

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2006

**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)** 07/2006

**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) New construction of single family homes with RHF funding.
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 86
  - Improve voucher management: (SEMAP score) 92
  - 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)
- Implement Project-based budgeting and accounting, along with an asset management plan to accomplish stop-loss certification under new Operating Fund Rule.

- 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 move to project-based accounting and budgeting, along with an asset-management program will enable the Syracuse Housing Authority to better monitor costs in all of its buildings. But with the proposed cuts coming over a four-year period, if the Syracuse Housing Authority cannot be certified for the initial stop-loss status, the future and survival of the Syracuse Housing Authority is tenuous at best.

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

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

[24 CFR Part 903.7 9 (r)]

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

The coming fiscal year will be a difficult crossroad for the Syracuse Housing Authority as it implements the HUD-required Project-based accounting/ budgeting process within the prescribed program of asset-management. The added burden of funding reductions of nearly \$800,000 will leave the developments and future of the Syracuse Housing Authority at risk.

Through this, SHA will continue to offer and provide safe and secure affordable housing to its residents and the community at large. The future of its capital assets management will include finalizing the development of the new public-housing homeownership program with RHF funding and the sustained progress of the modernization program. SHA remains committed to a progressive mission of development within its residential communities.

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, in spite of having some of the oldest housing stock in the country. This has been done with a commitment to that mission, interaction with the resident community, and through many creative and unique programs and funding sources.

The continued disjointed implementation by HUD of the criteria and structure for the new funding formula adds to the burden for the coming fiscal year. The micro-management and very limited and vague guidance have made it nearly impossible to plan for the coming fiscal year, especially for housing authorities who are attempting to minimize some funding losses. Additionally the federal

budget proposal offers funding cuts in amounts which would be unthinkable elsewhere in the public and private sectors.

It is without question that this agency will come out of this Five-Year Plan cycle a very changed and undoubtedly damaged version of its recent past. At present SHA is working diligently to attempt to mitigate some of the financial losses through lay-offs and internal service cutbacks. And, it is becoming more difficult to comply with HUD edicts and regulations. Such a lack of direction and guidance based upon a well-thought out process from HUD has drastically hindered the achievement of any of these goals.

This coming fiscal year will be one of change and reaction. It is impossible in this plan to lay out all the specific details of the process because the specific requirements and criteria of change are not yet known. What is known is that we can all 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
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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;
	Public Housing Admissions and (Continued) Occupancy	Annual Plan: Eligibility,

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Yes	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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	Annual Plan: Demolition

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	disposition of public housing	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 agency	Annual Plan: Community 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.

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	18,457	5	4	5	5	5	5
Income >30% but <=50% of AMI	12,101	4	4	5	5	5	5
Income >50% but <80% of AMI	9,452	4	4	5	5	5	4
Elderly	11,821	5	4	5	5	4	4
Families with Disabilities	10,124	5	5	5	5	5	4
Race/Ethnicity – African Am.	11,985	5	4	5	5	5	5
Race/Ethnicity - Hispanic	2,098	5	4	5	5	5	5
Race/Ethnicity - Nat. Am.	225	5	4	5	5	5	5
Race/Ethnicity - Asian	198	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: 2006-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	895		
Extremely low income <=30% AMI	880	98%	
Very low income (>30% but <=50% AMI)	9	1%	
Low income (>50% but <80% AMI)	6	1%	
Families with children	306	34%	
Elderly families	105	12%	
Families with Disabilities	24	3%	
Race/ethnicity – African Am.	479	54%	
Race/ethnicity – Hispanic	108	12%	
Race/ethnicity – Native Am.	1	>1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	259	29%	
2 BR	442	49%	
3 BR	99	11%	

Housing Needs of Families on the Waiting List			
4 BR	82	9%	
5 BR	10	1%	
5+ BR	N/A	N/A	
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	5660		
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	306	5%	
Families with Disabilities	1792	32%	
Race/ethnicity – African Am.	2780	49%	
Race/ethnicity – Hispanic	348	5%	
Race/ethnicity – Native Am.	104	2%	
Race/ethnicity - Asian	26	>1%	

Housing Needs of Families on the Waiting List			
Characteristics by 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)? 20 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) Build McBride Street homes with RHF monies.

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select if applicable

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

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

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	9,156,487	
b) Public Housing Capital Fund	3,756,452	
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	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
Tenant Rents	5,780,000	Public Housing Operations
<b>4. Other income</b> (list below)		
Non-Dwelling Rental	60,000	Public Housing Operations
Program Income	250,000	Public Housing Operations
Interest	120,000	Public Housing Operations
<b>4. Non-federal sources</b> (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	250,000	Property Projects
<b>Total resources</b>	<b>\$38,882,939</b>	

### **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

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

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

Similar hardship policy as the Flat Rent Hardship exemption.  
Resident must prove hardship according to hardship criteria –  
loss of job, death of wage-earner, medical emergency, etc..

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 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
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)  
 Similar hardship policy in public housing. Resident must prove hardship according to hardship criteria – loss of job, death of wage-earner, medical emergency, etc..

**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: Under Asset management this will entail a centralized cost center management structure(Director, Assistant Director, Administrative staff - Accounting, MIS, Personnel). There will be a maintenance cost center for accounting purposes. Additionally, there will be six AMP development offices with staffs dedicated to that development (Project Manager, Maintenance, Building Staff, Clerical, Grounds). This is a decentralized, site-based approach which will comply with the new Asset Management philosophy of HUD.

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	2077	17%
Section 8 Vouchers	2795	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	324	10%

**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, ny001n01.xls, ny001o01.xls, ny001p01.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.)

<b>Demolition/Disposition Activity Description</b>	
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.

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

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

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: McBride Street Homes	
1b. Development (project) number: NY06P001019	
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 checked="" type="checkbox"/>	Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (03/08/2006)
5. Number of units affected: 2
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development
<input checked="" 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

Implementation in coming fiscal year by local 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. )

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

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	300	498 – as of 01/01/2006

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

### C. Welfare Benefit Reductions

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

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

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children

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

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

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

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)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) 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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

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

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

**Annual Statement**

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

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

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

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

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



## Comments Received From Resident Advisory Board Concerning the Five-Year and FY2006 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 1, 2006 Meeting

- 1) Presentation and comments about the new conversion process to asset management, and project based accounting and budgeting..
- 2) Comment about the impending cuts federal funding due to the new Operating Fund Rule and the potential closing of buildings.
- 3) Question about the potential closing of any buildings or developments.
- 4) Comment about the number of recent lay-offs of staff..
- 5) Concerns and questions about security and vandalism around hi-rise buildings.
- 6) Comment about the Resident Participation Funding and whether that will be cut in the future as well.
- 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 Fahey Court and Ross Towers (February 28, 2006 and April 4, 2006)

- 1) Comment regarding what the tenant organizations can do to contact local and federal officials about funding reductions.
- 2) Comment about having SHA inquire more about resident assistance in keeping the buildings in good shape.
- 3) Questions about why there are younger disabled residents in high-rises, and what can be done about it..
- 4) Inquiry as to how SHA will deal with security issues in elderly high-rises with the future budget cuts.
- 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) Most of the concerns in writing were about the transition to asset management, the new project definitions, and the impending funding cuts.
- 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.

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Vito Sciscioli  
Chairman

January 27, 2000

# Capital Fund Program Five - Year Action Plan

## Part I: Summary

PHA Name		XX		
SYRACUSE HOUSING AUTHORITY				
Development Number/Name HA - Wide	Year 1	Work Statement for Year 2		Work Statement for Year 3
	FFY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008	
Operations		727,500	727,500	
Management Improvements		300,000	300,000	
Administration		363,800	363,800	
A/E		250,000	250,000	
Dwelling Structures & Equip	<b>See</b>			
NY1-01 Pioneer-Midrise		151,750		
NY1-01 Pioneer-Family	<b>Annual</b>		108,000	
NY1-02 James Geddes-Family				
NY1-02 James Geddes-HiRis	<b>Statement</b>		105,475	
NY1-03 James Geddes-Family		8,360		
NY1-03 James Geddes-HiRise			16,685	
NY1-04 Almus Olver		16,000		
NY1-04 Central Village		44,928	419,783	
NY1-05 Toomey Abbott		56,000	230,475	
NY1-09 Ross Towers				
NY1-10 Vinette Tower		679,070		
NY1-11 Fahey Court			37,800	
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		65,000		
Nondwelling Structures		10,500		
Nondwelling Equipment		137,000	42,000	
Demolition				
Replacement Reserve				
Relocation Costs				
Debt Service		533,870	537,260	
CGP Funds Listed for 5-year Planning		3,637,699	3,637,699	
Total RHF Funds				

**Original 5 - Year Plan**  
**Revision No: Original 15April2005**

Work Statement for Year 4	Work Statement for Year 5
FFY Grant: 2009	FFY Grant: 2010
PHA FY: 2009	PHA FY: 2010
727,500	727,500
300,000	300,000
363,800	363,800
250,000	250,000
1,065,279	202,000
	435,750
	250,000
150,000	150,000
	376,809
199,280	
42,000	42,000
539,840	539,840
3,637,699	3,637,699

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

Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number
<b>See Annual Statement</b>	01-01 Mid-rise	--Underground lines - replace	151,750	01-01 Rowhouse
	<b>NY-01 Pioneer Homes</b>	<b>Sub Total</b>	<b>151,750</b>	<b>NY-01 Pioneer Homes</b>
	01-03 Rowhouse	--Abate - crawl space	8,360	01-02 Highrise
	<b>NY-03 James Geddes</b>	<b>Sub Total</b>	<b>8,360</b>	<b>NY-02 James Geddes</b>
	01-04 Rowhouse	--Replace heat circ pumps	44,928	01-03 Highrise
	Highrise (AOT)	--Repair exterior, Pagoda	16,000	<b>NY-03 James Geddes</b>
	<b>NY-04 Central Village</b>	<b>Sub Total</b>	<b>60,928</b>	01-04 Rowhouse
	01-05 Highrise	--Replace heat pumps	10,000	<b>NY1-04 Cental Village</b>
		--SS line trash chute	46,000	
	<b>NY-05 Toomey Abbott</b>	<b>Sub Total</b>	<b>56,000</b>	01-05 Highrise
	01-10 Highrise	--continue significant rehab:	679,070	<b>NY-05 Toomey Abbott</b>
	<b>NY-10 Vinette Tower</b>	<b>Sub Total</b>	<b>679,070</b>	
	01-12	--Replace flooring	113,190	<b>NY1-11 Fahey Court</b>
	<b>NY-12 Benderson Hgts</b>	<b>Sub Total</b>	<b>113,190</b>	
	01-16	--Replace flooring	168,919	01-12
		--Repair stairs risers/treads	11,812	
	<b>NY-16 Scattered Sites</b>	<b>Sub Total</b>	<b>180,731</b>	<b>NY-12 Benderson Hgts</b>
HA-Wide	--PHAS repairs	65,000	01-16	
Dwelling	<b>Sub Total</b>	<b>65,000</b>		
Central Office	--Replace P-Tacs	10,500	<b>NY-16 Scattered Sites</b>	
<b>Nondwelling Structure</b>	<b>Sub Total</b>	<b>10,500</b>		
HA-Wide	--computer hardware	100,000	HA-Wide	
Nondwelling Equipment	--maintenance equipment	12,000		
	--security equipment	20,000	Nondwelling Equipment	
	--replace/upgrade EMS system	5,000	<b>SHA NonDwelling Equip</b>	
<b>SHA NonDwelling Equip</b>	<b>Sub Total</b>	<b>137,000</b>		
		<b>Total CFP Estimated Cost</b>	<b>\$1,462,529</b>	

Activities for Year: 3  
 FFY Grant: 2008  
 PHA FY: 2008

Major Work Categories	Estimated Cost
--Replace underground lines	108,000
<b>Sub Total</b>	<b>108,000</b>
--Replace kitchen fans	36,655
--Replace DHW heaters	68,820
<b>Sub Total</b>	<b>105,475</b>
--Replace kitchen fans	16,685
<b>Sub Total</b>	<b>16,685</b>
--Replace cast iron radiators	144,783
--Replace underground lines	275,000
<b>Sub Total</b>	<b>419,783</b>
--Increase parking, resurface	174,825
--Recap 0 apt water lines	39,900
--Improvements to trash rooms	15,750
<b>Sub Total</b>	<b>230,475</b>
--Replace apt entry doors/hard	37,800
<b>Sub Total</b>	<b>37,800</b>
--Replace flooring	113,190
--Replace baseboard conv	85,000
<b>Sub Total</b>	<b>198,190</b>
--Replace flooring	168,918
--Replace baseboard conv	120,000
--Repair stairs risers/treads	11,813
<b>Sub Total</b>	<b>300,731</b>
--computer hardware	10,000
--maintenance equipment	12,000
--security equipment	20,000
<b>Sub Total</b>	<b>42,000</b>
	<b>\$1,459,139</b>

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

Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number
01-01/Pioneer Homes Mid-Rise	--begin significant rehab --abate VAT, replace flooring, replace kitchens, stair treads, etc.	1,065,279	01-01 Rowhouse Midrise <b>NY-01 Pioneer Homes</b>
	<b>Sub Total</b>	<b>1,065,279</b>	
01-04 Rowhouse <b>NY-04 Central Village</b>	--Replace failed cast iron radia <b>Sub Total</b>	150,000 <b>150,000</b>	<b>NY-02 James Geddes</b>  01-02 Rowhouse
01-11 Elevator building  <b>NY-11 Fahey Court</b>	--Kitchens - replacement --Flooring - replace --Replace hallway carpet --Replace corridor fire doors <b>Sub Total</b>	69,300 87,980 18,000 24,000 <b>199,280</b>	01-04 Rowhouse Highrise (AOT) <b>NY-04 Central Village</b>  01-05 Highrise <b>NY-05 Tommey Abbott</b>
HA-Wide Nondwelling Equipment <b>SHA NonDwelling Equip</b>	--computer hardware --maintenance equipment --security equipment <b>Sub Total</b>	10,000 12,000 20,000 <b>42,000</b>	HA-Wide Nondwelling Equipment <b>SHA NonDwelling Equip</b>
	<b>Total CFP Estimated Cost</b>	<b>\$1,414,559</b>	

Activities for Year: 5  
FFY Grant: 2010  
PHA FY: 2010

Major Work Categories	Estimated Cost
--Upgrade radiation	435,750
--Continue rehab-kitchens	202,000
<b>Sub Total</b>	<b>637,750</b>
--Replace heating furnaces	220,000
--Replace siding: sheds/bldgs	
--Remove incinerator rooms	30,000
<b>Sub Total</b>	<b>250,000</b>
--Replace radiators	150,000
<b>Sub Total</b>	<b>150,000</b>
--Exterior bldg repairs	376,809
<b>Sub Total</b>	<b>376,809</b>
--computer hardware	10,000
--maintenance equipment	12,000
--security equipment	20,000
<b>Sub Total</b>	<b>42,000</b>
	<b>\$1,456,559</b>

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies XX Revised Annual</b>	
<b>Performance and Evaluation Report for Period Ending : 12/3</b>		<b>Final Performance and Ev</b>	
Summary by Development Account		Total Estimated Cost	
Line No.		Original	Revised
1	Total Non-CGP Funds		
2	1406 Operations	<b>598,648.00</b>	<b>598,648.00</b>
3	1408 Management Improvements	<b>87,803.50</b>	<b>78,253.50</b>
4	1410 Administration	<b>364,300.00</b>	<b>364,300.00</b>
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	<b>275,000.00</b>	<b>260,952.19</b>
8	1440 Site Acquisition		
9	1450 Site Improvement	<b>336,815.73</b>	<b>336,815.73</b>
10	1460 Dwelling Structures	<b>1,116,390.01</b>	<b>1,116,390.01</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>6,702.00</b>	<b>6,702.00</b>
12	1470 Nondwelling Structures	<b>100,345.00</b>	<b>100,345.00</b>
13	1475 Nondwelling Equipment	<b>362,839.84</b>	<b>389,461.00</b>
14	1485 Demolition	<b>9,032.92</b>	<b>9,032.92</b>
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	<b>25,000.00</b>	<b>21,976.65</b>
18	1498 Development Activities		
19	1501 Collateralization or Debt Service	<b>360,365.00</b>	<b>360,365.00</b>
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,643,242.00</b>	<b>3,643,242.00</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual S</b>	
<b>Summary by Development Account</b>		<b>Final Performance and Ex</b>	
<b>Line No.</b>		<b>Total Estimated Cost</b>	
		<b>Original</b>	<b>Revised</b>
22	Amount of line XX Related to LBP Activities	<b>0</b>	<b>0</b>
23	Amount of line XX Related to Section 504 Compliance	<b>10,035</b>	<b>25,228</b>
24	Amount of line XX Related to Security -- Soft Costs	<b>34,728</b>	<b>27,565</b>
25	Amount of line XX Related to Security -- Hard Costs	<b>162,700</b>	<b>181,398</b>
26	Amount of line XX Related to Energy Conservation Measur	<b>1,019</b>	<b>5,094</b>

29-Mar-06

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2003</b>
Statement (revision no: ) 03/04/05 Valuation Report	
Obligated	Total Actual Cost Expended
<b>598,648.00</b>	<b>598,648.00</b>
<b>78,253.50</b>	<b>78,253.50</b>
<b>364,300.00</b>	<b>364,300.00</b>
<b>260,952.69</b>	<b>260,952.69</b>
<b>336,815.73</b>	<b>336,815.73</b>
<b>1,116,390.01</b>	<b>1,116,390.01</b>
<b>6,702.00</b>	<b>6,702.00</b>
<b>100,345.00</b>	<b>100,345.00</b>
<b>389,461.00</b>	<b>389,461.00</b>
<b>9,032.92</b>	<b>9,032.92</b>
<b>21,976.65</b>	<b>21,976.65</b>
<b>360,365.00</b>	<b>360,365.00</b>
<b>3,643,242.50</b>	<b>3,643,242.50</b>

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2003</b>
Statement (revision no: ) Valuation Report	
Obligated	Total Actual Cost Expended
<b>0</b>	<b>0</b>
<b>25,228</b>	<b>25,228</b>
<b>27,565</b>	<b>27,565</b>

<b>181,398</b>	<b>181,398</b>
<b>5,094</b>	<b>5,094</b>

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

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:			<b>P001 501</b> <b>2003</b>	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		
				Original	Revised	
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		46,303.50 6,500.00 35,000.00       87,803.50	36,753.50  4,044.23 37,455.77       78,253.50	
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total	1410		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	209,766.16 51,186.03 260,952.19	
NY06P001001 Pioneer Homes	1. Replace hydronic heating boilers--midrise 2. Replace hydronic heating boilers--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   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	
NY06P001002 James Geddes 02	1. Improvements to community meeting space Development Account Total Development Account Total	1470 1470 1470		  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		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**  
**Part II: Supporting Pages**

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:				
Development Number / Name	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Estimated Cost		

HA - Wide Activities		No.		Original	Revised
NY06P001004 Central Village	1. Repair sidewalks and site fencing	1450		(see PHAS)	
	Development Account Total	1450		0.00	0.00
	Project Total	NY1-04		0.00	0.00
NY06P001005 Toomey Abbott	1. Repair leak at deck/building interface	1460			
	Development Account Total	1460		0.00	0.00
	Project Total	NY1-05		0.00	0.00
NY06P001009 Ross Towers	1. Improvements to bldg access, site, parking	1450	A/E estimate	336,815.73	336,815.73
	2. Improvements to community space, kitchen,etc	1470	A/E estimate	100,345.00	100,345.00
	3. Continue major apartment renovations	1460		840,931.20	840,931.20
	Development Account Total	1450		336,815.73	336,815.73
	Development Account Total	1460		840,931.20	840,931.20
	Development Account Total	1470		100,345.00	100,345.00
	Project Total	NY1-09		1,278,091.93	1,278,091.93
NY06P001010 Vinette Tower	1. Replace windows, curtain walls	1460	152 units		
	2. Install apartment light fixtures			8,255.70	8,255.70
	Development Account Total	1460		8,255.70	8,255.70
	Project Total	NY1-10		8,255.70	8,255.70
PHA-WIDE Dwelling Structures	1. Repair sidewalks and stoops as needed	1460		63,224.30	63,224.30
	2. Install floor drain back-flow preventers	1460			
	Development Account Total	1460		63,224.30	63,224.30
	Project Total	PHA Wide		63,224.30	63,224.30
PHA WIDE Nondwelling Structures	1. Improvements to 409 Burt St for Grounds	1470			
	2.				
	3.				
	Development Account Total	1470		0.00	0.00
PHA-WIDE Dwelling Equipment	1. Replace appliances--Energy Star Program	1465.1		6,702.00	6,702.00
	Development Account Total	1465.1		6,702.00	6,702.00
	Project Total	PHA Wide		6,702.00	6,702.00

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor

#### Part II: Supporting Pages

PHA Name		Grant Type and Number			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:		<b>NY06</b>	
		Replacement Husing Factor Grant No:			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised
PHA WIDE Nondwelling Equipment	1. Computer hardware	1475		10,884.51	11,125.51
	2. AOT solar make-up air unit			57,500.00	33,161.64
	3. Security equipment	1475		162,700.00	181,397.77
	4. Vinette booster pumps			27,455.00	27,455.00
	5. Energy Management Systems (EMS) upgrades	1475		14,900.00	14,900.00
	6. Main office HVAC			58,000.00	67,510.33
	7. Grounds equipment			28,985.26	43,561.92
	8. Youth centers			2,415.07	2,665.07
	9. AOT trash chute			0.00	7,683.76
	Development Account Total	1475		362,839.84	389,461.00

NY06P001001 Pioneer Homes	1. Demolition of Bldgs #58 & #65		1485	20 units	9,032.92	9,032.92
	Development Account Total		1485		9,032.92	9,032.92
PHA-WIDE Relocation	1. Relocation expenses for significant rehab				25,000.00	21,976.65
	Development Account Total		1495		25,000.00	21,976.65
GRANT TOTALS FFY 2003 (501)	Operations		1406		598,648	598,648
	Management Improvements		1408		87,804	78,254
	Administration		1410		364,300	364,300
	Fees & Costs		1430		275,000	260,952
	Site Improvements		1450		336,816	336,816
	Dwelling Structures		1460		1,116,390.01	1,116,390.01
	Dwelling Equipment		1465.1		6,702	6,702
	Nondwelling Structures		1470		100,345	100,345
	Nondwelling Equipment		1475		362,840	389,461
	Demolition		1485		9,033	9,033
	Replacement Reserve		1490			
	Relocation Costs		1495.1		25,000	21,977
	Bond debt				360,365	360,365
	Grant Total	FFY 03 (501)			3,643,242	3,643,242.00

**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>2003</b>		
<b>Revision: #4 Final</b>		
Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	
36,753.50	36,753.50	
4,044.23	4,044.23	
37,455.77	37,455.77	
78,253.50	78,253.50	
		Completed
364,300.00	364,300.00	
364,300.00	364,300.00	
		Completed
209,766.16	209,766.16	
51,186.53	51,186.53	
260,952.69	260,952.69	
		Completed
10,188.00	10,188.00	Emergency repairs
193,728.82	193,728.82	Completed
203,916.82	203,916.82	
203,916.82	203,916.82	
0.00	0.00	
61.99	61.99	Trial, later budget year
61.99	61.99	
61.99	61.99	

**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>2003</b>		
<b>Revision: #4 Final</b>		
Total Actual Cost		Status of Work

Funds Obligated	Funds Expended	
0.00	0.00	
0.00	0.00	
0.00	0.00	
0.00	0.00	
0.00	0.00	
336,815.73	336,815.73	Completed
100,345.00	100,345.00	Completed
840,931.20	840,931.20	Completed
336,815.73	336,815.73	
840,931.20	840,931.20	
100,345.00	100,345.00	
1,278,091.93	1,278,091.93	
8,255.70	8,255.70	Completed
8,255.70	8,255.70	
8,255.70	8,255.70	
63,224.30	63,224.30	Always more to do
63,224.30	63,224.30	
63,224.30	63,224.30	
0.00	0.00	
6,702.00	6,702.00	Completed
6,702.00	6,702.00	
6,702.00	6,702.00	

**(CFP/CFPRHF)**

		Federal FY of Grant: <b>2003</b> Revision: #4 Final
Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	
11,125.51	11,125.51	to be continued
33,161.64	33,161.64	Completed
181,397.77	181,397.77	Completeed
27,455.00	27,455.00	Completed
14,900.00	14,900.00	Completed
67,510.33	67,510.33	Completed
43,561.92	43,561.92	Completed
2,665.07	2,665.07	to be continued
7,683.76	7,683.76	Completed
389,461.00	389,461.00	

9,032.92	9,032.92	Completed
9,032.92	9,032.92	

21,976.65	21,976.65	later budget years
21,976.65	21,976.65	

598,648	598,648	
78,254	78,254	
364,300	364,300	
260,953	260,953	
336,816	336,816	
1,116,390	1,116,390	
6,702	6,702	
100,345	100,345	
389,461	389,461	
9,033	9,033	
21,977	21,977	
360,365	360,365	
3,643,242.50	3,643,242.50	

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

<b>PHA Name</b>	<b>Grant Type and Number</b>
<b>SYRACUSE HOUSING AUTHORITY</b>	<b>NY06</b>
	Capital Fund Program Grant No <b>P001 501</b>
	<b>2003</b>
	Replacement Husing Factor Grant No:

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-01 Pioneer Homes	09/16/05			09/16/07		12/31/05
NY1-02 James Geddes						
NY1-04 Almus Olver Tower	09/16/05			09/16/07		12/31/05
NY1-04 Central Village						
NY1-05 Toomey Abbott	09/16/05			09/16/07		12/31/05
NY1-09 Ross Towers	09/16/05			09/16/07		12/31/05
NY1-10 Vnette Tower	09/16/05			09/16/07		12/31/05
SHA Wide Dwelling Structures	09/16/05			09/16/07		12/31/05
SHA Wide Non-Dwelling Structures	09/16/05			09/16/07		12/31/05
SHA Wide Management Improvements	09/16/05			09/16/07		12/31/05

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2003**

**REVISION: #4 Finl**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>XX</b>	<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Revised Annual S</b>
<b>XX</b>	<b>Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Ev</b>
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total Non-CGP Funds		
2	1406 Operations	<b>599,990.00</b>	<b>0.00</b>
3	1408 Management Improvements	<b>300,000.00</b>	<b>0.00</b>
4	1410 Administration	<b>415,000.00</b>	<b>0.00</b>
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	<b>250,000.00</b>	<b>0.00</b>
8	1440 Site Acquisition		
9	1450 Site Improvement	<b>48,000.00</b>	<b>0.00</b>
10	1460 Dwelling Structures	<b>1,707,241.00</b>	<b>0.00</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>0.00</b>	<b>0.00</b>
12	1470 Nondwelling Structures	<b>20,400.00</b>	<b>0.00</b>
13	1475 Nondwelling Equipment	<b>274,500.00</b>	<b>0.00</b>
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	<b>0.00</b>	<b>0.00</b>
18	1498 Development Activities		
19	1501 Collateralization or Debt Service	<b>535,740.00</b>	<b>0.00</b>
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>4,150,871.00</b>	<b>0.00</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual S</b>	
<b>Summary by Development Account</b>		<b>Final Performance and Ex</b>	
<b>Line No.</b>		<b>Total Estimated Cost</b>	
		<b>Original</b>	<b>Revised</b>
22	Amount of line XX Related to LBP Activities	<b>0</b>	<b>0</b>
23	Amount of line XX Related to Section 504 Compliance	<b>0</b>	<b>0</b>
24	Amount of line XX Related to Security -- Soft Costs	<b>225,000</b>	<b>0</b>
25	Amount of line XX Related to Security -- Hard Costs	<b>208,000</b>	<b>0</b>
26	Amount of line XX Related to Energy Conservation Measur	<b>535,740</b>	<b>0</b>

29-Mar-06

**or (CFP/CFPRHF) Part 1: Summary**

Federal FY of Grant:	
<b>2004</b>	
Statement (revision no: 01OCTOBER04)	
Valuation Report	
Obligated	Total Actual Cost Expended
450,000.00	450,000.00
300,000.00	120,753.73
415,000.00	414,941.64
250,000.00	148,704.00
66,556.00	63,572.00
764,026.58	668,541.62
0.00	0.00
59,718.11	59,718.11
301,308.24	39,549.58
325.00	325.00
535,740.00	535,740.00
3,142,673.93	2,501,845.68

**or (CFP/CFPRHF) Part 1: Summary**

Federal FY of Grant:	
<b>2004</b>	
Statement (revision no: )	
Valuation Report	
Obligated	Total Actual Cost Expended
0	0
0	0
225,000	0

<b>190,000</b>	<b>486</b>
<b>100,000</b>	<b>0</b>

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

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

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

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:				
Development Number / Name	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Estimated Cost		

HA - Wide Activities		No.		Original	Revised
NY06P001005 Toomey Abbott	1. Replace underground heating lines	1460		190,000.00	
	2. Repair sink holes, parking lot	1450			
	Development Account Total	1450		0.00	0.00
	Development Account Total	1460		190,000.00	0.00
NY06P001009 Ross Towers	1. Upgrade emergency generator	1475		85,000.00	
	2. General rehab, Phase 3	1460			
	3. General rehab, Phase 4	1460			
	4. General rehab, Phase 4 Site	1450			
	5. General rehab, Phase 4 Common Areas	1470			
	Development Account Total	1460		0.00	0.00
Development Account Total	1475		85,000.00	0.00	
Development Account Total	1470		0.00	0.00	
Development Account Total	1450		0.00	0.00	
NY06P001010 Vinette Tower	1. Replace bldg entrance doors, hardware	1460	2 sets		
	2. Replace patio doors, install screening	1460	160 units		
	3. Repairs to Wegmans (2nd floor) entry	1460			
	4. Replace windows and curtain walls	1460		623,766.00	
	5. Add vestibule, snow melt at 3rd entrance	1460		19,278.00	
	6. Upgrade emergency generator	1475		85,000.00	
	Development Account Total	1460		643,044.00	0.00
Development Account Total	1475		85,000.00	0.00	
Project Total	NY1-10		728,044.00	0.00	
NY06P001011 Fahey Court	1. Replace bldg entrance doors, hardware	1460	1 set	12,600.00	
	Development Account Total	1460		12,600.00	0.00
	Project Total	NY1-11		12,600.00	0.00
PHA-WIDE Dwelling Structures	1.	1460			
	2.	1460			
	Development Account Total	1460		0.00	0.00
	Project Total	PHA Wide		0.00	0.00
PHA WIDE Nondwelling Structures	1. Add gutters to Benderson community bldg	1470		1,500.00	
	2. Paint main office	1470		18,900.00	
	3.				
Development Account Total	1470		20,400.00	0.00	

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

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		
				Original	Revised	
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. AOT trash chute Development Account Total	1475 1475 1475 1475 1475 1475		10,000.00 12,000.00 20,000.00 2,500.00 44,500.00	0.00	
PHA-WIDE Relocation	1. Relocation expenses for significant rehab Development Account Total	1495		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		599,990 300,000 415,000 250,000 48,000 1,707,241 20,400 274,500 0 535,740 4,150,871	0 0 0 0 0 0 0 0 0 0 0 0	

**(CFP/CFPRHF)**

	<b>Federal FY of Grant:</b>  <b>2004</b> <b>Revision: Original</b>
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Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

10,000.00		
15,000.00	23,287.50	
35,000.00	57,603.39	
	1,372.32	
12,000.00	1,700.00	
225,000.00	36,790.52	
3,000.00		
300,000.00	120,753.73	

415,000.00	414,941.64	
415,000.00	414,941.64	

200,000.00	132,497.42	
50,000.00	16,206.58	
250,000.00	148,704.00	

100,000.00	29,412.77	60% complete
48,000.00	45,016.00	
100,000.00	29,412.77	
148,000.00	74,428.77	

0.00	0.00	
0.00	0.00	

0.00	0.00	
0.00	0.00	

**(CFP/CFPRHF)**

	<b>Federal FY of Grant:</b>  <b>2004</b> <b>Revision: Original</b>
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Total Actual Cost		Status of Work
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Funds Obligated	Funds Expended	
60,000.00	47,102.27	stop gap repairs complete
48,000.00	45,016.00	
48,000.00	45,016.00	
60,000.00	47,102.27	

85,000.00		Phase 3 complete Phase 4 80% complete
210,038.62	210,038.62	
254,300.07	254,300.07	
18,556.00	18,556.00	
58,223.11	58,223.11	
464,338.69	464,338.69	
85,000.00	0.00	
58,223.11	58,223.11	
18,556.00	18,556.00	

127,687.89	127,687.89	Complete
127,687.89	127,687.89	
0.00	0.00	
127,687.89	127,687.89	

12,000.00		
12,000.00	0.00	
12,000.00	0.00	

0.00	0.00	
0.00	0.00	

1,495.00	1,495.00	Complete
1,495.00	1,495.00	

**(CFP/CFPRHF)**

	<b>Federal FY of Grant:</b>	
	<b>2004</b>	
	<b>Revision: Original</b>	
<b>Total Actual Cost</b>		<b>Status of Work</b>
<b>Funds Obligated</b>	<b>Funds Expended</b>	

190,000.00	28,241.34	seasonal, spring start
26,308.24	11,308.24	substantial completion
216,308.24	39,549.58	

325.00	325.00	
325.00	325.00	

450,000	450,000
300,000	120,754
415,000	414,942
250,000	148,704
66,556	63,572
764,027	668,542
59,718	59,718
301,308	39,550
325	325
535,740	535,740
3,142,674	2,501,846

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

<b>PHA Name</b>	<b>Grant Type and Number</b>
<b>SYRACUSE HOUSING AUTHORITY</b>	<b>NY06</b>
	Capital Fund Program Grant No <b>P001 501</b>
	<b>2004</b>
	Replacement Husing Factor Grant No:

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-01 Pioneer Homes	09/14/06		08/30/05	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		06/30/05	09/14/08		
NY1-09 Ross Towers	09/14/06		12/31/04	09/14/08		
NY1-10 Vnette Tower	09/14/06		006/30/05	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		12/31/04	09/14/08		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2004**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>XX</b>	<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Revised Annual S</b>
<b>XX</b>	<b>Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Ev</b>
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total Non-CGP Funds		
2	1406 Operations	<b>42,000.00</b>	<b>0.00</b>
3	1408 Management Improvements	<b>0.00</b>	<b>0.00</b>
4	1410 Administration	<b>0.00</b>	<b>0.00</b>
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	<b>535,740.00</b>	<b>0.00</b>
8	1440 Site Acquisition		
9	1450 Site Improvement	<b>535,740.00</b>	<b>0.00</b>
10	1460 Dwelling Structures	<b>0.00</b>	<b>0.00</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>0.00</b>	<b>0.00</b>
12	1470 Nondwelling Structures	<b>350,000.00</b>	<b>0.00</b>
13	1475 Nondwelling Equipment	<b>250,000.00</b>	<b>0.00</b>
14	1485 Demolition		
15	1490 Replacement Reserve		
16	1492 Moving to Work Demonstration		
17	1495.1 Relocation Costs	<b>123,000.00</b>	<b>0.00</b>
18	1498 Development Activities		
19	1501 Collateralization or Debt Service	<b>1,708,189.00</b>	<b>0.00</b>
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,544,669.00</b>	<b>0.00</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual S</b>	
<b>Summary by Development Account</b>		<b>Final Performance and Ex</b>	
<b>Line No.</b>		<b>Total Estimated Cost</b>	
		<b>Original</b>	<b>Revised</b>
22	Amount of line XX Related to LBP Activities	<b>0</b>	<b>0</b>
23	Amount of line XX Related to Section 504 Compliance	<b>0</b>	<b>0</b>
24	Amount of line XX Related to Security -- Soft Costs	<b>125,000</b>	<b>0</b>
25	Amount of line XX Related to Security -- Hard Costs	<b>200,000</b>	<b>0</b>
26	Amount of line XX Related to Energy Conservation Measur	<b>1,708,189</b>	<b>0</b>

29-Mar-06

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2005</b>
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atement (revision no: 01OCTOBER04)  
valuation Report

Obligated	Total Actual Cost Expended
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2005</b>
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atement (revision no: )  
valuation Report

Obligated	Total Actual Cost Expended
0	0
0	0
0	0

0	0
0	0

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

<b>PHA Name</b>		<b>Grant Type and Number</b>			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2005</b> Replacement Husing Factor Grant No:			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised

NY380	1. CFP funds used for operations	1406		350,000.00	
	Development Account Total	1406		350,000.00	0.00

PHA-WIDE Management Improvements	1. SHA wide security details			125,000.00	
	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		250,000.00	0.00

PHA-WIDE Administration	1. Technical Salaries & Benefits			363,770.00	
	Development Account Total	1410		363,770.00	0.00

PHA-WIDE Fees and Costs	1. Architect and Engineering Fees			200,000.00	
	2. Other Fees and Costs			50,000.00	
	Development Account Total	1430		250,000.00	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

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

NY06P001004 Central Village	1. Repair fencing	1450	3,000 lf	123,000.00	
	2. Replace failing cast iron radiators	1460	185 units	200,000.00	
	Development Account Total	1450		123,000.00	0.00
	Development Account Total	1460		200,000.00	0.00

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

<b>PHA Name</b>		<b>Grant Type and Number</b>			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06</b> Replacement Husing Factor Grant No:			
Development Number / Name	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Estimated Cost	

HA - Wide Activities		No.		Original	Revised
NY06P001004 Almus Olver	1.	1460		0.00	0
	Development Account Total	1460		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
NY06P001009 Ross Towers	1.	1460			
	Development Account Total	1460		0.00	0
NY06P001010 Vnette 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 28,297.00 600,103.00 326,025.00 135,962.00	
	Development Account Total	1460		1,197,329.00	0.00
NY06P001014 Scattered Rehabs	1. Replace canopies/awnings	1460	9 bldgs	65,000.00	
	Development Account Total	1460		65,000.00	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

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor

### Part II: Supporting Pages

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:				
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		
				Original	Revised	
PHA-WIDE Dwelling Structures	1. 2.  Development Account Total			1460	0.00	0.00
PHA WIDE Nondwelling Structures	1. Pagoda bldg ramp, railings, etc rebuild  Development Account Total			1470	15,000.00	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	0.00
PHA-WIDE Bond repayment	1. Bond repayment obligation  Development Account Total			1501 / 9001	535,740.00	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  Grant Total			1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495.1  1501 / 9001	350,000 250,000 363,770 250,000 123,000 1,708,189  15,000 42,000  535,740	0 0 0 0 0 0 0 0 0 0 0 0  0
	FFY 05 (501)				3,637,699	0

**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>2005</b>		
<b>Revision: Original</b>		
Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

0.00	0.00	
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0.00	0.00	
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0.00	0.00	

**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>P2005</b>		
<b>Revision: original</b>		
Total Actual Cost		Status of Work

Funds Obligated	Funds Expended	
0	0	
0.00	0.00	

0.00	0.00	

0	0	

0.00	0.00	

0.00	0.00	

0.00	0.00	

<b>(CFP/CFPRHF)</b>		
<b>Federal FY of Grant:</b>		
<b>2005</b>		
<b>Revision: Original</b>		
<b>Total Actual Cost</b>		<b>Status of Work</b>
<b>Funds Obligated</b>	<b>Funds Expended</b>	
0.00	0.00	
0.00	0.00	

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535,740	535,740
535,740	535,740

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

<b>PHA Name</b>	<b>Grant Type and Number</b>
<b>SYRACUSE HOUSING AUTHORITY</b>	<b>NY06</b>
	Capital Fund Program Grant No <b>P001 501</b>
	<b>2005</b>
	Replacement Husing Factor Grant No:

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-01 Pioneer Homes	N/A			N/A		
NY1-02 James Geddes	08/18/07			08/18/09		
NY1-03 James Geddes	08/18/07			08/18/09		
NY1-04 Central Village	08/18/07			08/18/09		
NY1-05 Toomey Abbott	08/18/07			08/18/09		
NY1-09 Ross Towers	N/A			N/A		
NY1-10 Vnette Tower	08/18/07			08/18/09		
NY1-14 Scattered Rehab	08/18/07			08/18/09		
NY1-18 McKinney Manor	08/18/07			08/18/09		
SHA Wide Dwelling Structures	08/18/07			08/18/09		
SHA Wide Non-Dwelling Structures	08/18/07			08/18/09		
SHA Wide Management Improvements	08/18/07			08/18/09		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2005**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>XX</b>	<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Revised Annual S</b>
<b>XX</b>	<b>Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Ev</b>
Line No.	Summary by Development Account	Total Estimated Cost	
		Original	Revised
1	Total Non-CGP Funds		
2	1406 Operations	<b>727,500.00</b>	<b>0.00</b>
3	1408 Management Improvements	<b>300,000.00</b>	<b>0.00</b>
4	1410 Administration	<b>363,800.00</b>	<b>0.00</b>
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	<b>250,000.00</b>	<b>0.00</b>
8	1440 Site Acquisition		
9	1450 Site Improvement	<b>142,950.00</b>	<b>0.00</b>
10	1460 Dwelling Structures	<b>1,176,239.00</b>	<b>0.00</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>0.00</b>	<b>0.00</b>
12	1470 Nondwelling Structures	<b>0.00</b>	<b>0.00</b>
13	1475 Nondwelling Equipment	<b>137,000.00</b>	<b>0.00</b>
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	<b>540,210.00</b>	<b>0.00</b>
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,637,699.00</b>	<b>0.00</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual S</b>	
<b>Summary by Development Account</b>		<b>Final Performance and Ex</b>	
<b>Line No.</b>		<b>Total Estimated Cost</b>	
		<b>Original</b>	<b>Revised</b>
22	Amount of line XX Related to LBP Activities	<b>0</b>	<b>0</b>
23	Amount of line XX Related to Section 504 Compliance	<b>85,000</b>	<b>0</b>
24	Amount of line XX Related to Security -- Soft Costs	<b>20,000</b>	<b>0</b>
25	Amount of line XX Related to Security -- Hard Costs	<b>83,961</b>	<b>0</b>
26	Amount of line XX Related to Energy Conservation Measur	<b>540,210</b>	<b>0</b>

11-Apr-06

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2006</b>
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atement (revision no: 01OCTOBER04  
valuation Report

Obligated	Total Actual Cost Expended
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00

**or (CFP/CFPRHF) Part 1: Summary**

	Federal FY of Grant: <b>2006</b>
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atement (revision no: )  
valuation Report

Obligated	Total Actual Cost Expended
0	0
0	0
0	0

0	0
0	0

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

<b>PHA Name</b>		<b>Grant Type and Number</b>			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2006</b> Replacement Husing Factor Grant No:			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised

NY380	1. CFP funds used for operations	1406		727,500.00	
	Development Account Total	1406		727,500.00	0.00

PHA-WIDE Management Improvements	1. SHA wide security details			85,000.00	
	2. Improve maintenance effectiveness			65,000.00	
	3. Resident management aides			35,000.00	
	4. Workorder streamlining			15,000.00	
	5. Software upgrades: 'AMP'			100,000.00	
	Development Account Total	1408		300,000.00	0.00

PHA-WIDE Administration	1. Technical Salaries & Benefits			363,800.00	
	Development Account Total	1410		363,800.00	0.00

PHA-WIDE Fees and Costs	1. Architect and Engineering Fees			200,000.00	
	2. Other Fees and Costs			50,000.00	
	Development Account Total	1430		250,000.00	0.00

NY06P001001 Pioneer Homes	1. Midrise: Re-establish apts, bldg 19	1460	18 units	45,000.00	
	2. Rows: replace/repair porches, 2.	1460	220 units	245,000.00	
	3. Rows: fill sink holes, settlement @ bldg 51	1460	A/E est	64,000.00	
	Development Account Total	1460		354,000.00	0.00
	NY1-1 Project Total			354,000.00	0.00

NY06P001004 Central Village	1. Repair fencing	1450	3,000 lf	123,000.00	
	2.	1460			
	Development Account Total				
	Development Account Total	1450		123,000.00	0.00
	NY1-4 Project Total			123,000.00	0.00

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

<b>PHA Name</b>		<b>Grant Type and Number</b>			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06</b> Replacement Husing Factor Grant No:			
Development Number / Name	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Estimated Cost	

HA - Wide Activities		No.		Original	Revised
NY06P001004 Almus Olver	1.	1460		0.00	0
	Development Account Total	1460		0.00	0.00
NY06P001005 Toomey Abbott	1. Site fencing	1450		12,600.00	
	2. Site lighting	1450		7,350.00	
	3. Trash room improvements	1460		10,000.00	
	Development Account Total	1450		19,950.00	0.00
	Development Account Total	1460		10,000.00	0.00
NY06P001009 Ross Towers	1.	1460			
	Development Account Total	1460		0.00	0
NY06P001010 Vnette Tower	1. Improve ventilation - kitchen & bath (roof fans)	1460	152 units		
	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				
	7. Continue Significant Rehab			559,739.00	
	Development Account Total	1460		559,739.00	0.00
NY06P001014 Scattered Rehabs	1. Replace canopies/awnings	1460	9 bldgs	65,000.00	
	Development Account Total	1460		65,000.00	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

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor

### Part II: Supporting Pages

PHA Name		Grant Type and Number			
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:		<b>NY06</b>	
		Replacement Husing Factor Grant No:			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised
PHA-WIDE Dwelling Structures	1. 2.				
	Development Account Total	1460		0.00	0.00
PHA WIDE Nondwelling Structures	1. Pagoda bldg ramp, railings, etc rebuild	1470			
	Development Account Total	1470		0.00	0.00
PHA-WIDE NonDwelling Equipment	1. Computer Hardware - PHA Wide	1475		100,000.00	
	2. Maintenance/Grounds/Garage Equipment - PHA-Wide			12,000.00	
	3. Security Equipment - PHA-Wide			20,000.00	
	4. Upgrade EMS systems			5,000.00	
	Development Account Total	1475		137,000.00	0.00
PHA-WIDE Bond repayment	1. Bond repayment obligation			540,210.00	
	Development Account Total	1501 / 9001		540,210.00	0.00
GRANT TOTALS FFY 2005 (501)	Operations	1406		<b>727,500</b>	<b>0</b>
	Management Improvements	1408		<b>300,000</b>	<b>0</b>
	Administration	1410		<b>363,800</b>	<b>0</b>
	Fees & Costs	1430		<b>250,000</b>	<b>0</b>
	Site Improvements	1450		<b>142,950</b>	<b>0</b>
	Dwelling Structures	1460		<b>1,176,239</b>	<b>0</b>
	Dwelling Equipment	1465.1			
	Nondwelling Structures	1470		<b>0</b>	<b>0</b>
	Nondwelling Equipment	1475		<b>137,000</b>	<b>0</b>
	Demolition	1485			
	Replacement Reserve	1490			
	Relocation Costs	1495.1			
	Bond debt	1501 / 9001		<b>540,210</b>	<b>0</b>
	Grant Total   FFY 06 (501)			<b>3,637,699</b>	<b>0</b>

**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>2006</b>		
<b>Revision: Original</b>		
Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

0.00	0.00	
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0.00	0.00	
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**(CFP/CFPRHF)**

<b>Federal FY of Grant:</b>		
<b>2006</b>		
<b>Revision: original</b>		
Total Actual Cost		Status of Work

Funds Obligated	Funds Expended	
0	0	
0.00	0.00	

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**(CFP/CFPRHF)**

Federal FY of Grant: **2006**  
Revision: Original

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

0.00	0.00	
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0.00	0.00	
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**Part III: Implementation Schedule**

<b>PHA Name</b>	<b>Grant Type and Number</b>
<b>SYRACUSE HOUSING AUTHORITY</b>	<b>NY06</b>
	Capital Fund Program Grant No <b>P001 501</b>
	<b>2006</b>
	Replacement Husing Factor Grant No:

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-01 Pioneer Homes	09/01/08			09/01/10		
NY1-02 James Geddes	N/A			N/A		
NY1-03 James Geddes	N/A			N/A		
NY1-04 Central Village	09/01/08			09/01/10		
NY1-05 Toomey Abbott	09/01/08			09/01/10		
NY1-09 Ross Towers	N/A			N/A		
NY1-10 Vnette Tower	09/01/08			09/01/10		
NY1-14 Scattered Rehab	09/01/08			09/01/10		
NY1-18 McKinney Manor	09/01/08			09/01/10		
SHA Wide Dwelling Structures	09/01/08			09/01/10		
SHA Wide Non-Dwelling Structures	09/01/08			09/01/10		
SHA Wide Management Improvements	09/01/08			09/01/10		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2006**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>XX</b>		<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>
		<b>Performance and Evaluation Report for Period Ending : 12/31</b>	<b>Revised Annual S</b>
		<b>Final Performance and Ev</b>	
Summary by Development Account		Total Estimated Cost	
Line No.		Original	Revised
1	Total Non-CGP Funds		
2	1406 Operations		
3	1408 Management Improvements		
4	1410 Administration	<b>70,000.00</b>	<b>73,270.00</b>
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	<b>197,725.00</b>	<b>197,725.00</b>
10	1460 Dwelling Structures	<b>465,000.00</b>	<b>461,730.00</b>
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)	<b>732,725.00</b>	<b>732,725.00</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY</b> Replacement Husing Factor Grant No:	
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual S</b>	
<b>Summary by Development Account</b>		<b>Final Performance and Ex</b>	
<b>Line No.</b>		<b>Total Estimated Cost</b>	
		<b>Original</b>	<b>Revised</b>
22	Amount of line XX Related to LBP Activities	<b>0</b>	<b>0</b>
23	Amount of line XX Related to Section 504 Compliance	<b>0</b>	<b>0</b>
24	Amount of line XX Related to Security -- Soft Costs	<b>0</b>	<b>0</b>
25	Amount of line XX Related to Security -- Hard Costs	<b>0</b>	<b>0</b>
26	Amount of line XX Related to Energy Conservation Measur	<b>75,000</b>	<b>0</b>



0	0
0	0

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

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:			<b>P001 502</b> <b>2003</b>	
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		
				Original	Revised	
PHA-WIDE Management Improvements	1. 2. Development Account Total	1408		0.00	0.00	
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total	1410		70,000.00	73,270.00	
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs Development Account Total	1430		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 Project Total	1460 1460 1460 1460 1460 1460 NY1-01	4 units 8 units 54 bldgs 12 bldgs 200 units	150,000.00 50,000.00 35,000.00 235,000.00	136,875.72 0 0 136,875.72	
NY06P001009 Ross Towers	1. Improvements to bldg access, site, parking 2. Competition of major mod, phase 4 Development Account Total Development Account Total Development Account Total Project Total	1450 1460 1450 1460 1470 NY1-09	A/E estimate	147,725.00 0.00 147,725.00 0.00	197,725.00 308,697.29 197,725.00 308,697.29	
NY06P001010 Vnette Tower	1. Replace windows, curtain walls 2. HVAC final cost Development Account Total Project Total	1460 1460 1460 NY1-10	152 units	150,000.00 0 150,000.00	0.00 14,457.00 14,457.00	
NY06P001012 Benderson Heights	1. 2. HVAC final cost Development Account Total Project Total	1460 1460 1460 NY1-10	152 units	0 0.00	1699.99 1,699.99	

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

PHA Name		Grant Type and Number				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No:			<b>NY06</b>	
		Replacement Husing Factor Grant No:				
Development Number / Name	General Description of Major Work Categories	Dev. Acct.	Quantity	Total Estimated Cost		

HA - Wide Activities		No.	Original	Revised
PHA-WIDE	1. Repair sidewalks and stoops as needed	1450	50,000.00	0.00
Dwelling Structures	2. General apartment repairs as needed	1460	80,000.00	0.00
	Development Account Total	1450	50,000.00	0.00
	Development Account Total	1460	80,000.00	0.00
	Project Total	PHA Wide	130,000.00	0.00

GRANT TOTALS FFY 2003 (502)	Operations	1406	0	0
	Management Improvements	1408	0	0
	Administration	1410	70,000	73,270
	Fees & Costs	1430	0	0
	Site Improvements	1450	197,725	197,725
	Dwelling Structures	1460	465,000	461,730
	Dwelling Equipment	1465.1		0
	Nondwelling Structures	1470	0	0
	Nondwelling Equipment	1475	0	0
	Demolition	1485		
	Replacement Reserve	1490		
	Relocation Costs	1495.1		0
Grant Total FFY 03 (502)			732,725	732,725

**(CFP/CFPRHF)**

Federal FY of Grant:

**SP 2003**

**Revision: #2 Final**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

0.00	0.00	

73,270.00	73,270.00	Complete
73,270.00	73,270.00	

0.00	0.00	

136,875.72	136,875.72	continuing cost studies may not do more design development
136,875.72	136,875.72	
136,875.72	136,875.72	

197,725.00	197,725.00	Complete
308,697.29	308,697.29	Complete
197,725.00	197,725.00	
308,697.29	308,697.29	
506,422.29	506,422.29	

14,457.00	14,457.00	later budget years
14,457.00	14,457.00	
14,457.00	14,457.00	

1,699.99	1,699.99	
1,699.99	1,699.99	
1,699.99	1,699.99	

**(CFP/CFPRHF)**

Federal FY of Grant:

**SP 2003**

**Revision: #2 Final**

Total Actual Cost		Status of Work
-------------------	--	----------------

Funds Obligated	Funds Expended
0.00	
0.00	0.00
0.00	0.00
0.00	0.00

0	0
0	0
73,270	73,270
0	0
197,725	197,725
461,730	461,730
0	0
0	0
0	0
0	0
732,725	732,725

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

<b>PHA Name</b>	<b>Grant Type and Number</b>
<b>SYRACUSE HOUSING AUTHORITY</b>	<b>NY06</b>
	Capital Fund Program Grant No <b>P001 502</b>
	<b>2003</b>
	Replacement Husing Factor Grant No:

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-01 Pioneer Homes	02/13/06			02/13/08		% 12/31/05
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		12/31/05
NY1-10 Vinette Tower	02/13/06			02/13/08		12/31/05
SHA Wide Dwelling Structures	02/13/06			02/13/08		12/31/05
SHA Wide Non-Dwelling Structures						
SHA Wide Management Improvements						

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2003**

**REVISION: #2 Final**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY</b>	
<b>XX</b> Original Annual Statement Performance and Evaluation Report for Period Ending : 12/31		Reserve for Disasters/Emergencies <b>XX</b> Revised Annual Final Performance and Ev	
Line No.	Summary by Development Account	Total Estimated Cost	
		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	<b>40,505</b>	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>40,505</b>	<b>0</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>NY</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual S</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Ex</b>		
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	
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			




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

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

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

**(CFP/CFPRHF)**

**Federal FY of Grant:**

**R2002**

**Revision: #1**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

		design development complete
0.00	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**  
**Part III: Implementation Schedule**

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGrant <b>NY06 R001 501 2002</b>
--	---

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original 6/30/06	Revised	Actual	Original 06/30/08	Revised	Actual
NY1-07 Development Activities						

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**2002**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>XX Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Revised Annual S</b>	
		<b>Final Performance and Ev</b>	
Line No.	Summary by Development Account	Total Estimated Cost	
		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	<b>33,327</b>	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>33,327</b>	<b>0</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>NY</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual S</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Ex</b>		
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	
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			




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

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

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

**(CFP/CFPRHF)**

**Federal FY of Grant:**

**R2003**

**Revision: original**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

		design development complete
0.00	0.00	
0.00	0.00	

|

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGrant <b>NY06 R001 501 2003</b>
--	---

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original 6/30/06	Revised	Actual	Original 06/30/08	Revised	Actual
NY1-0? Development Activities						

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**R2003**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY</b>	
<b>XX</b>	<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Revised Annual S</b>
<b>XX</b>	<b>Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Ev</b>
Line No.	Summary by Development Account	Total Estimated Cost	
		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	<b>38,596</b>	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>38,596</b>	<b>0</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>NY</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual S</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Ex</b>		
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	
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			




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

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

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

**(CFP/CFPRHF)**

**Federal FY of Grant:**

**R2004**

**Revision: original**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

		design development complete
0.00	0.00	
0.00	0.00	

|

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGrant No: <b>NY06 R001 501 2004</b>
--	---

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-07 Development Activities	09/14/2006			09/14/2008		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**R2004**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Fact

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY</b>	
<b>XX</b>	<b>Original Annual Statement</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Revised Annual S</b>
<b>XX</b>	<b>Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Ev</b>
Line No.	Summary by Development Account	Total Estimated Cost	
		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	<b>36,137</b>	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>36,137</b>	<b>0</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>NY</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual S</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Ex</b>		
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	
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			




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

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

Replacement Housing	1. Construct single family homes		1498		36,137.00	
		Development Account Total	1498		36,137.00	0.00
		Project Total	NY1-0?		36,137.00	0.00

**(CFP/CFPRHF)**

**Federal FY of Grant:**

**R2005**

**Revision: original**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

		design development complete
0.00	0.00	
0.00	0.00	

|

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGrant <b>NY06 R001 501 2005</b>
--	---

Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-07 Development Activities	08/18/2007			08/18/2009		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**R2005**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>	
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Revised Annual Statement</b>	
		<b>Final Performance and Evaluation Report</b>	
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	
Line No.		<b>Original</b>	<b>Revised</b>
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	<b>36,137</b>	
19	1501 Collateralization or Debt Service		
20	1502 Contingency		
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>36,137</b>	<b>0</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Fact**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:		<b>NY</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual S</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Ex</b>		
	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	
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			




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

PHA Name  <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No:  <b>NY06 R001 501</b> Replacement Housing Factor Grant No: <b>2006</b>			
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost	
				Original	Revised

Replacement Housing	1. Construct single family homes		1498		36,137.00	
		Development Account Total	1498		36,137.00	0.00
		Project Total	NY1-0?		36,137.00	0.00

**(CFP/CFPRHF)**

**Federal FY of Grant:**

**R2006**

**Revision: original**

Total Actual Cost		Status of Work
Funds Obligated	Funds Expended	

		design development complete
0.00	0.00	
0.00	0.00	

|

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

<b>PHA Name</b>		<b>Grant Type and Number</b>				
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: ReplacementHousingFactorGrant <b>NY06 R001 501 2006</b>				
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		
	Original	Revised	Actual	Original	Revised	Actual
NY1-0? Development Activities	09/01/08			09/01/10		

**ctor (CFP/CFPRHF)**

**Federal FY of Grant:**

**R2006**

**REVISION: ORIGINAL**

Reasons for Revised Target Dates

# Annual Statement/Performance and Evaluation Report

## Capital Fund Financing Program (CFFP) Part 1: Summary

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06 P001 Housing Revenue</b> Replacement Husing Factor Grant No:			<b>Feder</b> <b>Series</b>
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no:</b>	
<b>XX Performance and Evaluation Report for Period Ending : 12/31</b>		<b>Final Performance and Evaluation Report</b>			
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	<b>307,034.00</b>	<b>0.00</b>	<b>307,034.00</b>	
8	1440 Site Acquisition	<b>1,135,873.34</b>	<b>0.00</b>	<b>872,373.34</b>	
9	1450 Site Improvement	<b>210,000.00</b>	<b>0.00</b>	<b>0.00</b>	
10	1460 Dwelling Structures	<b>2,720,905.91</b>	<b>0.00</b>	<b>2,375,905.91</b>	
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	<b>771,282.61</b>	<b>0.00</b>	<b>18,805.58</b>	
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 / 9001 Collateralization or Debt Service	<b>1,349,904.14</b>	<b>0.00</b>	<b>1,349,904.14</b>	
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>6,495,000.00</b>	<b>0.00</b>	<b>4,924,022.97</b>	

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Financing Program (CFFP) Part 1: Summary**

<b>PHA Name</b> <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06 P001 Housing Revenue</b> Replacement Husing Factor Grant No: <b>Series</b>		<b>Feder</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no:</b>
<b>Performance and Evaluation Report for Period Ending :</b>		<b>Final Performance and Evaluation Report</b>		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total</b>
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>
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			



22-Jun-06

al FY of Grant:

**Bonds  
es 2002 Bonds**

)

**Actual Cost  
Expended**

**307,034.00**

**872,373.34**

**0.00**

**2,375,905.91**

**18,805.58**

**1,349,904.14**

**4,924,022.97**

al FY of Grant:
<b>Bonds</b>
<b>es 2002 Bonds</b> _____
)
<b>Actual Cost</b>
<b>Expended</b>



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Financing Program -- Housing Revenue Bonds (CFFP)**  
**Part II: Supporting Pages**

PHA Name		Grant Type and Number				Federal FY of Grant	
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: NY06 P001 Housing Revenue Bonds					
		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
NY 380 Account 1430 Fees & Costs	1. Environmental assessment: 3 sites 2. 3.			307,034.00		307,034.00	307,034.00
NY 380 Account 1440 Site Acquisition	1. Andrews Lumber -- Burt St 2. ELROH -- Burt/Oakwood Sts 3. McKinney/Cooper -- McBride St 4. McKinney/Cooper -- Phase 2 5. Salvation Army -- State/Burt Sts/Oakwood Ave 6. 1406 S. McBride St 7. 369 - 371 Oakwood Ave 8. 337 Oakwood Ave 9. 208 Otisco St 10. 1411 - 1435 S. McBride St 11. Future acquisitions -- McBride/Burt/VanBuren Sts/Oakwood/Rose Aves 12.			162,943.72 33,510.76 112,000.12 75,000.00 393,096.33 35,104.90 50,667.44 47,396.29 19,492.36 18,161.42 188,500.00		162,943.72 33,510.76 112,000.12 75,000.00 393,096.33 35,104.90 50,667.44 47,396.29 19,492.36 18,161.42	162,943.72 33,510.76 112,000.12 75,000.00 393,096.33 35,104.90 50,667.44 47,396.29 19,492.36 18,161.42
NY 380 Account 1450 Site Improvements	1. Salvation Army 2. Andrews Lumber			125,000.00 85,000.00			
NY 380 Account 1460 Dwelling Structures	1. Roof replacement -- NY1-12 Benderson Heights 2. Roof replacement -- NY1-02 James Geddes Rows 3. Roof replacement -- NY1-03 James Geddes Rows 4. Roof replacement -- NY1-18 McKinney Manor 5. Elevator rehab -- NY1-02 James Geddes High Rise 6. Elevator rehab -- NY1-03 James Geddes High Rise 7. Elevator rehab -- NY1-09 Ross Towers 8. Elevator rehab -- NY1-10 Vinette Tower 9. Elevator rehab -- NY1-11 Fahey Court 10. Elevator rehab -- NY1-00 Central Offices			121,376.97 384,375.36 38,346.44 160,273.78 337,405.88 198,899.24 789,229.68 345,998.56 185,000.00 160,000.00		121,376.97 384,375.36 38,346.44 160,273.78 337,405.88 198,899.24 789,229.68 345,998.56	121,376.97 384,375.36 38,346.44 160,273.78 337,405.88 198,899.24 789,229.68 345,998.56



**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	
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 Housing Revenue Bonds</b>					
		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
NY 380 Account 1470 Non-Dwelling Structures	1. Central warehouse/craft shops 2. 3.			771,282.61		18,805.58	18,805.58
NY380 Account 1501/9001 Collateralization or Debt Service	1. Debt Service Reserve Account 2. Capitalizable interest 3. Issuance costs			548,080.00 614,423.29 187,400.85		548,080.00 614,423.29 187,400.85	548,080.00 614,423.29 187,400.85
NY 380 Housing Revenue Bonds Series 2002 6,495,000.00	Operations Management Improvements Administration Fees & Costs Site Acquisition Site Improvements Dwelling Structures Dwelling Equipment Nondwelling Structures Nondwelling Equipment Demolition  Collateralization or Debt Service  Bonds Total   Series 2002	1406 1408 1410 1430 1440 1450 1460 1465.1 1470 1475 1485  1501 / 9001					
				<b>307,034</b>	<b>0</b>	<b>307,034</b>	<b>307,034</b>
				<b>1,135,873</b>	<b>0</b>	<b>872,373</b>	<b>872,373</b>
				<b>210,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>2,720,906</b>	<b>0</b>	<b>2,375,906</b>	<b>2,375,906</b>
				<b>771,283</b>	<b>0</b>	<b>18,806</b>	<b>18,806</b>
				<b>1,349,904</b>	<b>0</b>	<b>1,349,904</b>	<b>1,349,904</b>
				<b>6,495,000.00</b>	<b>0.00</b>	<b>4,924,022.97</b>	<b>4,924,022.97</b>





rant:

**Series 2002 Bonds**

**Revision:**

Status of  
Work

complete  
complete  
complete

