

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**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: Syracuse Housing Authority

PHA Number: NY001

PHA Fiscal Year Beginning: (mm/yyyy) 06/2005

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)

Section 8 Administrative Plan is available at the Section 8 Office.

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[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)

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) 85
 - Improve voucher management: (SEMAP score) 100
 - 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)
Devise a program to continue our work through severe budget cuts.

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)

The next five years will be difficult under the tremendous burden to continue our mission, yet do so with severe and unprecedented budget cuts coming from HUD. Our move to project-based accounting will enable us to better monitor costs in all of our buildings, but with the proposed cuts coming at us over a four-year period, the future and survival of the Syracuse Housing Authority is tenuous at best.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

This is the first annual plan of our next five-year cycle, a period of time which will be crucial to the survival of the Syracuse Housing Authority (SHA). As we continue to offer and provide safe and secure affordable housing to our residents and the community at large, begin a public-housing homeownership program, and move forward with our decades-old modernization program, we will be battling financial stability and feasibility while at the same time enduring more and more regulation.

SHA's track record of PHAS scores in the high-80's and low-90's is indicative of an agency which achieves its mission aside from having some of the oldest housing stock in the country. This has always been done with a commitment to that mission, interaction with the resident community, and through many creative and unique programs and funding sources.

Yet, even with all of that, SHA has found recent financial struggles with the slowly decreasing funding allocations coming from HUD. Under the new operating fund proposals, those cuts escalate to amounts which would be unthinkable elsewhere in the public and private sectors.

So, this will be the first of a number of years which will determine the future of the Syracuse Housing Authority as a viable service and product for the Syracuse community. It is without question that this agency will come out of this Five-Year Plan cycle a very changed and undoubtedly damaged image of its recent past.

This plan cannot address all of the extreme measures which SHA administration will have to implement, as many of those specifics will only come about during that immediate crisis. But, the community and HUD can be safe in assuming that this will not be a smooth or victimless process.

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 (ny001d01.doc)
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Yes	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
Yes	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
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	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	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	2. Documentation of the required deconcentration and income mixing analysis	
Yes	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	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
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	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
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
Yes	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Yes	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Yes	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	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	agency	Service & Self-Sufficiency
Yes	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	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
Yes	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	17,541	5	4	5	5	5	5
Income >30% but <=50% of AMI	11,985	4	4	5	5	5	5
Income >50% but <80% of AMI	9,858	4	4	5	5	5	4
Elderly	12,120	5	4	5	5	4	4
Families with Disabilities	9,741	5	5	5	5	5	4
Race/Ethnicity – African Am.	12,100	5	4	5	5	5	5

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity - Hispanic	2,012	5	4	5	5	5	5
Race/Ethnicity - Nat. Am.	210	5	4	5	5	5	5
Race/Ethnicity - Asian	175	5	4	5	5	5	5

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: 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1064		22%
Extremely low income <=30% AMI	1023	97.8%	
Very low income (>30% but <=50% AMI)	13	1.243%	
Low income (>50% but <80% AMI)	10	.95%	
Families with children	585	56%	
Elderly families	93	9%	
Families with Disabilities	13	1%	
Race/ethnicity – African Am.	665	62%	
Race/ethnicity – Hispanic	370	35%	
Race/ethnicity – Native Am.	2	>1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	402	38%	
2 BR	456	43%	
3 BR	120	11%	
4 BR	72	7%	
5 BR	14	1%	
5+ BR	-	-	

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

Housing Needs of Families on the Waiting List			
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	3908		17%
Extremely low income <=30% AMI	N/A	N/A	
Very low income (>30% but <=50% AMI)	N/A	N/A	
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	391	10%	
Families with Disabilities	1905	48%	
Race/ethnicity – African Am.	2110	54%	
Race/ethnicity – Hispanic	1406	36%	
Race/ethnicity – Native Am.	7	.18%	
Race/ethnicity - Asian	19	.5%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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)? 8			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	9,718,829	
b) Public Housing Capital Fund	4,150,871	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	280,000	
h) Community Development Block Grant	150,000	Other
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
Tenant Rents	5,750,000	Public Housing Operations
4. Other income (list below)		
Non-Dwelling Rental	60,000	Public Housing Operations
Program Income	250,000	Public Housing Operations
Interest	120,000	Public Housing Operations
4. Non-federal sources (list below)		
Onondaga Cty. – Office of Aging	35,000	Pub. Hsg. Supp. Svs.
Onondaga Cty. – Office of Aging	45,000	Other
Capital Forward Funding Bond	1,000,000	Property Projects
Total resources	\$40,559,700	

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) Verification done during the screening process after unit offer based on vacancy.

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) Home visit.

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe) Project-based management plan will implement site-based waiting lists.

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Applications available to be mailed in to SHA at the Section 8 Office, HUD storefront, and other community agencies, possibly a site office under PBM.

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? 7

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? All, when implemented.

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? **Unknown at present.**
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types? Note: This may change under PBM.
- 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)

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) Displaced persons/families due to fire.
Lead-based paint health risk.
Adult residents already in public housing.

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.

2 Date and Time

Former Federal preferences:

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

Homelessness
High rent burden

Other preferences (select all that apply)

- 2 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
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) Displaced persons/families due to fire.
Lead-based paint health risk.
Adult residents already in public housing.

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) Resident handbook.

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 Other (describe below) If asked, will report knowledge of late payments, excessive damages, etc...

(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) Section 8 administrative offices, HUD storefront, and other community agencies.

(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:

(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) Lead-based paint health risk.

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.

2 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- 2 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
- 1 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
 1 Other preference(s) (list below) Lead-based paint health risk.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below) Letters and personal contact with various community organizations.

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 (currently minimum rent is \$0 – this will change)

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? These will be implemented with the raise of the minimum rent.

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:

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) Over \$200 per month
- 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) Old ceiling rent analysis – operating cost, utility allowance, and adjustment factoring to 2-bedroom standard as noted in 1997 HUD rule.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0
 \$1-\$25 (could be moved to \$50)
 \$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: A centralized management structure, revolving around a central office (Director, Assistant Director, Administrative staff), and the subsequent department heads (Accounting, MIS, Personnel, Occupancy, Section 8, Maintenance, Lease Compliance, Social Work, Buildings- Grounds- Garage, Tenant Services, and Security) who are in charge of the daily functions of each department. Within departments there are supervisors who direct employees in specific task areas.

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	2056	21%
Section 8 Vouchers	2876	18%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug		

Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)		
Shelter Plus Care	321	12%

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 Occupancy Management Policy
 - Employee Policies (parking, smoking, cell-phones, etc)
 - Security Policy
 - Purchasing Policy
 - Tenant Handbook
 - Preventive Maintenance Program
 - Emergency Response Maintenance Policy
 - Fire Policy – High Rises
 - Disaster Response Policy
 - Deconcentration Policy
 - Grievance Procedures Policy
 - Extermination Policy
 - Project-Based Voucher Program

- (2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below) Section 8 Administrative offices.

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) ny001f01.xls, ny001g01.xls, ny001h01.xls, ny001i01.xls, ny001j01.xls, ny001k01.xls, ny001l01.xls, ny001m01.xls.

-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 (ny001e01.xls)

-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.)

Demolition/Disposition Activity Description
--

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(DD/MM/YY)</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:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Central Village 1b. Development (project) number: NY001004
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (06/01/2005)
5. Number of units affected: 3 6. Coverage of action: (select one) <input checked="" 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: Current participant in the FSS program.
Family annual gross income over \$15,000.
Full time employment record of at least one year prior to application (except for elderly or disabled families).
Other requirements as established by SHA.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

****Currently under review by TANF and HA.**

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
TAP II Program	35	Enroll	Program Space	PH
TAP III Program	25	Enroll	Program Space	PH
RAPP at TAP	30	Enroll	Program Space	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	300	645 – as of 01/01/2005

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

1. Which developments are most affected? (list below)
Pioneer Homes, James Geddes, Central Village, McKinney Manor.

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)
Pioneer Homes, James Geddes, Central Village, McKinney Manor.

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)
Pioneer Homes, James Geddes, Central Village, McKinney Manor.

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See attachments ny001b01.doc and ny001c01.doc

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)
 - Notapplicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name) ny001a01.doc
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:

 - Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
Candidates collect signatures in a petitioning process from assisted family members 18 years of age and older.

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here)

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

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

- Other: (list below)

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

With a neighborhood-based plan which will provide opportunities for work, expanded government services, housing, and recreation, the City of Syracuse Consolidated Plan supports the continued efforts of the Syracuse Housing Authority to provide safe and secure housing, programs and assistance for economic self-sufficiency, and a quality living environment for its residents.

The city's commitment to mixed-income neighborhoods, improved access to housing, housing affordability, improving the quality of owner-occupied housing, cleaning up properties with the Vacant Property Program, and numerous other programs all afford the Syracuse Housing Authority support in its commitment to its public housing developments and surrounding neighborhoods.

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	Amount of Annual Grant (Sum of lines 2-19)	
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)
Total estimated cost over next 5 years				

Comments Received From Resident Advisory Board Concerning the Five-Year and FY2005 Annual Plans

In a series of meetings, consultations, and conversations with the Resident Advisory Board, which was comprised of the President's Committee of the City-Wide Council of Low Income Residents, the duly elected governing body of the SHA tenant organizations, the following comments were offered:

February 16, 2005 Meeting

- 1) Presentation and comments about the homeownership program which the housing authority is beginning for public housing residents.
- 2) Comment about the impending cuts federal funding and the potential closing of buildings.
- 3) Question about Citywide participation in the screening of new residents of elderly high rises.
- 4) Comment about the on-going purchase of the new bus for elderly building use.
- 5) Concerns and questions about security and vandalism around hi-rise buildings..
- 6) Comment about the Resident Participation Funding.
- 7) Concern that residents don't understand the handicapped/disabled label attached to certain residents allowed to live in elderly buildings.

Comments from RAB members individually and from the Resident Boards at Benderson Heights and Ross Towers (February 10, 2005 and March 9, 2005)

- 1) Comment regarding the admission policy of SHA regarding younger disabled residents in elderly buildings.
- 2) Comment about having SHA inquire more about resident assistance in keeping the buildings in good shape.
- 3) Questions about whether some recertification appointments can be made more in the building that at the administration offices which are often hard to get to by bus, especially in the winter.
- 4) Inquiry as to whether SHA will be publishing a tenant newsletter.
- 5) Concern over the future funding of housing and if developments will be sold without tenant notification.

Subsequent comments submitted in writing and by phone by RAB members.

- 1) Questions about parking in various SHA development lots, and the availability of assigned parking.
- 2) Concern over the future funding of housing and if developments will be sold without tenant notification.

PET POLICY – Elderly Developments

- 1) These pet regulations shall apply to the following Syracuse Housing Authority Facilities:

Toomey Abbott Towers
James Geddes HiRise
Fahey Court
Vinette Towers
Almus Olver
Ross Towers
Eastwood Heights

- 2) These regulations, except where noted, do apply to animals used as assistance or companion pets for the elderly or disabled. If a tenant is applying to have a pet under this category, which would exempt the tenant from having to pay a pet security deposit, then documentation must be provided by the tenant from a medical doctor or authorizing agency who can certify that the pet is needed to provide a reasonable accommodation for the tenant.

- 3) Definitions:
 - a) Common household pet – dogs, cats, commonly harbored birds, gerbils, turtles, and fish. This does not include rabbits, ferrets, exotic or unusual pets, or any pet not specifically permitted by state or local laws.

- 4) The tenant, in all cases of injury to themselves or others caused directly or indirectly by any fact of their pet ownership, or damage to personal property, SHA property, or the personal property of another, shall be held liable for all damages and/or injuries caused by that pet. The tenant will be held responsible for all costs and claims arising from such damage and/or injury, and shall at all times hold harmless, the SHA and its Officers, Agents, and Employees, for any damage incurred, including, but not limited to, compensatory damages, punitive damages, court costs, attorney’s fees, and any other cost arising out of or related to the filing of action, or the defense against any action, that may result due to property damage, bodily injury, illness, or death.

- 5) SHA may designate areas of a building or development as “No Pets Allowed,” and may require pet owners to relocate from those areas into another unit or to another place in the development or building reserved for pet owners. Exceptions are made to assistance or companion pets.

- 6) Pets Permitted:
 - a) Pet owners may harbor only one common household pet. This does not include fish tanks, which are restricted to 10 gallons maximum capacity.

- b) No tenant may harbor pets who are by nature aggressive. The municipal “dangerous dog” code is applicable to such dogs as guard dogs, attack dogs, and dogs bred/trained for fighting and aggression.

7) Pet Size Limits (exceptions made for Guide Dogs):

- a) the owner(s) of a dog or cat must be able to comfortably carry the pet, but under no circumstances shall any dog exceed 25 lbs., or any cat 15 lbs.
- b) Dogs may not exceed 18” tall, measured from floor to the top of the head while the dog is standing normally.
- c) SHA reserves the right to require that the tenant demonstrate the ability to carry, control, and restrain the pet to SHA’s satisfaction.

8) Pet Intake and Yearly Re-registration Procedure:

- a) Any tenant, or prospective tenant who wishes to keep a pet in their apartment, shall comply with the following:
 - i) Tenant shall complete an “application to keep a pet” form prior to the purchase/acquisition of the animal.
 - ii) If approval is granted the tenant will have two weeks to complete the Pet Registration Form, provide all applicable documentation, and pay the pet fees.
 - iii) Owner and pet shall comply with pet registration and pet inoculation rules of the City of Syracuse and the State of New York, and must provide SHA with a copy of the validated city licensing form, veterinarian proof of all shots and inoculations, and written proof of the spaying/neutering of the cat/dog.
 - iv) The pet will be presented to SHA for photographing documentation, and the issuing of a color-coded collar tag.
 - v) Pets will be re-registered each year, due on the anniversary date of the approval by SHA for ownership. Each year city licensing renewal proof must be presented, as well as the yearly pet check-up part of the Pet Status Report, and any updated shot/inoculation information. At that time, a new colored collar tag will be issued.
 - vi) Fees:

- a) All fees are due upon approval of pet application.
- b) \$300.00 security deposit will be collected. This is a refundable fee upon leaving SHA housing, providing that there has been no damage caused to the unit by the animal. For companion and assistance pets this fee may be waived.

9) Requirements of Pet Ownership:

- a) Pet owners shall choose and name a “designate alternate responsible person” to be responsible for the pet in the event of an emergency where the owner is absent or otherwise unable to care for the pet. The name, address, and telephone number of that person shall be provided to SHA.
- b) The pet shall be harbored in such a way that it does not interfere with the rights of other tenants to the peaceful enjoyment of their apartments, or with SHA’s obligation to provide safe, sanitary, habitable surroundings for all of its tenants. Excessively noisy dogs, even in the absence of the owner, will be considered in violation of this requirement.
- c) Pets must, at all times, wear a collar upon which is attached a license bearing the owner’s name, address, phone number, and the phone number of the designated alternate responsible person; and upon which the applicable yearly color-coded SHA tag is also affixed.
- d) Cat owners must provide a litter box for their pet’s use:
 - i) Waste must be separated daily, placed in a properly wrapped trashbag, and disposed of in an area designated by SHA.
 - ii) Kitty litter must be changed twice per week, placed in a properly wrapped trashbag, and disposed of in an area designated by SHA.
 - iii) Under no circumstances may animal waste or kitty litter be flushed down the toilet, or deposited in the trash chutes. Pet owner will be charged for any clean-up or maintenance made necessary by improper disposal of animal waste.
- e) Except as otherwise provided, no dog or cat may urinate or defecate anywhere on SHA property. Municipal “pooper-scooper” regulations apply. Owners must make their own arrangements for their pets, being mindful that any complaints received by SHA from third-party properties could adversely affect the owner's permission to continue as a pet owner.

- f) Pets shall not be allowed in common areas, including, but not limited to, lobbies, community rooms, halls, or on any common grounds; except for the purpose of traveling directly to or directly from their own apartment. Guide dogs are exempt from this requirement.
 - g) The pet must be carried when traveling within SHA buildings, and must be kept on a leash (no greater than 6' in length) when on SHA grounds. No pet is to be tied to a running lead, post, or physical structure. Guide dogs are exempt from this requirement.
 - h) Pets must be treated humanely, and in accordance with all State and Local Laws.
 - i) It is up to the pet owner to keep track of any changes to State, Local, or Municipal Laws concerning pets and pet ownership.
- 10) Pet Health Requirements:
- a) Pets will at all times be current on all inoculations required by law. Dogs and cats must undergo a yearly check-up. The veterinarian administering the check-up must complete his/her section of the "Pet Status Report," with the original submitted by the pet owner to SHA within 10 days of the check-up. The "Pet Status report" shall constitute the yearly SHA re-registration.
 - b) Cat owners must provide a scratching post for their cat. Dog owners must have their toe nails clipped at regular intervals.
 - c) Pet owners are responsible for the physical well-being of their pet. Owners shall employ proper grooming techniques, including, but not limited to, frequent brushing and bathing. Infestations of animal parasites (lice, fleas, ticks, mites, etc...) shall be treated promptly. The cost of pet hygiene shall be borne entirely by the pet owner.
 - d) Any pet whose physical condition becomes such that harboring it represents an unreasonable risk to the pet itself, the owner, other tenants, or SHA property, shall be removed immediately from SHA property. For the pet to be re-admitted to the owner's apartment, the owner must show proof that the pet's condition was temporary and has been rectified.
 - e) No pet shall be left unattended for longer than twenty-four (24) hours. If longer absences are anticipated, arrangements for care of the pet are the responsibility of the tenant.
- 11) Penalties:
- a) Procedures used for pet removal and/or eviction under these pet rules shall follow guidelines as required by the "Grounds for Evictions" section of the SHA Tenant Handbook.

- b) It shall be a violation of SHA Pet Regulations for any pet owner to be convicted of, or plead guilty to, and State or Local Law related to the harboring of animals and could result in disqualification from pet ownership.
- c) It shall be a violation of SHA Pet Regulations for any pet owner to harm, misuse, or mistreat any pet, and could result in disqualification from pet ownership or a lease violation.
- d) Any pet waste found on SHA property that is properly attributable to an individual pet shall result in an assessment of a \$5.00 fee against the pet owner. Disputes arising from this rule shall be resolved under “The Grievance Procedure” section of the SHA Tenant Handbook.
- e) Any pet on SHA property that is missing its collared license or appropriate color-coded tag, shall result in an assessment of a \$5.00 fee against the pet owner. Disputes arising from this rule shall be resolved under “The Grievance Procedure” section of the SHA Tenant Handbook.
- f) The pet owner shall reimburse SHA for any damage to SHA property caused by their pet.
- g) Three confirmed violations of these pet rules shall disqualify the tenant from pet ownership. Harboring of the pet after disqualification shall be grounds for eviction of the pet owner.
- h) If any pet exhibits vicious, aggressive, dangerous, or unusual behavior, SHA may require the owner to remove the pet immediately.
- i) SHA reserves the right to enlist the aid of the appropriate Syracuse City Agency to enforce applicable City or State laws, whether or not the suspected violation occurs or is occurring on SHA property.

PET POLICY – Family Developments

- 1) These pet regulations shall apply to the following Syracuse Housing Authority Facilities:
 - Pioneer Homes
 - Central Village
 - McKinney Manor
 - Benderson Heights
 - James Geddes – Family
 - Scattered Sites – Townhouses
 - Scattered Sites – Rehab
 - Eastwood Homes
- 2) These regulations, except where noted, do not apply to animals used as assistance or companion pets for the elderly or disabled. Any tenant who is applying to own, or owns a pet under those circumstances, please note the separate pet policy which covers the elderly/disabled developments in reference to companion and assistance pets.
- 3) Definitions:
 - a) Common household pet – dogs, cats, commonly harbored birds, gerbils, turtles, and fish. This does not include rabbits, ferrets, exotic or unusual pets, or any pet not specifically permitted by state or local laws.
- 4) The tenant, in all cases of injury to themselves or others caused directly or indirectly by any fact of their pet ownership, or damage to personal property, SHA property, or the personal property of another, shall be held liable for all damages and/or injuries caused by that pet. The tenant will be held responsible for all costs and claims arising from such damage and/or injury, and shall at all times hold harmless, the SHA and its Officers, Agents, and Employees, for any damage incurred, including, but not limited to, compensatory damages, punitive damages, court costs, attorney’s fees, and any other cost arising out of or related to the filing of action, or the defense against any action, that may result due to property damage, bodily injury, illness, or death.
- 5) SHA may designate areas of a building or development as “No Pets Allowed,” and may require pet owners to relocate from those areas into another unit or to another place in the development or building reserved for pet owners. Exceptions are made to assistance or companion pets.
- 6) Pets Permitted:
 - a) Pet owners may harbor only one common household pet. This does not include fish tanks, which are restricted to 10 gallons maximum capacity.
 - b) No tenant may harbor pets who are by nature aggressive. The municipal “dangerous dog” code is applicable to such dogs as guard dogs, attack dogs, and dogs bred/trained for fighting and aggression.

7) Pet Size Limits (exceptions made for Guide Dogs):

- a) the owner(s) of a dog or cat must be able to comfortably carry the pet, but under no circumstances shall any dog exceed 25 lbs., or any cat 15 lbs.
- b) Dogs may not exceed 18” tall, measured from floor to the top of the head while the dog is standing normally.
- c) SHA reserves the right to require that the tenant demonstrate the ability to carry, control, and restrain the pet to SHA’s satisfaction.

8) Pet Intake and Yearly Re-registration Procedure:

- a) Any tenant, or prospective tenant who wishes to keep a pet in their apartment, shall comply with the following:
 - i) Tenant shall complete an “application to keep a pet” form prior to the purchase/acquisition of the animal.
 - ii) If approval is granted the tenant will have two weeks to complete the Pet Registration Form, provide all applicable documentation, and pay the pet fees.
 - iii) Owner and pet shall comply with pet registration and pet inoculation rules of the City of Syracuse and the State of New York, and must provide SHA with a copy of the validated city licensing form, veterinarian proof of all shots and inoculations, and written proof of the spaying/neutering of the cat/dog.
 - iv) The pet will be presented to SHA for photographing documentation, and the issuing of a color-coded collar tag.
 - v) Pets will be re-registered each year, due on the anniversary date of the approval by SHA for ownership. Each year city licensing renewal proof must be presented, as well as the yearly pet check-up part of the Pet Status Report, and any updated shot/inoculation information. At that time, a new colored collar tag will be issued.
 - vi) Fees:
 - a) All fees are due upon approval of pet application.

- b) \$300.00 security deposit will be collected. This is a refundable fee upon leaving SHA housing, providing that there has been no damage caused to the unit by the animal.
- c) A \$200 non-refundable fee to cover the operating costs to the development relating to the presence of a dog or a cat.

9) Requirements of Pet Ownership:

- a) Pet owners shall choose and name a “designated alternate responsible person” to be responsible for the pet in the event of an emergency where the owner is absent or otherwise unable to care for the pet. The name, address, and telephone number of that person shall be provided to SHA.
- b) The pet shall be harbored in such a way that it does not interfere with the rights of other tenants to the peaceful enjoyment of their apartments, or with SHA’s obligation to provide safe, sanitary, habitable surroundings for all of its tenants. Excessively noisy dogs, even in the absence of the owner, will be considered in violation of this requirement.
- c) Pets must, at all times, wear a collar upon which is attached a license bearing the owner’s name, address, phone number, and the phone number of the designated alternate responsible person; and upon which the applicable yearly color-coded SHA tag is also affixed.
- d) Cat owners must provide a litter box for their pet’s use:
 - i) Waste must be separated daily, placed in a properly wrapped trashbag, and disposed of in an area designated by SHA.
 - ii) Kitty litter must be changed twice per week, placed in a properly wrapped trashbag, and disposed of in an area designated by SHA.
 - iii) Under no circumstances may animal waste or kitty litter be flushed down the toilet, or deposited in the trash chutes. Pet owner will be charged for any clean-up or maintenance made necessary by improper disposal of animal waste.
- e) Except as otherwise provided, no dog or cat may urinate or defecate anywhere on SHA property. Municipal “pooper-scooper” regulations apply. Owners must make their own arrangements for their pets, being mindful that any complaints received by SHA from third-party properties could adversely affect the owner's permission to continue as a pet owner.
- f) Pets shall not be allowed in common areas, including, but not limited to, lobbies, community rooms, halls, or on any common grounds; except for the purpose of

traveling directly to or directly from their own apartment. Guide dogs are exempt from this requirement.

- g) The pet must be carried when traveling within SHA buildings, and must be kept on a leash (no greater than 6' in length) when on SHA grounds. No pet is to be tied to a running lead, post, or physical structure. Guide dogs are exempt from this requirement.
- h) Pets must be treated humanely, and in accordance with all State and Local Laws.
- i) It is up to the pet owner to keep track of any changes to State, Local, or Municipal Laws concerning pets and pet ownership.

10) Pet Health Requirements:

- a) Pets will at all times be current on all inoculations required by law. Dogs and cats must undergo a yearly check-up. The veterinarian administering the check-up must complete his/her section of the "Pet Status Report," with the original submitted by the pet owner to SHA within 10 days of the check-up. The "Pet Status report" shall constitute the yearly SHA re-registration.
- b) Cat owners must provide a scratching post for their cat. Dog owners must have their toe nails clipped at regular intervals.
- c) Pet owners are responsible for the physical well-being of their pet. Owners shall employ proper grooming techniques, including, but not limited to, frequent brushing and bathing. Infestations of animal parasites (lice, fleas, ticks, mites, etc...) shall be treated promptly. The cost of pet hygiene shall be borne entirely by the pet owner.
- d) Any pet whose physical condition becomes such that harboring it represents an unreasonable risk to the pet itself, the owner, other tenants, or SHA property, shall be removed immediately from SHA property. For the pet to be re-admitted to the owner's apartment, the owner must show proof that the pet's condition was temporary and has been rectified.
- e) No pet shall be left unattended for longer than twenty-four (24) hours. If longer absences are anticipated, arrangements for care of the pet are the responsibility of the tenant.

11) Penalties:

- a) Procedures used for pet removal and/or eviction under these pet rules shall follow guidelines as required by the "Grounds for Evictions" section of the SHA Tenant Handbook.
- b) It shall be a violation of SHA Pet Regulations for any pet owner to be convicted of, or plead guilty to, and State or Local Law related to the harboring of animals and could result in disqualification from pet ownership.

- c) It shall be a violation of SHA Pet Regulations for any pet owner to harm, misuse, or mistreat any pet, and could result in disqualification from pet ownership or a lease violation.
- d) Any pet waste found on SHA property that is properly attributable to an individual pet shall result in an assessment of a \$5.00 fee against the pet owner. Disputes arising from this rule shall be resolved under “The Grievance Procedure” section of the SHA Tenant Handbook.
- e) Any pet on SHA property that is missing its collared license or appropriate color-coded tag, shall result in an assessment of a \$5.00 fee against the pet owner. Disputes arising from this rule shall be resolved under “The Grievance Procedure” section of the SHA Tenant Handbook.
- f) The pet owner shall reimburse SHA for any damage to SHA property caused by their pet.
- g) Three confirmed violations of these pet rules shall disqualify the tenant from pet ownership. Harboring of the pet after disqualification shall be grounds for eviction of the pet owner.
- h) If any pet exhibits vicious, aggressive, dangerous, or unusual behavior, SHA may require the owner to remove the pet immediately.
- i) SHA reserves the right to enlist the aid of the appropriate Syracuse City Agency to enforce applicable City or State laws, whether or not the suspected violation occurs or is occurring on SHA property.

**RESOLUTION
TO APPROVE**

DECONCENTRATION OF POVERTY POLICY

WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 requires a prohibition of the “concentration of very low-income families in public dwelling units in certain public housing projects or certain building within projects,” and

WHEREAS, Section 513(a) of the Quality Housing and Work Responsibility Act of 1998 also requires “a public housing agency shall submit with its annual public housing agency plan under section 5A an admissions policy designed to provide for deconcentration of poverty and income-mixing by bringing higher –income residents into lower income projects, and lower income tenants into higher income projects,” and

WHEREAS, the Syracuse Housing Authority would like to add to its Admission and Occupancy Policy under Part Two, Section I:

“It is the Syracuse Housing Authority’s policy to provide for the deconcentration of poverty and to encourage income mixing within its federal housing developments. To effect this policy, higher income families will be brought into lower income developments, and lower income families will be brought into higher income developments. The Syracuse Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments, and higher income applicants will not be steered toward higher income developments.”

NOW, THEREFORE IT BE RESOLVED, that the Syracuse Housing Authority Board of Commissioners does hereby certify that the Syracuse Housing Authority, by the addition of the aforementioned policy statement to the Admissions and Occupancy Policy, is in compliance with the statutory requirements set forth in Section 513(a) of the Quality Housing and Work Responsibility Act of 1998, and the regulatory requirement set forth in the HUD Notice, February 18, 1999, Quality Housing and Work Responsibility Act of 1998; Initial Guidance Notice.

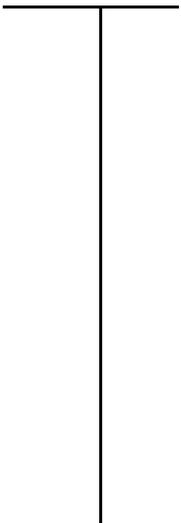
Vito Sciscioli
Chairman

January 27, 2000

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHA Name SYRACUSE HOUSING AUTHORITY				XX	Original 5 - Year Plan Revision No: Original 15April2005	
Development Number/Name HA - Wide	Year 1 FFY: 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009	
Operations		600,000	600,000	600,000	800,000	
Management Improvements		300,000	300,000	300,000	300,000	
Administration		415,000	415,000	415,000	415,000	
A/E		325,000	325,000	325,000	325,000	
Dwelling Structures & Equip	See					
NY1-01 Pioneer-Midrise		433,467	919,402	213,465		
NY1-01 Pioneer-Family	Annual				535,750	
NY1-02 James Geddes-Family		94,020		126,000	666,000	
NY1-02 James Geddes-HiRise	Statement	11,455				
NY1-03 James Geddes-Family		2,310		61,535	26,501	
NY1-03 James Geddes-HiRise		14,375		6,915		
NY1-04 Almus Olver					12,000	
NY1-04 Central Village		250,000	264,428	190,000	275,000	
NY1-05 Toomey Abbott		29,950	72,250	750,975		
NY1-09 Ross Towers						
NY1-10 Vinette Tower		978,584				
NY1-11 Fahey Court				37,800	199,280	
NY1-14 Scattered Rehab						
NY1-12 Benderson Heights			113,190	198,190		
NY1-16 Scattered Sites			180,731	300,731		
NY1-18 McKinney Manor						
SHA Wide				31,500		
Nondwelling Structures			370,500			
Nondwelling Equipment		56,500	56,500	56,500	56,500	
Demolition						
Replacement Reserve						
Relocation Costs		100,000				
Debt Service		540,210	533,870	537,260	539,840	
CGP Funds Listed for 5-year Planning		4,150,871	4,150,871	4,150,871	4,150,871	
Total RHF Funds		38,596				



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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	01-01 Mid-rise	--Abate - asbestos floor tile	292,347	01-01 Midrise	--begin significant rehab	919,402
		--Stairs - replace pans/stringers	141,120		--abate VAT, replace flooring, replace kitchens, bathrooms, etc.	
	Rowhouse					
	NY-01 Pioneer Homes	Sub Total	433,467	NY-01 Pioneer Homes	Sub Total	919,402
	01-02 Highrise	--Kitchen fans - replace	11,455			
	Rowhouse	--Kitchen fans - replace	25,200	01-04 Rowhouse	--Replace cast iron radiators	219,500
		--replace air ducts	8,820		--Replace circ pumps/bypasses	44,928
		--DHW heaters - replace	60,000	NY1-04 Cental Village	Sub Total	264,428
	NY-02 James Geddes	Sub Total	105,475			
	01-03 Highrise	--Kitchen fans - replace	14,375	01-05 Highrise	--Replace booster pump system	36,000
	Rowhouse	--Kitchen fans - upgrade	2,310		--Repair leak: bldg to adj bldg	26,250
	NY-03 James Geddes	Sub Total	16,685		--Replace heat pumps	10,000
	01-04 Rowhouse	--Replace cast iron radiators	250,000	NY-05 Toomey Abbott	Sub Total	72,250
	Highrise (AOT)					
	NY-04 Central Village	Sub Total	250,000	01-12 Rowhouse	--Flooring - replace	113,190
01-05 Highrise	--replace heat pumps, 5 per yr	10,000	NY-12 Benderson Hgts.	Sub Total	113,190	
	--Site improvements, railings	19,950				
NY-05 Toomey Abbott	Sub Total	29,950	01-16 Rowhouse	--Flooring - replace	168,919	
01-10 Highrise	--continue significant rehab: accessibility, community areas, etc.	978,584		--Secure stair treads, stringers	11,812	
NY-10 Vinette Tower	Sub Total	978,584	NY1-16 Scattered Sites	Sub Total	180,731	
HA-Wide	--computer hardware	10,000	01-00 All SHA Units	--PHAS RASS remediations	360,000	
Nondwelling Equipment	--maintenance equipment	12,000	Central Office Bldg	--Replace thru-wall units	10,500	
	--security equipment	20,000	NY 380 SHA	Sub Total	370,500	
	--community centers	2,500	01-00 All SHA Units	--computer hardware	10,000	
	--replace/upgrade EMS system	12,000	Nondwelling Equipment	--maintenance equipment	12,000	
SHA NonDwelling Equip	Sub Total	56,500		--security equipment	20,000	
				--community centers equip	2,500	
				--replace/upgrade EMS system	12,000	
			SHA NonDwelling Equip	Sub Total	56,500	
		Total CFP Estimated Cost	\$1,870,661			\$1,977,001

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

Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
01-01 Midrise	--continue significant rehab, patch and paint, etc	213,465	01-01 Rowhouse	--Upgrade radiation	435,750
NY-01 Pioneer Homes	Sub Total	213,465	NY-01 Pioneer Homes	Sub Total	535,750
01-02 Rowhouse	--General deferred maintenance	126,000	01-02 Rowhouse	--Replace heating boilers	550,000
NY-02 James Geddes	Sub Total	126,000		--Replace siding: sheds/bldgs	86,000
01-03 Highrise	--Traffic control	6,915		--Remove incinerator rooms	30,000
Rowhouse	--General deferred maintenance	61,535	NY-02 James Geddes	Sub Total	666,000
NY-03 James Geddes	Sub Total	68,450	01-03 Rowhouse	--General deferred maintenance	26,501
01-04 Rowhouse	--General deferred maintenance	190,000	NY-03 James Geddes	Sub Total	26,501
NY-04 Central Village	Sub Total	190,000	01-04 Rowhouse	--Replace DW lines	275,000
01-05 Highrise	--Resurface parking lot	174,825	Highrise (AOT)	--Pagoda bldg: exterior repairs	12,000
	--Replace domestic water runoff	39,900	NY-04 Central Village	Sub Total	287,000
	--Install DHW boiler	48,000	01-11 Elevator building	--Kitchens - replacement	69,300
	--Repair bldg cracking/spalling	472,500		--Flooring - replace	87,980
	--Compactor rmm improve	15,750		--Replace hallway carpet	21,000
NY-05 Toomey Abbott	Sub Total	750,975		--Replace corridor fire doors	21,000
01-11 Elevator building	--Replace entry doors	37,800	NY-11 Fahey Court	Sub Total	199,280
NY-11 Fahey Court	Sub Total	37,800	01-00 All SHA Units	--computer hardware	10,000
01-12 Rowhouse	--Rreplace heat convectors	85,000	Nondwelling Equipment	--maintenance equipment	12,000
	--Replace flooring	113,190		--security equipment	20,000
NY-12 Benderson Hgts	Sub Total	198,190		--community centers equip	2,500
01-16 Rowhouse	--Replace flooring	168,918		--replace/upgrade EMS system	12,000
	--Rreplace heat convectors	120,000	SHA NonDwelling Equip	Sub Total	56,500
	--Secure stair treads & stringers	11,813			
NY-16 Scattered Sites	Sub Total	300,731			
01-00 All SHA Units	--Replace windows-main office	31,500			
NY 380 SHA	Sub Total	31,500			
01-00 All SHA Units	--computer hardware	10,000			
Nondwelling Equipment	--maintenance equipment	12,000			
	--security equipment	20,000			
	--community centers equip	2,500			
	--replace/upgrade EMS system	12,000			
SHA NonDwelling Equip	Sub Total	56,500			
	Total CFP Estimated Cost	\$1,973,611			\$1,771,031

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06 P001 501 2005 Replacement Husing Factor Grant No:	Feder:
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XX Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: Performance and Evaluation Report for Period Ending : Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations	600,000	0	0	
3	1408 Management Improvements	300,000	0	0	
4	1410 Administration	415,000	0	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	325,000	0	0	
8	1440 Site Acquisition				
9	1450 Site Improvement	123,000	0	0	
10	1460 Dwelling Structures	1,792,631	0	0	
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	15,000	0	0	
13	1475 Nondwelling Equipment	44,500	0	0	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities				
19	1501 (9001) Collateralization or Debt Service	535,740	0	0	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	4,150,871	0	0	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 P001 501 2005 Replacement Husing Factor Grant No:		Federal	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	
23	Amount of line XX Related to Section 504 Compliance	157,500	0	0	
24	Amount of line XX Related to Security -- Soft Costs	175,000	0	0	
25	Amount of line XX Related to Security -- Hard Costs	20,000	0	0	
26	Amount of line XX Related to Energy Conservation Measur	0	0	0	

13-Apr-05

Part 1: Summary

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P 2005

15APRIL05

**Actual Cost
Expended**

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Part 1: Summary

al FY of Grant:
P 2005
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Actual Cost Expended
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2005					
		Replacement Housing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
NY380	1. CFP funds used for operations	1406		600,000.00			
	Development Account Total	1406		600,000.00	0.00	0.00	0.00
PHA-WIDE Management Improvements	1. SHA wide security details			175,000.00			
	2. Improve maintenance effectiveness			65,000.00			
	3. Resident management aides			35,000.00			
	4. Workorder streamlining			15,000.00			
	5. Resident job development			10,000.00			
	Development Account Total	1408		300,000.00	0.00	0.00	0.00
PHA-WIDE Administration	1. Technical Salaries & Benefits			415,000.00			
	Development Account Total	1410		415,000.00	0.00	0.00	0.00
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees			250,000.00			
	2. Other Fees and Costs			75,000.00			
	Development Account Total	1430		325,000.00	0.00	0.00	0.00
NY06P001002 James Geddes 02	1. Row house roof ice mitigation	1460	223 units	30,000.00			
	Development Account Total	1460		30,000.00	0.00	0.00	0.00
NY06P001003 James Geddes 03	1. Row house ACM's abatement	1460	22 units	8,360.00			
	Development Account Total	1460		8,360.00	0.00	0.00	0.00
NY06P001004 Central Village	1. Repair fencing	1450	3,000 lf	123,000.00			
	2. Replace failing cast iron radiators	1460	185 units	250,000.00			
	Development Account Total	1450		123,000.00	0.00	0.00	0.00
	Development Account Total	1460		250,000.00	0.00	0.00	0.00

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2005					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
NY06P001004 Almus Olver	1.	1460		0.00	0.00	0.00	0.00
	Development Account Total	1460		0.00	0.00	0.00	0.00
NY06P001005 Toomey Abbott	1. Begin water source heat pump replacement 2. Compactor room / trash chute improvements	1460 1460	8 units	10,000.00 10,000.00			
	Development Account Total	1460		20,000.00	0.00	0.00	0.00
NY06P001009 Ross Towers	1.	1460					
	Development Account Total	1460		0.00	0.00	0.00	0.00
NY06P001010 Vinette Tower	1. Improve ventilation - kitchen & bath (roof fans) 2. Electrical upgrades: apt panels, etc 3. Install kitchen drain cleanouts 4.. Abate - asbestos floor tile 5. Install new floor covering, apts 6. Accessibility upgrades, apts	1460	152 units	56,595.00 50,347.00 28,297.00 600,103.00 326,025.00 157,500.00			
	Development Account Total	1460		1,218,867.00	0.00	0.00	0.00
NY06P001014 Scattered Rehabs	1. Replace canopies/awnings	1460	9 bldgs	77,904.00			
	Development Account Total	1460		77,904.00	0.00	0.00	0.00
NY06P001018 McKinney Manor	1. Replace boilers & dhw tanks	1460	75 units	187,500.00			
	Development Account Total	1460		187,500.00	0.00	0.00	0.00

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

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2005					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE Dwelling Structures	1. 2. Development Account Total						
		1460		0.00	0.00	0.00	0.00
PHA WIDE Nondwelling Structures	1. Pagoda bldg ramp, railings, etc rebuild Development Account Total						
		1470		15,000.00			
		1470		15,000.00	0.00	0.00	0.00
PHA-WIDE NonDwelling Equipment	1. Computer Hardware - PHA Wide 2. Maintenance/Grounds/Garage Equipment - PHA-Wide 3. Security Equipment - PHA-Wide 4. Youth Centers - purchase equipment Development Account Total						
		1475		10,000.00			
				12,000.00			
				20,000.00			
				2,500.00			
		1475		44,500.00	0.00	0.00	0.00
PHA-WIDE Bond repayment	1. Bond repayment obligation Development Account Total						
		1501 / 9001		535,740.00			
				535,740.00	0.00	0.00	0.00
GRANT TOTALS FFY 2005 (501)	Operations Management Improvements Administration Fees & Costs Site Improvements Dwelling Structures Dwelling Equipment Nondwelling Structures Nondwelling Equipment Demolition Replacement Reserve Relocation Costs Bond debt	1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495.1 1501 / 9001		600,000 300,000 415,000 325,000 123,000 1,792,631.00 15,000 44,500 535,740	0 0 0 0 0 0.00 0 0 0 0 0 0 0	0 0 0 0 0 0.00 0 0 0 0 0 0 0	0 0 0 0 0 0.00 0 0 0 0 0 0 0

	Grant Total	FFY 05 (501)			4,150,871	0.00	0.00	0.00
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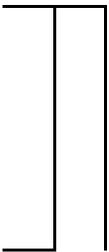
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No NY06 P001 501 2005 Replacement Husing Factor Grant No:					P 2005 REVISION: ORIGINAL
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	N/A			N/A			
NY1-02 James Geddes	09/14/07			09/14/09			
NY1-03 James Geddes	09/14/07			09/14/09			
NY1-04 Central Village	09/14/07			09/14/09			
NY1-05 Toomey Abbott	09/14/07			09/14/09			
NY1-09 Ross Towers	N/A			N/A			
NY1-10 Vinette Tower	09/14/07			09/14/09			
NY1-14 Scattered Rehab	09/14/07			09/14/09			
NY1-18 McKinney Manor	09/14/07			09/14/09			
SHA Wide Dwelling Structures	09/14/07			09/14/09			
SHA Wide Non-Dwelling Structures	09/14/07			09/14/09			
SHA Wide Management Improvements	09/14/07			09/14/09			

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06 R001 501 2005			Feder:
XX Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:	
Performance and Evaluation Report for Period Ending :		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
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 Development Activities	38,596			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	38,596	0	0	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal NY06 R001 501 2005	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 Compliance				
24	Amount of line XX Related to Security -- Soft Costs				
25	Amount of line XX Related to Security -- Hard Costs				
26	Amount of line XX Related to Energy Conservation Measures				

14-Apr-05

Part 1: Summary

al FY of Grant:

R2005

15APRIL05

**Actual Cost
Expended**

0

Part 1: Summary

al FY of Grant:

R2005

)

**Actual Cost
Expended**

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No:					
		Replacement Housing Factor Grant No: NY06 R001 501 2005					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended

Replacement Housing	1. Construct single family homes	Development Account Total	1498		38,596.00		
			1498		38,596.00	0.00	0.00
			NY1-0?		38,596.00	0.00	0.00
		Project Total					

--

rant:
R2005
Revision: original

Status of Work

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|

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ReplacementHousingFactorGra NY06 R001 501 2005				Federal FY of Grant: R2005 REVISION: ORIGINAL	
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-0? Development Activities	09/14/2007			09/14/2009			

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 P001 501 2004 Replacement Husing Factor Grant No:			Feder:
XX	Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no:		
XX	Performance and Evaluation Report for Period Ending : 12/30		Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost			Total
		Original	Revised	Obligated	
1	Total Non-CGP Funds				
2	1406 Operations	600,000	0	0	
3	1408 Management Improvements	300,000	0	300,000	
4	1410 Administration	415,000	0	415,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000	0	250,000	
8	1440 Site Acquisition				
9	1450 Site Improvement	48,000	0	48,000	
10	1460 Dwelling Structures	1,707,241	0	397,578	
11	1465.1 Dwelling Equipment--Nonexpendable	0	0	0	
12	1470 Nondwelling Structures	20,400	0	0	
13	1475 Nondwelling Equipment	274,500	0	105,000	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	
18	1498 Development Activities				
19	1501 Collateralization or Debt Service	535,730	0	535,730	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	4,150,871	0	2,051,308	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 P001 501 2004 Replacement Husing Factor Grant No:		Feder:	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	
23	Amount of line XX Related to Section 504 Compliance	0	0	0	
24	Amount of line XX Related to Security -- Soft Costs	225,000	0	225,000	
25	Amount of line XX Related to Security -- Hard Costs	208,000	0	20,000	
26	Amount of line XX Related to Energy Conservation Measur	535,730	0	0	

14-Apr-05

Part 1: Summary

al FY of Grant:

2004

01OCTOBER04

**Actual Cost
Expended**

0

16,568

143,165

66,959

45,016

365,111

0

0

3,396

0

0

640,215

Part 1: Summary

al FY of Grant:
2004
)
Actual Cost Expended
0
0
0
265
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		Grant Type and Number				Federal FY of Grant		
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2004						
		Replacement Husing Factor Grant No:						
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE Management Improvements	1. Resident counseling re tenancy							
	2. Marketing initiatives			10,000.00		10,000.00		
	3. Improve maintenance effectiveness			15,000.00		15,000.00		
	4. Resident management aides			35,000.00		35,000.00	16,192.51	
	5.							
	6. Workorder streamlining			12,000.00		12,000.00	375.00	
	7. SHA wide security details			225,000.00		225,000.00		
	8.							
	9. Job development/youth			3,000.00		3,000.00		
Development Account Total		1408		300,000.00	0.00	300,000.00	16,567.51	
PHA-WIDE Administration	1. Technical Salaries & Benefits			415,000.00		415,000.00	143,165.28	
	Development Account Total		1410		415,000.00	0.00	415,000.00	143,165.28
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees			200,000.00		200,000.00	58,136.21	
	2. Other Fees and Costs			50,000.00		50,000.00	8,822.95	
	Development Account Total		1430		250,000.00	0.00	250,000.00	66,959.16
NY06P001001 Pioneer Homes	1. Replace hydronic heating boilers--midrise	1460	4 units	100,000.00				
	2. Replace heating & dw distribution lines	1460		589,597.00				
	3. Return building 19 to apartments	1460		22,000.00				
	4. Replace themostatic radiator valves	1460		108,000.00				
	5. Improve crawl space ventilation	1460		42,000.00				
	6. Remediate sinkholes @ building 51	1450		48,000.00		48,000.00	45,016.00	
Development Account Total		1450		48,000.00	0.00	48,000.00	45,016.00	
Development Account Total		1460		861,597.00	0.00	0.00	0.00	
Project Total		NY1-01		909,597.00	0.00	48,000.00	45,016.00	
NY06P001002 James Geddes 02	1. Replace trash compactors	1475	2 units	28,000.00				
	2. Upgrade electric service entrance	1475		4,000.00				
	Development Account Total		1475		32,000.00	0.00	0.00	0.00
	Project Total		NY1-02		32,000.00	0.00	0.00	0.00
NY06P001002 James Geddes 03	1. Replace trash compactors	1475	2 units	28,000.00				
	2.							
	Development Account Total		1475		28,000.00	0.00	0.00	0.00
Project Total		NY1-03		28,000.00	0.00	0.00	0.00	

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

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2004					
		Replacement Housing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
NY06P001005 Toomey Abbott	1. Replace underground heating lines 2. Begin replace water source heat pumps Development Account Total Project Total	1460 1460 NY1-05		180,000.00 10,000.00 190,000.00 190,000.00			0.00 0.00 0.00 0.00
NY06P001009 Ross Towers	1. Upgrade emergency generator 2. General rehab, Phase 3 3. General rehab, Phase 4 Development Account Total Development Account Total Project Total	1475 1460 1460 1460 1475 NY1-09		85,000.00 0.00 85,000.00 0.00 85,000.00		85,000.00 209,977.91 175,000.00 384,977.91 85,000.00 85,000.00	0.00 209,977.91 155,133.00 365,110.91 0.00 0.00
NY06P001010 Vinette Tower	1. Replace bldg entrance doors, hardware 2. Replace patio doors, install screening 3. Repairs to Wegmans (2nd floor) entry 4. Replace windows and curtain walls 5. Improve apartment entry doors 6. Upgrade emergency generator Development Account Total Development Account Total Project Total	1460 1460 1460 1460 1460 1475 1460 1475 NY1-10	2 sets 160 units	623,766.00 19,278.00 85,000.00 643,044.00 85,000.00 728,044.00			0.00 0.00 0.00 0.00 0.00 0.00
NY06P001011 Fahey Court	1. Replace bldg entrance doors, hardware Development Account Total Project Total	1460 1460 NY1-11	1 set	12,600.00 12,600.00 12,600.00		12,600.00 12,600.00 12,600.00	0.00 0.00 0.00
PHA-WIDE Dwelling Structures	1. 2. Development Account Total Project Total	1460 1460 1460 PHA Wide		0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00
PHA WIDE Nondwelling Structures	1. Add gutters to Benderson community bldg 2. Paint main office 3.	1470 1470		1,500.00 18,900.00			

	Development Account Total	1470		20,400.00	0.00	0.00	0.00
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2004					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA WIDE Nondwelling Equipment	1. Computer hardware 2. Maintainance/Grounds/Garage non-routine 3. Security equipment and upgrades 4. Youth centers/Computer labs equipment 5. Development Account Total	1475 1475 1475 1475 1475		10,000.00 12,000.00 20,000.00 2,500.00 44,500.00	0.00	20,000.00	3396.13
PHA-WIDE Relocation	1. Relocation expenses for significant rehab Development Account Total	1495		0.00	0.00	0.00	0.00
GRANT TOTALS FFY 2004 (501)	Operations Management Improvements Administration Fees & Costs Site Improvements Dwelling Structures Dwelling Equipment Nondwelling Structures Nondwelling Equipment Demolition Replacement Reserve Relocation Debt Service Grant Total FFY 04 (501)	1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495 1501		600,000 300,000 415,000 250,000 48,000 1,707,241 20,400 274,500 535,730 4,150,871	0 0 0 0 0 0 0 0 0 0 0 0	0 300,000 415,000 250,000 48,000 397,578 0 105,000 535,730 2,051,308	0 16,568 143,165 66,959 45,016 365,111 0 3,396 640,215

Grant:
2004
Revision: Original

Status of
Work

Grant:

2004

Revision: Original

Status of
Work

Phase 3 80% complete
Phase 4 complete

Doors/hardware are on order

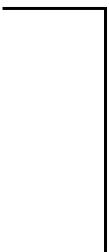
Grant:

2004

Revision: Original

Status of
Work

on-going



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

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No NY06 P001 501 2004 Replacement Husing Factor Grant No:					2004 REVISION: ORIGINAL
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	09/14/06			09/14/08			
NY1-02 James Geddes	09/14/06			09/14/08			
NY1-03 James Geddes	09/14/06			09/14/08			
NY1-04 Central Village							
NY1-05 Toomey Abbott	09/14/06			09/14/08			
NY1-09 Ross Towers	09/14/06			09/14/08			
NY1-10 Vinette Tower	09/14/06			09/14/08			
NY1-11 Fahey Court	09/14/06			09/14/08			
SHA Wide Dwelling Structures	09/14/06			09/14/08			
SHA Wide Non-Dwelling Structures	09/14/06			09/14/08			
SHA Wide Management Improvements	09/14/06			09/14/08			

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06 R001 501 2004			Feder:
XX Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:	
XX Performance and Evaluation Report for Period Ending : 12/30		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
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 Development Activities	38,596			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	38,596	0	0	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal NY06 R001 501 2004	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 Compliance				
24	Amount of line XX Related to Security -- Soft Costs				
25	Amount of line XX Related to Security -- Hard Costs				
26	Amount of line XX Related to Energy Conservation Measures				

14-Apr-05

Part 1: Summary

al FY of Grant:

R2004

01OCTOBER04

**Actual Cost
Expended**

0

Part 1: Summary

al FY of Grant:

R2004

)

**Actual Cost
Expended**

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No:					
		Replacement Housing Factor Grant No: NY06 R001 501 2004					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended

Replacement Housing	1. Construct single family homes	Development Account Total	1498		38,596.00		
			1498		38,596.00	0.00	0.00
			NY1-0?		38,596.00	0.00	0.00
		Project Total					

rant:

R2004

Revision: original

Status of
Work

Site selection & design de-
velopment in progress

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ReplacementHousingFactorGra NY06 R001 501 2004				Federal FY of Grant: R2004 REVISION: ORIGINAL	
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-0? Development Activities	09/14/2006			09/14/2008			

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 P001 501 2003 Replacement Husing Factor Grant No:			Feder:
XX Original Annual Statement		Reserve for Disasters/Emergencies		XX Revised Annual Statement (revision no:	
Performance and Evaluation Report for Period Ending : 12/31		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost			Total
		Original	Revised	Obligated	
1	Total Non-CGP Funds				
2	1406 Operations	598,648	598,648	598,648	
3	1408 Management Improvements	150,000	87,858	87,858	
4	1410 Administration	364,300	364,300	364,300	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	275,000	275,000	275,000	
8	1440 Site Acquisition				
9	1450 Site Improvement	350,000	336,816	336,816	
10	1460 Dwelling Structures	1,079,856	1,116,335	1,116,335	
11	1465.1 Dwelling Equipment--Nonexpendable	6,702	6,702	6,702	
12	1470 Nondwelling Structures	100,345	100,345	100,345	
13	1475 Nondwelling Equipment	323,993	362,840	362,840	
14	1485 Demolition	9,033	9,033	9,033	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	25,000	25,000	25,000	
18	1498 Development Activities				
19	1501 Collateralization or Debt Service	360,365	360,365	360,365	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	3,643,242	3,643,242	3,643,242	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY Replacement Husing Factor Grant No:			Feder:
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	
23	Amount of line XX Related to Section 504 Compliance	10,035	25,226	25,226	
24	Amount of line XX Related to Security -- Soft Costs	75,000	34,769	34,769	
25	Amount of line XX Related to Security -- Hard Costs	130,000	162,700	162,700	
26	Amount of line XX Related to Energy Conservation Measur	1,019	5,094	5,094	

14-Apr-05

Part 1: Summary

al FY of Grant:

2003

03/04/05

**Actual Cost
Expended**

598,648

50,888

364,300

209,794

336,816

1,116,335

6,702

100,345

319,204

9,033

21,977

360,365

3,494,406

Part 1: Summary

al FY of Grant:

2003

)

**Actual Cost
Expended**

0

25,226

10,430

127,268

5,094

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2003					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE Management Improvements	1. SHA wide security details 2. Marketing initiatives 3. Improve maintenance effectiveness 4. Resident management aides 5. Job development 6. Workorder streamlining 7. Resident counseling re tenancy 8. 9. Development Account Total	1408		100,000.00 7,500.00 42,500.00 150,000.00	46,358.38 6,500.00 35,000.00 87,858.38	46,358.38 6,500.00 35,000.00 87,858.38	13,906.62 4,044.23 32,936.86 50,887.71
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total	1410		364,300.00 364,300.00	364,300.00 364,300.00	364,300.00 364,300.00	364,300.00 364,300.00
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs Development Account Total	1430		200,000.00 75,000.00 275,000.00	200,000.00 75,000.00 275,000.00	200,000.00 75,000.00 275,000.00	161,184.37 48,609.39 209,793.76
NY06P001001 Pioneer Homes	1. Replace hydronic heating boilers--midrise 2. Replace hydronic heating boilers--rowhouse 3. Repair/repaint brickwork -- all buildings 4. Replace canopy roofs -- midrise 5. Install security lighting at porch lights Development Account Total Development Account Total Project Total	1460 1460 1460 1460 1460 NY1-01	4 units 8 units 200 units	10,188.00 193,728.82 203,916.82	10,188.00 193,728.82 203,916.82	10,188.00 193,728.82 203,916.82	10,188.00 193,728.82 203,916.82
NY06P001002 James Geddes 02	1. Improvements to community meeting space Development Account Total Development Account Total	1470 1470 1470		0.00	0.00	0.00	0.00
NY06P001004 Almus Olver Tower	1. Install additional waste line clean-outs 2. Development Account Total Project Total	1460 1460 NY1-04		62.00 62.00 62.00	61.99 61.99 61.99	61.99 61.99 61.99	61.99 61.99 61.99

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2003					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
NY06P001004 Central Village	1. Repair sidewalks and site fencing Development Account Total Project Total	1450 1450 NY1-04		(see PHAS) 0.00 0.00		0.00 0.00	0.00 0.00
NY06P001005 Toomey Abbott	1. Repair leak at deck/building interface Development Account Total Project Total	1460 1460 NY1-05		0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
NY06P001009 Ross Towers	1. Improvements to bldg access, site, parking 2. Improvements to community space, kitchen,etc 3. Continue major apartment renovations Development Account Total Development Account Total Development Account Total Project Total	1450 1470 1460 1450 1460 1470 NY1-09	A/E estimate A/E estimate	350,000.00 100,345.00 804,396.96 350,000.00 804,396.96 100,345.00 1,254,741.96	336,815.73 100,345.00 840,876.32 336,815.73 840,876.32 100,345.00 1,278,037.05	336,815.73 100,345.00 840,876.32 336,815.73 840,876.32 100,345.00 1,278,037.05	336,815.73 100,345.00 840,876.32 336,815.73 840,876.32 100,345.00 1,278,037.05
NY06P001010 Vnette Tower	1. Replace windows, curtain walls 2. Install apartment light fixtures Development Account Total Project Total	1460 1460 NY1-10	152 units	8,255.70 8,255.70 8,255.70	8,255.70 8,255.70 8,255.70	8,255.70 8,255.70 8,255.70	8,255.70 8,255.70 8,255.70
PHA-WIDE Dwelling Structures	1. Repair sidewalks and stoops as needed 2. Install floor drain back-flow preventers Development Account Total Project Total	1460 1460 PHA Wide		63,224.30 63,224.30 63,224.30	63,224.30 63,224.30 63,224.30	63,224.30 63,224.30 63,224.30	63,224.30 63,224.30 63,224.30
PHA WIDE Nondwelling Structures	1. Improvements to 409 Burt St for Grounds 2. 3. Development Account Total	1470 1470		0.00	0.00	0.00	0.00
PHA-WIDE Dwelling	1. Replace apliancers--Energy Star Program Development Account Total	1465.1 1465.1		6,702.00 6,702.00	6,702.00 6,702.00	6,702.00 6,702.00	6,702.00 6,702.00

Equipment	Project Total	PHA Wide	6,702.00	6,702.00	6,702.00	6,702.00
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Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
SYRACUSE HOUSING AUTHORITY	Capital Fund Program Grant No: NY06 P001 501 2003	
	Replacement Husing Factor Grant No:	

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended

PHA WIDE	1. Computer hardware		1475		9,687.98	10,884.51	10,884.51	10,884.51
Nondwelling	2. AOT solar make-up air unit				57,500.00	57,500.00	57,500.00	55,269.40
Equipment	3. Security equipment		1475		130,000.00	162,700.00	162,700.00	127,268.13
	4. Vinette booster pumps				27,455.00	27,455.00	27,455.00	27,455.00
	5. Energy Management Systems (EMS) upgrades		1475		9,950.00	14,900.00	14,900.00	9,950.00
	6. Main office HVAC				58,000.00	58,000.00	58,000.00	56,977.00
	7. Grounds equipment				28,985.26	28,985.26	28,985.26	28,985.26
	8. Youth centers				2,415.07	2,415.07	2,415.07	2,415.07
	9. Pioneer site security							
	Development Account Total		1475		323,993.31	362,839.84	362,839.84	319,204.37

NY06P001001	1. Demolition of Bldgs #58 & #65		1485	20 units	9,032.92	9,032.92	9,032.92	9,032.92
Pioneer Homes	Development Account Total		1485		9,032.92	9,032.92	9,032.92	9,032.92

PHA-WIDE	1. Relocation expenses for significant rehab				25,000.00	25,000.00	25,000.00	21,976.65
Relocation	Development Account Total		1495		25,000.00	25,000.00	25,000.00	21,976.65

GRANT TOTALS	Operations		1406		598,648	598,648	598,648	598,648
FFY 2003 (501)	Management Improvements		1408		150,000	87,858	87,858	50,888
	Administration		1410		364,300	364,300	364,300	364,300
	Fees & Costs		1430		275,000	275,000	275,000	209,794
	Site Improvements		1450		350,000	336,816	336,816	336,816
	Dwelling Structures		1460		1,079,855.78	1,116,335.13	1,116,335	1,116,335
	Dwelling Equipment		1465.1		6,702	6,702	6,702	6,702
	Nondwelling Structures		1470		100,345	100,345	100,345	100,345
	Nondwelling Equipment		1475		323,993	362,840	362,840	319,204
	Demolition		1485		9,033	9,033	9,033	9,033
	Replacement Reserve		1490					
	Relocation Costs		1495.1		25,000	25,000	25,000	21,977
	Bond debt				360,365	360,365	360,365	360,365

	Grant Total	FFY 03 (501)			3,643,242	3,643,242.00	3,643,242.00	3,494,406.27
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Grant:

2003

Revision: #3A

Status of
Work

--

Completed

--

Emergency repairs

Completed

--

Trial, still need to do

--

Grant:

2003

Revision: #3A

Status of
Work

80% Complete
80% Complete
Phase 4 80% Complete

Completed

Always more to do

Completed

Grant:

2003

Revision: #3A

Status of
Work

to be continued
Completed
Hirsch upgrade 95% Complete
Completed
Completed
Completed
Completed
to be continued

Completed



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

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No NY06 P001 501 2003					2003
		Replacement Husing Factor Grant No:					
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	09/16/05		12/30/04	09/16/07			
NY1-02 James Geddes							
NY1-04 Almus Olver Tower	09/16/05		12/30/04	09/16/07			
NY1-04 Central Village							
NY1-05 Toomey Abbott	09/16/05		12/30/04	09/16/07			
NY1-09 Ross Towers	09/16/05		12/30/04	09/16/07			
NY1-10 Vinette Tower	09/16/05		12/30/04	09/16/07			
SHA Wide Dwelling Structures	09/16/05		12/30/04	09/16/07			
SHA Wide Non-Dwelling Structures	09/16/05		12/30/04	09/16/07			
SHA Wide Management Improvements	09/16/05		12/30/04	09/16/07			

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Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06 R001 501 2003			Feder:
XX Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:	
XX Performance and Evaluation Report for Period Ending : 12/30		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
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 Development Activities	33,327			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	33,327	0	0	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 R001 501 2003 Replacement Housing Factor Grant No:		Feder:	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 Compliance				
24	Amount of line XX Related to Security -- Soft Costs				
25	Amount of line XX Related to Security -- Hard Costs				
26	Amount of line XX Related to Energy Conservation Measures				

14-Apr-05

Part 1: Summary

al FY of Grant:

R2003

19SEPT03

**Actual Cost
Expended**

0

Part 1: Summary

al FY of Grant:

R2003

)

**Actual Cost
Expended**

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No:					
		Replacement Housing Factor Grant No: NY06 R001 501 2003					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended

Replacement Housing	1. Construct single family homes	Development Account Total	1498		33,327.00			
			1498		33,327.00	0.00	0.00	0.00
			NY1-0?		33,327.00	0.00	0.00	0.00
		Project Total						

Grant:

R2003

Revision: original

Status of
Work

Site selection & design development in progress

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ReplacementHousingFactorGra NY06 R001 501 2003					Federal FY of Grant: R2003 REVISION: ORIGINAL
Development Number / Name HA Wide Activities NY1-0? Development Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original 6/30/06	Revised	Actual	Original 06/30/08	Revised	Actual	

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06 P001 502 2003 Replacement Husing Factor Grant No:	Feder:
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XX Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:
XX Performance and Evaluation Report for Period Ending : 12/30 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	70,000	0	70,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	197,725	0	147,725	
10	1460 Dwelling Structures	465,000	0	129,299	
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 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	732,725	0	347,024	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 P001 502 2003 Replacement Husing Factor Grant No:		Federal	
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		Obligated	Total
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	
23	Amount of line XX Related to Section 504 Compliance	0	0	0	
24	Amount of line XX Related to Security -- Soft Costs	0	0	0	
25	Amount of line XX Related to Security -- Hard Costs	0	0	0	
26	Amount of line XX Related to Energy Conservation Measur	75,000	0	0	

14-Apr-05

Part 1: Summary

al FY of Grant:

2003

5FEBRUARY04

**Actual Cost
Expended**

11,116

122,670

126,599

260,385

Part 1: Summary

al FY of Grant:
2003
)
Actual Cost Expended
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		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 502 2003					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE Management Improvements	1. 2. Development Account Total	1408		0.00	0.00	0.00	0.00
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total	1410		70,000.00	0.00	70,000.00	11,115.80
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs Development Account Total	1430		0.00	0.00	0.00	0.00
NY06P001001 Pioneer Homes	1. Replace hydronic heating boilers--midrise 2. Replace hydronic heating boilers/pumps--rowhouse 3. Repair/repoint brickwork -- all buildings 4. Replace canopy roofs -- midrise 5. Install security lighting at porch lights Development Account Total Development Account Total Project Total	1460 1460 1460 1460 1460	4 units 8 units 54 bldgs 12 bldgs 200 units	150,000.00 50,000.00 35,000.00		5,500.00	2,800.00
NY06P001009 Ross Towers	1. Improvements to bldg access, site, parking Development Account Total Development Account Total Development Account Total Project Total	1450 1450 1460 1470	A/E estimate	147,725.00 147,725.00		147,725.00 107,642.00	122,670.00 107,642.42
NY06P001010 Vinette Tower	1. Replace windows, curtain walls 2. HVAC final cost Development Account Total Project Total	1460 1460	152 units	150,000.00		14,457.00	14,457.00
NY06P001012 Benderson Heights	1. 2. HVAC final cost Development Account Total	1460 1460	152 units			1,700.00	1,700.00
		1460		0.00	0.00	1,700.00	1,700.00

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 501 2003					
		Replacement Husing Factor Grant No:					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
PHA-WIDE Dwelling Structures	1. Repair sidewalks and stoops as needed	1450		50,000.00			
	2. General apartment repairs as needed	1460		80,000.00			
	Development Account Total	1450		50,000.00	0.00	0.00	0.00
	Development Account Total	1460		80,000.00	0.00	0.00	0.00
	Project Total	PHA Wide		130,000.00	0.00	0.00	0.00

GRANT TOTALS							
FFY 2003 (502)	Operations	1406		0	0	0	0
	Management Improvements	1408		0	0	0	0
	Administration	1410		70,000	0	70,000	11,116
	Fees & Costs	1430		0	0	0	0
	Site Improvements	1450		197,725	0	147,725	122,670
	Dwelling Structures	1460		465,000	0	129,299	126,599
	Dwelling Equipment	1465.1		0	0	0	0
	Nondwelling Structures	1470		0	0	0	0
	Nondwelling Equipment	1475		0	0	0	0
	Demolition	1485		0	0	0	0
	Replacement Reserve	1490		0	0	0	0
	Relocation Costs	1495.1		0	0	0	0
	Grant Total FFY 03 (502)			732,725	0	347,024	260,385

Grant:

2003

Revision: Original

Status of
Work

continuing cost studies
may not do more
design development

Phase 4 80% complete

Phase 3 Completed

rant:
2003
Revision: Original

Status of
Work

alwasys more to do

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

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		NY06 Capital Fund Program Grant No P001 502 2003 Replacement Husing Factor Grant No:					2003 REVISION: ORIGINAL
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	02/13/06			02/13/08			
NY1-02 James Geddes							
NY1-04 Almus Olver Tower							
NY1-04 Central Village							
NY1-05 Toomey Abbott							
NY1-09 Ross Towers	02/13/06			02/13/08			
NY1-10 Vinette Tower	02/13/06			02/13/08			
SHA Wide Dwelling Structures	02/13/06			02/13/08			
SHA Wide Non-Dwelling Structures							
SHA Wide Management Improvements							

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06 R001 501 2002			Feder:
Original Annual Statement		Reserve for Disasters/Emergencies		XX Revised Annual Statement (revision no: 1	
XX Performance and Evaluation Report for Period Ending : 12/30/04		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total
		Original	Revised		
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 Development Activities	40,505			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	40,505	0	0	

Signature of Executive Director and Date

Annual Statement/Performance and Evaluation Report

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

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06 R001 501 2002 Replacement Housing Factor Grant No:		Feder:
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
		Original	Revised	Obligated
22	Amount of line XX Related to LBP Activities			
23	Amount of line XX Related to Section 504 Compliance			
24	Amount of line XX Related to Security -- Soft Costs			
25	Amount of line XX Related to Security -- Hard Costs			
26	Amount of line XX Related to Energy Conservation Measures			

14-Apr-05

1: Summary

al FY of Grant:

R2002

04JUNE03

l Actual Cost
Expended

0

1: Summary
al FY of Grant:
R2002
Actual Cost
Expended

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

PHA Name		Grant Type and Number				Federal FY of G	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No:					
		Replacement Housing Factor Grant No: NY06 R001 501 2002					
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended

Replacement Housing	1. Single family affordable housing		1498		40,505.00			
		Development Account Total	1498		40,505.00	0.00	0.00	0.00
		Project Total	NY1-0?		40,505.00	0.00	0.00	0.00

Grant:

R2002

Revision: #1

Status of
Work

Site selection & design de-
velopment in progress

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name SYRACUSE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: ReplacementHousingFactorGr: NY06 R001 501 2002				Federal FY of Grant: 2002 REVISION: #1	
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original 6/30/06	Revised	Actual	Original 06/30/08	Revised	Actual	
NY1-0? Development Activities							

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