatherization of DU (E1536)	1460	45 un	67,500	68,000			
	Replace all plumbing fixtures (1537)	1460	30 un	12,000	0			
	NY6P0410610 Subtotal			331,436	380,000			
NY41-7A	Landscaping/sitework/paving (1973)	1450	N/A	5,000	0			
Parkside Apts	Replace prime windows and storm doors (E0088)	1460	22 un	250,000	0			
	Insulate soffits and fascia (1541)	1460	2 bldgs	60,000	0			
	Install laundry tubs (1542)	1460	15	5,250	0			
	NY6P04107A Subtotal			320,250	0			
NY41-7C	Landscaping and sitework (1385)	1450	N/A	2,500	2,500			
Eldorf Apts	Paint dwelling units (0829)	1460	20 un	39,128	39,128			
	Service existing aluminum service feeds (0834)	1460	N/A	12,000	12,000			
	Replace exterior lighting fixtures (S0838)	1460	N/A	7,000	7,000			
	Bath fixtures (0929)	1460	20 un	66,595	66,595			

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace DU lighting fixtures (E1377)	1460	20 un	5,626	5,626			
	Upgrade entrance doors (S1379)	1460	20 un	65,000	65,000			
	Replace water shut-offs in bath and kitchen (1380)	1460	20 un	2,500	2,500			
	Install security grills on first floor windows (S1381)	1460	10 un	7,000	7,000			
	Upgrade kitchens (1546)	1460	19	41,800	41,800			
	Replace vinyl floor and base in DU (1550)	1460	20 un	56,180	56,180			
	Upgrade subfloors (1772)	1460	20 un	50,000	50,000			
	NY6P04107C Subtotal			355,329	355,329			
NY41-7D	Landscaping-shrubs, paint, railings, fence repairs/sitework (0844)	1450	N/A	7,000	0			
Parliament Arms	Replace concrete (1658)	1450	N/A	55,000	20,000			
	Repair/replace building entrance doors (S1390)	1460	N/A	0	53,000			
	Paint hallways (3004)	1460	N/A	0	15,000			
	Replace mailboxes (3005)	1460	N/A	0	12,000			
	Replace entrance hall carpets/tile (2022t)	1470	N/A	0	60,000			
	NY6P04107D Subtotal			62,000	160,000			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-08	Tot lot equipment (2004)	1450	N/A	30,000	0			
Scattered Sites	8's Int/Ext rehab (0932)	1480	5	50,000	50,000	7,065		
	NY6P04108 Subtotal			80,000	50,000	7,065		
NY41-09	Repair B-vent chimneys (1854)	1450	N/A	7,000	7,000			
Holland T/H	NY6P04109 Subtotal			7,000	7,000			
NY41-10	10's Major int/ext rehab (0150)	1460	31 un	50,000	50,000	28,160	6,444	
Scattered Sites	NY6P04110 Subtotal			50,000	50,000	28,160	6,444	
NY41-14	Architectural fees (1899)	1430.		0	5,000			
		1						
University Tower	Upgrade prkng lot/remove island (1986)	1450	N/A	0	60,000			
	Retaining wall (1987)	1450	N/A	0	40,000			
	Rebuild house pumps & install riser & branch shutoffs (0199)	1460	N/A	15,045	15,000			
	Maintenance tightening of terminals in electric panels (1823)	1460	N/A	5,000	5,000			
	Rebuild boiler exhausts add reheater (1856)	1460	N/A	6,000	0			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair air handler (1857)	1460	N/A	0	3,875	3,875		
	2 for 3 unit coversion (2007)	1460	N/A	5,000	0			
	Repair/replace windows (2008)	1460	N/A	0	5,933			
	Roof Replacement (2063)	1460	N/A	0	30,000			
	Upgrade site for marketability (1751)	1470	N/A	0	1,977	1,977	1,977	
	Replace furniture (3006)	1475. 3	N/A	0	5,000			
	<b>NY6P04114 Subtotal</b>			31,045	171,785	11,785	1,977	
NY41-15	Architectural fees (1900)	1430. 1	n/a	0	10,000			
Glenwood Gardens	Replace roofs (1628)	1460	124	43,420	35,000			
	Covert landrys to gas (E1989hz)	1460	ALL	10,000	10,000			
	Upgrade site for marketability (1757)	1470	n/a	0	1,201	1,201		
	<b>NY6P04115 Subtotal</b>			53,420	56,201	1,201		
NY41-17	Sitework, trees, shrubs, turf, fence, landscaping	1450	N/A	15,000	15,000			
Bronson Ct Apts	Redesign all entry low slope roofing (0269)	1460	7 bldgs	8,167	8,167			

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace prime/storm doors/peep hole/mail slot (S0271)	1460	39 un	70,200	70,200			
	<b>NY6P04117 Subtotal</b>			93,367	93,367			
NY41-18A	Install new fencing (garden), gate and 4's in front (S1459)	1450	N/A	85,000	85,000			
Hudson Ridge	Improve landscaping (1880)	1450	N/A	10,000	0			
	Repair uneven/cracked sidewalks (t1964)	1450	N/A	0	5,000			
	Replace roof (0323)	1460	N/A	0	300,000			
	Paint dwelling units (0338)	1460	N/A	0	75,000			
	Repair/replace hot water system (0346)	1460	N/A	0	4,258	4,258		
	Replace standpipe, rebuild pumps, controls (0349)	1460	N/A	10,494	11,000			
	Alter DU kitchen and bath exhaust (0351)	1460	318	30,000	30,000			
	Replace circulating hot water pumps (1067)	1460	N/A	15,000	0			
	Replace intercom (S1131)	1460	N/A	50,000	0			
	Replace metal bifold doors in all units (1859)	1460	318	150,000	0			

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Repair spalling & patio cracks, clean and seal (1962)	1460	N/A	512,600	0			
	Security access to tenant phone lines (3007)	1460	N/A	0	25,000			
	Upgrade site for marketability (1752)	1470	N/A	0	29,962	29,962		
	Replace a/c community room (2013hz)	1470	1	14,000	0			
	<b>NY6P04118A Subtotal</b>			877,094	565,220	34,220		
NY41-19	Replace windows (0422)	1460	n/a	0	600	600		
Glide Court	Upgrade site for marketability (1758)	1470	n/a	0	8,800	8,800	5,940	
	<b>NY6P04119 Subtotal</b>			0	9,400	9,400	5,940	
NY41-22	Architectural fees (1902)	1430.1	N/A	0	10,000			
Lake Tower	Paint dwelling units (0485)	1460	N/A	0	39,150	39,150	-	
	Replace boiler components (0500)	1460	N/A	0	2,352	2,352	2,352	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Upgrade interior lobby common space and exterior grounds to improve the marketability of site (1753)	1460	N/A	163,384	165,000			
	Replace all exterior doors (S1796)	1460	N/A	35,000	100,000			
	Replace roof exhaust fans (1799)	1460	N/A	0	5,000			
	Repair/rebuild domestic water pumps (1801)	1460	N/A	0	6,834	6,834	-	
	Maintenance tightening of terminals in electric panels (1825)	1460	N/A	5,000	5,000			
	Roof Replacement (2069)	1460	N/A	0	75,000			
	Replace bathroom floors w/subfloor (3008dh)	1460	N/A	0	200,000			
	<b>NY6P04122 Subtotal</b>			203,384	608,336	48,336	2,352	
NY41-33	33's Interior/Exterior rehab (1132)	1460	24 UN	25,000	25,000	1,316	1,316	
Scattered Sites	<b>NY6P04133 Subtotal</b>			25,000	25,000	1,316	1,316	
41-34	Architectural fees (1904)	1450	N/A	0	10,000			
Lexington Ct Apts	Correct site drainage (0978)	1450	N/A	0	50,000			

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Landscape at previous playground site (1480)	1460	1	18,000	18,000			
	Replace sidewalks and curbs (3009)	1460	N/A	0	50,000			
	Replace parking lot (3010)	1460	N/A	0	100,000			
	Paint dwelling units (0653)	1460	N/A	0	34,290	34,290		
	Installation of attic firewalls (1281)	1460	N/A	0	12,120	12,120		
	Enlarge maintenance garage (1479)	1460	N/A	0	2,000	2,000		
	Installation of new mailboxes (3011)	1460	N/A	0	14,000			
	<b>NY6P04134 Subtotal</b>			18,000	290,410	48,410		
NY41-35	Additional space for Security/FIC offices (1963)	1470	N/A	80,000	80,000			
Harriet Tubman	<b>NY6P04135 Subtotal</b>			80,000	80,000			
NY41-36	36's Major int/ext rehab (0710)	1460	9 UN	25,000	25,000	1,892	1,892	
Scattered Sites	<b>NY6P04136 Subtotal</b>			25,000	25,000	1,892	1,892	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-38	Replace wood patio screens (0719)	1450	n/a	0	45,000			
Lena Gantt	Additional landscaping and shade trees, sitework (1717)	1450	1	15,000	0			
	Provide additional yard benches (1879)	1450	5	3,500	4,000			
	Additional parking spaces to accommodate community room, FIC office, tenants (1925)	1450	N/A	150,000	0			
	Provide proper w.i. fencing to minimize walkthroughs on property and provide more security for residents (S1927)	1450	N/A	25,000	0			
	<b>Replace roofs (1957t)</b>	1460	100	100,000	0			
	<b>NY6P04138 Subtotal</b>			293,500	49,000			
NY41-39	Architectural fees (1908)	1430.1	n/a	0	3,600	3,600	-	
Jonathan Child	Replace (or carpet) flooring (1026)	1460	30 UN	200,000	0			
	Lighting upgrade (E1630)	1460	n/a	0	12,000			
	Replace comm. Rm. Furnishings (1128)	1475.3	n/a	0	7,000			
	<b>NY6P04139 Subtotal</b>			200,000	22,600	3,600	-	

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

PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY41-40	Paint dwelling units (0797)	1460	100 DU	37,777	35,000			
Blackwell Estates	Install utility sinks in building (1301)	1460	8	8,800	9,000			
	Replace carpets in apartments (1504)	1460	78	19,515	20,000			
	Rear porch ceilings (1994)	1460	100	20,000	20,000			
	Patch and repair stairways (0792)	1470	N/A	40,000	40,000			
	<b>NY6P04140 Subtotal</b>			126,092	124,000			
NY41-50	50's Interior Exterior Rehabs (1320)	1460	2 DU	32,900	35,000	3,250	-	
Scattered Sites	Install integrated smoke alarms (S1516)	1460	50 DU	60,000	0			
	<b>NY6P04150 Subtotal</b>			92,900	35,000	3,250	-	
NY41-55	55 arch fees (2079)	1430. 1	N/A	10,000	10,000			
Scattered Sites	Purchase, rehab, etc. 4 units (1918)	1498	4	520,000	283,837			
	<b>NY6P04155 Subtotal</b>			530,000	293,837			
NY41-59	59 arch fees (2035)	1430. 1	N/A	5,000	5,000			

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered Sites	Purchase, rehab, etc. 2 units (1916)	1498	2	220,000	220,000			
	<b>NY6P04159 Subtotal</b>			225,000	225,000			
HA-WIDE	Staff training-CM & area maintenance staff (0997)	1408	N/A	13,000	13,000	2,157	1,552	
Management	Job training for tenants (FIC) (0998)	1408	N/A	7,000	7,000	3,080	3,080	
Improvements	Hire self sufficiency coordinator (1000)	1408	N/A	46,094	46,094			
	Increase security at high risk senior sites & family projects (S1002)	1408	N/A	225,000	225,000	225,000	192,523	
	Software & training (1004)	1408	N/A	25,000	25,000	12,760	4,000	
	Home ownership (1008)	1408	N/A	10,000	10,000			
	CM-software packages (preventative maintenance, scheduling, plans on CD (1310)	1408	N/A	20,000	20,000			
	Home repair training (1324)	1408	N/A	10,000	10,000			
	Elderly outreach & marketing (1326)	1408	N/A	37,000	37,000			
	CM-temporary PRS or clerk of works for CGP (1617)	1408	N/A	25,000	40,000	40,000	20,975	
	Water management program (2020hz)	1408	N/A	30,000	30,000	6,188	6,188	

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

PHA Name: Rochester Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Management Subtotal</b>			448,094	463,094	289,185	228,318	
Nontechnical	General Administrative costs (1027)	1410	N/A	400,000	400,000	400,000	39,530	
Salaries	<b>Nontechnical Subtotal</b>			400,000	400,000	400,000	39,530	
Nondwelling	Install emergency generator (2011)	1470	1	20,000	20,000			
Structures	2 spare heat pumps w/lift (2012)	1470	2	5,000	5,000			
	<b>Nondwelling Structures Subtotal</b>			25,000	25,000			
Nondwelling	Computer hardware/printers (1620)	1475. 4	N/A	25,000	25,000	4,707	3,162	
Equipment	<b>Nondwelling Equipment Subtotal</b>			25,000	25,000	4,707	3,162	
	<b>HA-WIDE Subtotal</b>			898,094	913,094	693,892	271,010	
	<b>GRAND TOTAL</b>			5,821,274	5,821,274	1,069,119	303,878	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Rochester Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P04150101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule								
PHA Name: Rochester Housing Authority			Grant Type and Number Capital Fund Program No: NY06P04150101 Replacement Housing Factor No:			Federal FY of Grant: 2001		
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		





## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R04150102			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities	\$8,038				
19	1501 Collaterization or Debt Service					

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

PHA Name: Rochester Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R04150102	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				







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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
		<b>Total CFP Estimated Cost</b>	\$			\$



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

*S A M P L E*

PHA Name <i>Anytown Housing Authority</i>						<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: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	<b>Annual Statement</b>					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				





# **Rochester Housing Authority – Statement of Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

## Statement of Deconcentration Policy

On December 22, 2000, The U.S. Department of Housing and Urban Development published its Final Rule for the Deconcentration of public housing. The rule, 24 CFR Part 903.2, requires public housing authority's to monitor average income levels at each family development to ensure the average income of residents falls within a specific range. As part of this requirement, RHA will:

- determine the PHA-wide average income of families residing in developments subject to deconcentration requirements. RHA shall also determine the average family income for each development subject to deconcentration requirements.
- determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for covered developments.
- provide explanations for developments that fall outside the Established Income Range. RHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by the statute (bringing higher income tenants into lower income developments and vice versa); and the local goals and strategies contained in the PHA Annual Plan.
- provide a remedy for a covered development where no justification is provided.

Within 24 CFR Part 903.2, HUD provides PHAs the following methods to bring the income concentrations within an acceptable range.

- (A) Providing incentives designed to encourage families with incomes below the Established Income Range to accept units in developments with incomes above the Established Income Range, or vice versa, including rent incentives, affirmative marketing plans, or added amenities;
- (B) Targeting investment and capital improvements toward developments with an average income below the Established Income Range to encourage applicant families whose income is above the Established Income Range to accept units in those developments;

- (C) Establishing a preference for admission of working families in developments below the Established Income Range;
- (D) Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration;
- (E) Providing such other strategies as permitted by statute and determined by RHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.

In carrying out its deconcentration efforts, RHA will ensure its actions meet the following HUD requirements:

- (1) Nondiscrimination. A PHA must carry out its PHA Plan in conformity with the nondiscrimination requirements in Federal civil rights laws, including title VI of the Civil Rights Act of 1964 and the Fair Housing Act. A PHA cannot assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations (Sec. 1.4(b)(1)(ii) of this title).
- (2) Affirmatively Furthering Fair Housing. PHA policies that govern eligibility, selection and admissions under its PHA Plan should be designed to reduce racial and national origin concentrations. Any affirmative steps or incentives a PHA plans to take must be stated in the admission policy. (i) HUD regulations provide that PHAs should take affirmative steps to overcome the effects of conditions which resulted in limiting participation of persons because of their race, national origin or other prohibited basis (Sec. 1.4(b)(1)(iii) and (6)(ii) of this title). (ii) Such affirmative steps may include but are not limited to, appropriate affirmative marketing efforts; additional applicant consultation and information; and provision of additional supportive services and amenities to a development.
- (3) Validity of certification. (i) HUD will take action to challenge the PHA's certification under Sec. 903.7(o) where it appears that a PHA Plan or its implementation: (A)

Does not reduce racial and national origin concentration in developments or buildings and is perpetuating segregated housing; or (B) Is creating new segregation in housing. (ii) If HUD challenges the validity of a PHA's certification, the PHA must establish that it is providing a full range of housing opportunities to applicants and tenants or that it is implementing actions

described in paragraph (d)(2)(ii) of this section. (e) Relationship between poverty deconcentration and fair housing. The requirements for poverty deconcentration in paragraph (c) of this section and for fair housing in paragraph (d) of this section arise under separate statutory authorities and are independent.

#### Deconcentration Data

An income review of the family developments subject to the deconcentration rule provided the following:

<b>Development Name</b>	<b>Average Income as of 2/26/01</b>	<b>Difference from Average Income</b>
Kennedy Townhouses	\$15,918	107.38%
Atlantic Townhouses	\$13,430	90.59%
Bay-Zimmer Townhouses	\$14,064	94.87%
Olean Townhouses	\$15,370	103.68%
Fairfield Village	\$14,225	95.96%
Parkside Apartments	\$16,144	108.90%
Holland Townhouses	\$14,009	94.50%
Capsule Dwelling	\$15,828	106.77%
Federal Street Townhouses	\$11,794	<b>79.56%</b>
Bronson Court Apartments	\$14,230	95.99%
Seneca Manor Apartments	\$17,561	<b>118.46%</b>
Lexington Court Apartments	\$14,602	98.50%
Harriet Tubman Estaes	\$14,057	94.82%
Lena Gantt Estates	\$16,300	109.95%
Overall Average	\$14,824	

The Federal Street Townhouses currently falls below the 85% HUD threshold. However, in the past year, RHA increased the income average from 59% of the PHA average to 79%. In the coming year, RHA will market the complex to higher income families.

The Seneca Manor Townhouses complex currently exceeds the 115% HUD threshold. RHA will market the complex to income appropriate families on the waiting list to bring the average income within the appropriate range.