

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 2008

**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:** 07/2008

**PHA Programs Administered:**

**Public Housing and Section 8**     **Section 8 Only**     **Public Housing Only**  
 Number of public housing units: 2345    Number of S8 units:    Number of public housing units:  
 Number of S8 units: 3233

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

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

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) 88
  - Improve voucher management: (SEMAP score) 85
  - 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) Continue the implementation of an asset management plan to accomplish stop-loss certification under the 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 Syracuse Housing Authority will be engaging in an Agency Strategic Planning process early in the fiscal year. This will engage all employees, residents, and community stakeholders and will culminate in the production of a 5-year plan for the Syracuse Housing Authority under the new asset management model that HUD has instituted, as well as provide a foundation for further development and management opportunities in the city and the county.

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**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 Syracuse Housing Authority has nearly finished its first full fiscal year under asset management and project based budgeting and accounting. The application for stop-loss, and compliance with asset management has been made with HUD, and the final site visit audit is still pending.

Accomplishment of stop-loss continues to be significant in that it will mitigate some of the potential funding loss facing SHA. However, the projected 2009 funding by HUD at 80-82% of need is a monumental hurdle to achieving any stability within this restructuring and reinventing of the way SHA manages its public housing.

Such continued underfunding of the Operating and Capital funds will most certainly diminish the ability of SHA to provide the safe and affordable housing and services to its clients that it has in the past.

The continued lack of direction and guidance based upon a well-thought out process from HUD has drastically hindered the achievement of a smooth transition to asset management, and continues to thwart the best laid plans of the SHA.

SHA will be in the process of a Strategic Planning process when the new fiscal year begins, and the expectation and hope is that a strong community-wide understanding of the role and possibilities of the SHA will evolve. This Planning process will address questions of management process, service delivery to residents, and long term development and capital issues.

SHA is also looking at development and management opportunities outside of the public housing realm. In concert with the City of Syracuse, SHA hopes to provide long-term affordable rental housing to the community.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	31
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	41
16. Audit	41
17. Asset Management	42
18. Other Information	42

**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)
- List of Resident Advisory Board Members
- List of Resident Board Member

- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

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;
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Yes	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	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 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
Yes	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
Yes	Approved or submitted public housing homeownership	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	programs/plans	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
Yes	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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	18,554	5	4	5	5	5	5
Income >30% but <=50% of AMI	12,321	4	4	5	5	5	5
Income >50% but <80% of AMI	9,212	4	4	5	5	5	4
Elderly	12,520	5	4	5	5	4	4
Families with Disabilities	10,451	5	5	5	5	5	4
Race/Ethnicity – African Am.	11,485	5	4	5	5	5	5
Race/Ethnicity - Hispanic	2,568	5	4	5	5	5	5
Race/Ethnicity - Nat. Am.	218	5	4	5	5	5	5
Race/Ethnicity - Asian	241	5	4	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005-2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<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	648		15%
Extremely low income <=30% AMI	622	96%	
Very low income (>30% but <=50% AMI)	13	2%	
Low income (>50% but <80% AMI)	13	2%	
Families with children	322	49%	
Elderly families	90	14%	
Families with Disabilities	33	9%	
Race/ethnicity – African Am.	419	64%	
Race/ethnicity – Hispanic	84	13%	
Race/ethnicity –			

<b>Housing Needs of Families on the Waiting List</b>			
Native Am.	1	>1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	122	19%	
2 BR	350	54%	
3 BR	85	13%	
4 BR	75	11%	
5 BR	16	3%	
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			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3125		
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	201	6%	

<b>Housing Needs of Families on the Waiting List</b>			
Families with Disabilities	1164	37%	
Race/ethnicity – African Am.	2163	69%	
Race/ethnicity – Hispanic	254	8%	
Race/ethnicity – Native Am.	88	3%	
Race/ethnicity - Asian	41	1%	
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 checked="" type="checkbox"/> No <input 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) Continue utilization of RHF funding.

**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) More effectively market our elderly units and services.

**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 2007 grants)</b>		
a) Public Housing Operating Fund	9,350,000	
a) Public Housing Capital Fund	2,600,000	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
b) HOPE VI Revitalization		
c) HOPE VI Demolition		
d) Annual Contributions for Section 8 Tenant-Based Assistance	19,850,000	
e) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
f) Resident Opportunity and Self-Sufficiency Grants	200,000	
g) Community Development Block Grant	100,000	
h) 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	6,750,000	Public Housing Operations
<b>4. Other income (list below)</b>		
Non-Dwelling Rental	162,000	Public Housing Operations
Program Income	500,000	Public Housing Operations
Interest	150,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
Onondaga Cty. – Office of Aging	35,000	Pub. Hsg. Supp. Svs.
Onondaga Cty. – Office of Aging	45,000	Other
Capital Forward Funding Bond	500,000	Property Projects
<b>Total resources</b>	<b>\$40,242,000</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)

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.

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?  
Possibly - 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? Possibly 7, if this decision is made.

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists? More than one list at a time depending on development and unit size request by family.

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

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

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

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

a. Income targeting:

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

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.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 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: Pioneer Homes 1-bedroom walkup units.
- 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)
- 1 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/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 entails a centralized cost center (COCC) management structure (Director, Administrative staff - Accounting, MIS, Personnel). There is a maintenance cost center in the COCC for accounting purposes for only those specialized skills covered by a fee for service. Additionally, there are seven AMPs with six development offices with staffs dedicated to specific AMPs (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	2254	16%
Section 8 Vouchers	3100	14%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter Plus Care	325	9%

**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.

SHA will be utilizing the rest of its CFFP Bond financed monies in the coming fiscal year on additional capital needs. In addition the RHF monies will be culminating in the first homeownership unit being constructed on McBride Street in the city of Syracuse.

### **(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 (ny001f02.xls, ny001g01.xls, ny001h01.xls, ny001i01.xls, ny001j01.xls, ny001k01.xls, ny001l01.xls, ny001m01.xls, ny001n01.xls, ny001o01.xls, ny001u01.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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

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

[24 CFR Part 903.7 9 (i)]

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

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for

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

**2. Activity Description**

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

<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: )	

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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: NY001000076	
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 checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(03/08/2006)</u>
5. Number of units affected: 1 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).

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

[24 CFR Part 903.7 9 (l)]

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

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

#### 1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/01/07

#### 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) – Via electronic transfer of data.  
 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	28	Enroll	Program Space	PH
TAP III Program	26	Enroll	Program Space	PH
RAPP at TAP	35	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	486 – as of 01/01/208
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- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### C. Welfare Benefit Reductions

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

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

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

See attachment ny001r01.doc

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

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)

All family developments and those hi-rises with a larger proportion of young disabled tenants.

**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)  
SHA also has contracted with private security to provide visible patrols during early evening hours.

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

**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)

SHA communicated some of the changes in management procedures brought about by comments to the whole City-Wide organization, and projects like updating the tenant handbook have begun.

### **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: (City of Syracuse, NY)
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)

Both the City of Syracuse, and the Syracuse Housing Authority continue to work toward the retention and development of affordable housing. In looking to the future this relationship will continue to provide additional asset management and development opportunities for the Syracuse Housing Authority, and the reliance upon the SHA for the further relocation of residents from poorly-managed properties.

At the same time, SHA continues to work closely with the Syracuse Police Department to target those areas of crime and drug activity which are close to public housing developments. Such interaction has kept SHA properties with a much lower crime rate than those of the city as a whole.

**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.

Pet Policy – Elderly Developments - ny001b01.doc

Pet Policy – Family Developments - ny001θ1 .doc

Deconcentration of Poverty Policy - ny001d01.doc

Criteria for Substantial Deviations and Significant Amendments –  
ny001s01.doc

VAWA Domestic Violence Policy - ny001t01.doc

Section 8 Homeownership Program - ny001p01.doc

Resident Advisory Board Members - ny001q01.doc

Resident Participation Policy – nv001r01.doc

# 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 FY2008 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 13, 2008 Meeting

- 1) Comment regarding the staff cutbacks and the implications upon services within buildings, and the snow removal during the winter months. (No further staffing reductions planned.)
- 2) Strong support for the attention given by the project offices to the concerns of the developments.
- 3) Comment concerning the push on rent collection by SHA. Although it was mostly positive, there were comments about the consistency of the actions of SHA. (Management items which are being addressed.)
- 4) Comment about the continued cuts in County and City grants and the implications for elderly services and programming. Especially the SHA bus shopping and recreation schedule.
- 5) Concerns about the upkeep of the grounds in family developments, and what can be done to make sure some residents keep their garbage better contained, enhanced pickup of trash by SHA. (Management items which are being addressed.)
- 6) Question about Citywide participation in the screening of new residents of elderly high rises.
- 7) Concerns and questions about security and vandalism around hi-rise buildings. (Management items which are being addressed.)
- 8) Comment about more security cameras and ability to watch the image within apartments. (Management items which are being addressed.)
- 9) Question regarding the changes which are circulating about new legislation. This is in regard to information heard about SEVRA. (Residents told that the legislation has not passed yet)

### Comments from RAB members individually

- 1) Comment which was directed to the perceived exclusion of specific elderly housing issues in the plan. The template does not truly distinguish between elderly and family housing and the variety of issues which affect them.
- 2) Question about the use and schedule of the SHA bus for elderly use.
- 3) Questions concerning further action regarding the implementation of asset management.

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

- 1) Questions about apartment emergency evacuation training. (SHA will consider this on a project by project basis, and have project managers provide information)
- 2) Question regarding the street crossings up at Benderson Heights. (SHA forwarded information to the city regarding crosswalks and stop signs)
- 3) Question about new updates to the tenant handbook. (Updates will be coming out during the summer of 2008)

## **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 SYRACUSE HOUSING AUTHORITY		XX		Original 5 - Year Plan Revision No: Original 15April2008					
Development Number/Name HA - Wide	Year 1	Work Statement for Year 2		Work Statement for Year 3		Work Statement for Year 4		Work Statement for Year 5	
	FFY: 2008	FFY Grant: 2009 PHA FY: 2009	FFY Grant: 2010 PHA FY: 2010	FFY Grant: 2011 PHA FY: 2011	FFY Grant: 2012 PHA FY: 2012				
Operations		706,739	706,739	706,739	706,739				
Management Improvements		225,000	225,000	225,000	225,000				
Administration		353,370	353,370	353,370	353,370				
A/E		167,000	167,000	167,000	167,000				
Dwelling Structures & Equip	See								
NY1-01 Pioneer	Annual	531,556	352,959	324,465	733,595				
NY1-02 James Geddes	Statement	16,000	113,983	194,655	54,395				
NY1-03 James Geddes		12,000		214,748	45,000				
NY1-04 Central Village		590,915	332,000	270,000	619,395				
NY1-05 Toomey Abbott		150,000	466,808	292,882	29,395				
NY1-09 Ross Towers				15,000					
NY1-10 Vinette Tower				12,000	9,395				
NY1-11 Fahey Court		199,279							
NY1-12 Benderson Heights			200,000		9,575				
NY1-14 Scattered Rehab			18,000						
NY1-16 Scattered Sites									
NY1-18 McKinney Manor			16,000						
COCC		42,000	42,000	218,000	41,000				
Demolition									
Replacement Reserve									
Relocation Costs									
Debt Service		539,840	539,840	539,840	539,840				
CGP Funds Listed for 5-year Planning		3,533,699	3,533,699	3,533,699	3,533,699				
Total RHF Funds									



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

Activities for Year: 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
01-01	Remodel kitchens	324,465	01-01	Flooring	379,200
<b>NY-01 Pioneer Homes</b>	<b>Sub Total</b>	<b>324,465</b>		Tubs, toilets, lavs	325,000
01-02	Kitchen fans both	36,655		Smoke detectors	8,000
	Sump pumps	11,000		GFI's	12,000
	Boilers	25,000	<b>NY-01 Pioneer Homes</b>	Site based admin	9,395
	Exterior sills	116,000		<b>Sub Total</b>	<b>733,595</b>
	Trash chute doors	6,000	01-02	Replace boilers	25,000
<b>NY-02 James Geddes</b>	<b>Sub Total</b>	<b>194,655</b>		Smoke detectors	8,000
01-03	Kitchen fans both	22,175		GFI's	12,000
	Sump pumps	11,000	<b>NY-02 James Geddes</b>	Site based admin	9,395
	Boilers	25,000		<b>Sub Total</b>	<b>54,395</b>
	Exterior sills	156,573	01-03	Boilers	25,000
<b>NY-03 James Geddes</b>	<b>Sub Total</b>	<b>214,748</b>		Smoke detectors	8,000
01-04	Sidewalks	125,000		GFI's	12,000
	Roofs @ firewalls	85,000	<b>NY-03 James Geddes</b>	<b>Sub Total</b>	<b>45,000</b>
	Sanitary cleanouts	60,000	01-04	Windows & sills	590,000
<b>NY-04 Central Village</b>	<b>Sub Total</b>	<b>270,000</b>		Smoke detectors	8,000
01-05	Parking areas - settlement	84,882		GFI's	12,000
	Rework sanitary, apts, mains	120,000	<b>NY-04 Central Village</b>	Site based admin	9,395
	Emergency generator	88,000		<b>Sub Total</b>	<b>619,395</b>
<b>NY-05 Tommey Abbott</b>	<b>Sub Total</b>	<b>292,882</b>	01-05	Smoke detectors & GFI's	20,000
01-09	Fire alarm panel	15,000		Site based admin	9,395
<b>NY-09 Ross Towers</b>	<b>Sub Total</b>	<b>15,000</b>	<b>NY-05 Tommey Abbott</b>	<b>Sub Total</b>	<b>29,395</b>
01-10	Fire alarm panel	12,000	01-10	Site based admin	9,395
<b>NY-10 Vinette Tower</b>	<b>Sub Total</b>	<b>12,000</b>	<b>NY-10 Vinette Tower</b>	<b>Sub Total</b>	<b>9,395</b>
NY1-380	Main office, garage, etc.	218,000	01-12	Site based admin	9,395
<b>COCC</b>	<b>Sub Total</b>	<b>218,000</b>	<b>NY-12 Benderson</b>	<b>Sub Total</b>	<b>9,575</b>
			NY1-380	Emergency generator	41,000
			<b>COCC</b>	<b>Sub Total</b>	<b>41,000</b>
	<b>Total CFP Estimated Cost</b>	<b>\$1,541,750</b>			<b>\$1,532,175</b>

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 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 501 2008</b> Replacement Husing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2008</b>	
<b>XX 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>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
1	Total Non-CGP Funds				
2	1406 Operations	711,388.00	0.00	0.00	0.00
3	1408 Management Improvements	276,500.00	0.00	0.00	0.00
4	1410 Administration	355,694.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	210,250.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,144,296.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	254,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	67,550.00	0.00	0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18b	9000 Collateralization or Debt Service	537,260.00	0.00	0.00	0.00
19	1502 Contingency				
20	Amount of Annual Grant (Sum of lines 2 - 20)	3,556,938.00	0.00	0.00	0.00
21	Amount of line XX Related to LBP Activities	0	0	0	0
22	Amount of line XX Related to Section 504 Compliance	0	0	0	0
23	Amount of line XX Related to Security -- Soft Costs	42,000	0	0	0
24	Amount of line XX Related to Security -- Hard Costs	16,000	0	0	0
25	Amount of line XX Related to Energy Conservation Measure	193,750	0	0	0
Signature of Executive Director and Date			Signature of Public Housing Director and Date		

**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 501 2008</b>				<b>2008</b>		
		Replacement Husing Factor Grant No:				<b>Revision: Original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY - 380 COCC	management fee A/E office bldg security hardware office bldg office bldg improvements bond debt	1410 1430 1470 □ □ 9000		355,694.00 24,000.00 4,000.00  537,260.00				
	COCC FY 2008 TOTAL			920954	0	0	0	
NY06 P001 001 Pioneer Homes AMP # 70	operations security staff development software development A/E PHA inspection costs canopy roofs fire wall roofs replace TRVs in apts security hardware computer hardware	1406 1408 □ □ 1430 □ 1450 1460 □ □ 1465.1 1470 1475 □		101,938.00 10,500.00 11,500.00 22000 30,000.00 17500 131,587.00 79,966.00  4,500.00 5650				
	NY1-01 FY 2008 TOTAL			415141	0	0	0	
NY06 P001 002 James Geddes AMP # 73	operations security staff development software development A/E PHA inspection costs replace apt furnaces replace apt DHW tanks fire panel computer hardware	1406 1408 □ □ 1430 □ 1450 1460 □ 1465.1 1470 1475 □		100950 10500 11500 22000 28000 17500 250000 35000  12000 5650				
	NY1-02 FY 2008 TOTAL			493100	0	0	0	

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

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2008</b>				<b>2008</b>		
		Replacement Husing Factor Grant No:				<b>Revision: original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY06 P001 003 James Geddes AMP # 73	operations	1406						
	security	1408						
	staff development	∏						
		1430						
		1450						
		1460						
		1465.1						
		1470						
	security hardware	1475			5000			
		<b>TOTAL</b>			<b>5000</b>	<b>0</b>	<b>0</b>	<b>0</b>
	NY1-03 FY 2008							
NY06 P001 004 Central Village AMP # 71	operations	1406		100950				
	security	1408		10500				
	staff development	∏		11500				
	software development	∏		22000				
	A/E	1430		25000				
	PHA inspection costs	∏		10750				
		1450						
		1460						
		1465.1						
	'A' wing build-out	1470		250000				
	∏							
security hardware	1475		2500					
computer hardware	∏		5650					
	<b>TOTAL</b>			<b>438850</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	NY1-04 FY 2008							
NY06 P001 005 Toomey Abbott AMP # 72	operations	1406		100950				
	security	1408						
	staff development	∏		11500				
	software development	∏		22000				
		1430						
		∏						
		1450						
		1460						
		∏						
		1465.1						
	1470							
computer hardware	1475		5650					
	<b>TOTAL</b>			<b>140100</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	NY1-05 FY 2008							

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

PHA Name		Grant Type and Number				Federal FY of Grant:		
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2008</b> Replacement Husing Factor Grant No:				2008 Revision: Original		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY06 P001 009 Ross Towers AMP # 77	operations	1406		100039				
	security	1408						
	staff development	∏		11500				
	computer software	∏		22000				
		1430						
		1450						
		1460						
		∏						
		1465.1						
		1470						
	computer hardware	1475		5650				
	NY1-09	FY 2008	TOTAL	139189	0	0	0	
NY06 P001 010 Vnette Tower AMP # 74	operations	1406		100950				
	security	1408						
	staff development	∏		11500				
	software development	∏		22000				
		1430						
		1450						
		1460						
		∏						
		1465.1						
		1470						
	computer hardware	1475		5650				
	NY1-10	FY 2008	TOTAL	140100	0	0	0	
NY06 P001 011 Fahey Court AMP # 74	operations	1406						
	security	1408						
	staff development	∏						
		1430						
		1450						
		1460						
		1465.1						
		1470						
		1475						
		NY1-11	FY 2008	TOTAL	0	0	0	0

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

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2008</b>				<b>2008</b>		
		Replacement Husing Factor Grant No:				<b>Revision: Original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY06 P001 012 Benderson Heights AMP # 75	operations	1406		105611				
	security	1408		10500				
	staff development	∏		11500				
	software development	∏		22000				
	A/E	1430		18000				
	PHA inspection costs	∏		10750				
		1450						
	baseboard convectors	1460		85000				
	exterior repairs	∏		90632				
	replace flooring	∏		171380				
		1465.1						
		1470						
		security hardware	1475		2000			
	computer hardware	∏		5650				
	NY1-12	FY 2008	TOTAL	533023	0	0	0	0
NY06 P001 014 Scattered Rehab AMP # 75	operations	1406						
	security	1408						
		1430						
		1450						
		1460						
		1465.1						
		1470						
	1475							
	NY1-14	FY 2008	TOTAL	0	0	0	0	0
NY06 P001 016 Scattered Sites AMP # 75	operations	1406						
	security	1408						
	A/E	1430		18000				
	PHA inspection costs	∏		10750				
		1450						
	baseboard convectors	1460		120000				
	replace flooring	∏		168918				
	stairtreads & stringers	∏		11813				
		1465.1						
		1470						
	security hardware	1475		2000				
	NY1-16	FY 2008	TOTAL	331481	0	0	0	0

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06 P001 501 2008</b> Replacement Husing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2008</b> <b>Revision: Original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

NY06 P001 018 McKinney Manor AMP # 71	operations	1406						
	security	1408						
		1430						
		1450						
		1460						
		1465.1						
		1470						
		1475						
	<b>TOTAL</b>			0	0	0	0	

GRANT TOTALS FFY 2008 (501)	Operations	1406		711,388.00	0.00	0.00	0.00
	Management Improvements	1408		276,500.00	0.00	0.00	0.00
	Administration	1410		355,694.00	0.00	0.00	0.00
	Fees & Costs	1430		210,250.00	0.00	0.00	0.00
	Site Improvements	1450					
	Dwelling Structures	1460		1,144,296.00	0.00	0.00	0.00
	Dwelling Equipment	1465.1					
	Nondwelling Structures	1470		254,000.00	0.00	0.00	0.00
	Nondwelling Equipment	1475		67,550.00	0.00	0.00	0.00
	Demolition	1485					
	Replacement Reserve	1490					
	Relocation Costs	1495.1					
	Development Costs	1499					
	Bond debt	9000		537,260.00	0.00	0.00	0.00
Contingency	1502						
	<b>Grant Total FFY 08 (501)</b>			<b>3,556,938.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

PHA Name		Grant Type and Number					Federal FY of Grant:
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2008</b> Replacement Husing Factor Grant No:					<b>2008</b> <b>REVISION: ORIGINAL</b>
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	06/12/10			06/12/12			
NY1-02 James Geddes	06/12/10			06/12/12			
NY1-03 James Geddes	06/12/10			06/12/12			
NY1-04 Central Village	06/12/10			06/12/12			
NY1-05 Toomey Abbott	06/12/10			06/12/12			
NY1-09 Ross Towers	06/12/10			06/12/12			
NY1-10 Vnette Tower	06/12/10			06/12/12			
NY1-11 Fahey Court	06/12/10			06/12/12			
NY1-12 Benderson Heights	06/12/10			06/12/12			
NY1-14 Scattered Rehab	06/12/10			06/12/12			
NY1-16 Scattered Sites	06/12/10			06/12/12			
NY1-18 McKinney Manor	06/12/10			06/12/12			
NY-380 COCC	06/12/10			06/12/12			

**Annual Statement/Performance and Evaluation Report**

14-Apr-08

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) 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 501 2005</b> Replacement Husing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>
<b>Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>			<b>XX Revised Annual Statement (revision no: #4 )</b>
<b>XX Performance and Evaluation Report for Period Ending : 12/31/07</b>		<b>Final Performance and Evaluation Report</b>			06 April 06
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations	<b>625,000.00</b>	<b>0.00</b>	<b>625,000.00</b>	<b>625,000.00</b>
3	1408 Management Improvements	<b>300,000.00</b>	<b>0.00</b>	<b>300,000.00</b>	<b>242,096.22</b>
4	1410 Administration	<b>363,800.00</b>	<b>0.00</b>	<b>363,800.00</b>	<b>363,800.00</b>
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>205,000.00</b>	<b>0.00</b>	<b>205,000.00</b>	<b>79,924.85</b>
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	<b>806,743.42</b>	<b>0.00</b>	<b>806,743.42</b>	<b>762,144.82</b>
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	<b>112,857.96</b>	<b>0.00</b>	<b>112,857.96</b>	<b>107,586.75</b>
13	1475 Nondwelling Equipment	<b>673,798.87</b>	<b>0.00</b>	<b>673,798.87</b>	<b>626,339.51</b>
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities	<b>10,288.75</b>		<b>10,288.75</b>	<b>10,288.75</b>
19	1501 Collateralization or Debt Service	<b>540,210.00</b>	<b>0.00</b>	<b>540,210.00</b>	<b>540,210.00</b>
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,637,699.00</b>	<b>0.00</b>	<b>3,637,699.00</b>	<b>3,357,391.90</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 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 501 2005</b> Replacement Husing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2005</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>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
22	Amount of line XX Related to LBP Activities	0	0	0	0
23	Amount of line XX Related to Section 504 Compliance	0	0	0	0
24	Amount of line XX Related to Security -- Soft Costs	175,000	0	88,500	73,760
25	Amount of line XX Related to Security -- Hard Costs	25,000	0	0	0
26	Amount of line XX Related to Energy Conservation Measu	297,140	0	297,140	297,140
27	Amount of line XX Related to Debt Service	540,210	0	540,210	540,210

**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 501 2005</b>				<b>2005</b>		
		Replacement Husing Factor Grant No:				<b>Revision: #4</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY380	1. CFP funds used for operation: Development Account Tota	1406 1406		625,000.00 625,000.00	0.00	625,000.00 625,000.00	625,000.00 625,000.00	Complete
PHA-WIDE Management Improvement	1. SHA wide security details 2. Improve maintenance effectiveness 3. Resident management aide: 4. Workorder streamlining 5. SHA Wide asset management Development Account Tota			88,500.00 130,000.00 45,000.00 1,500.00 35,000.00 300,000.00	0.00	88,500.00 130,000.00 45,000.00 1,500.00 35,000.00 300,000.00	73,759.77 115,406.47 31,039.72 1,482.76 20,407.50 242,096.22	
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Tota			363,800.00 363,800.00	0.00	363,800.00 363,800.00	363,800.00 363,800.00	Complete
PHA-WIDE Fees and Costs	1. Architect and Engineering Fee: 2. Other Fees and Costs Development Account Tota			175,000.00 30,000.00 205,000.00	0.00	175,000.00 30,000.00 205,000.00	70,875.60 9,049.25 79,924.85	
NY06P001001 Pioneer Homes	1. Replace TRVs 2. Replace entrance canopies 3. Complete crawl space ven Development Account Tota	1460 1460 1460		74.64 74.64	0.00	74.64 74.64	74.64 74.64	Complete
NY06P001002 James Geddes 02	1. Maintenance equipmen Development Account Tota	1475 1475		3,394.00 3,394.00	0.00	3,394.00 3,394.00	3,394.00 3,394.00	Complete
NY06P001003 James Geddes 03	1. Maintenance equipmen Development Account Tota	1475 1475		3,394.00 3,394.00	0.00	3,394.00 3,394.00	3,394.00 3,394.00	Complete

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name			Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>			Capital Fund Program Grant No: <b>NY06 P001 501 2005</b>				<b>2005</b>		
			Replacement Husing Factor Grant No:				<b>Revision: #4</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
NY380	1. CFP funds used for operations	1406		625,000.00		625,000.00	625,000.00	Complete	
	Development Account Total	1406		625,000.00	0.00	625,000.00	625,000.00		
PHA-WIDE Management Improvements	1. SHA wide security details 2. Improve maintenance effectiveness 3. Resident management aides 4. Workorder streamlining 5. SHA Wide asset management			88,500.00 130,000.00 45,000.00 1,500.00 35,000.00		88,500.00 130,000.00 45,000.00 1,500.00 35,000.00	73,759.77 115,406.47 31,039.72 1,482.76 20,407.50		
	Development Account Total	1408		300,000.00	0.00	300,000.00	242,096.22		
PHA-WIDE Administration	1. Technical Salaries & Benefits			363,800.00		363,800.00	363,800.00	Complete	
	Development Account Total	1410		363,800.00	0.00	363,800.00	363,800.00		
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs			175,000.00 30,000.00		175,000.00 30,000.00	70,875.60 9,049.25		
	Development Account Total	1430		205,000.00	0.00	205,000.00	79,924.85		
NY06P001001 Pioneer Homes	1. Replace TRVs 2. Replace entrance canopies 3. Complete crawl space vent	1460 1460 1460		74.64		74.64	74.64	Complete	
	Development Account Total	1460		74.64	0.00	74.64	74.64		
NY06P001002 James Geddes 02	1. Maintenance equipment	1475		3,394.00		3,394.00	3,394.00	Complete	
	Development Account Total	1475		3,394.00	0.00	3,394.00	3,394.00		
NY06P001003 James Geddes 03	1. Maintenance equipment	1475		3,394.00		3,394.00	3,394.00	Complete	
	Development Account Total	1475		3,394.00	0.00	3,394.00	3,394.00		

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name			Grant Type and Number				Federal FY of Grant:		Status of Work
SYRACUSE HOUSING AUTHORITY			Capital Fund Program Grant No: <b>NY06 P001 501 2005</b> Replacement Husing Factor Grant No:				P2005 Revision: #4		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
NY06P001004 Almus Olver	1. Exterior repairs 2.  Development Account Total Development Account Total	1460 1460  1460		50,500.00		50,500.00	10,028.13	Spring re-start	
NY06P001005 Toomey Abbott	1. Underground heat lines 2. Heat pumps replace  Development Account Total Development Account Total	1460 1475  1460 1475	8 units	285,000.00 1,697.00		285,000.00 1,697.00	266,186.00 1,697.00	Complete Complete	
NY06P001009 Ross Towers	1. Install DHW tanks 2. Curtain wall warranty settlement Development Account Total	1460 1460 1460		10,905.88 30,081.00 40,986.88		10,905.88 30,081.00 40,986.88	10,905.88 30,081.00 40,986.88	Complete Complete	
NY06P001010 Vnette Tower	1. 2. 6. Replace bedroom windows 7. Significant rehab continuing, see above Development Account Total	1460  1460 1460 1460	152 units			388,655.45 2,600.00 391,255.45	405,392.04 4,683.00 410,075.04	Punch list On going	
NY06P001012 Benderson Heights	1. PHAS remediation 2. Development Account Total	1460 1460 1460		37.35		37.35	37.35	Complete	
NY06P001014 Scattered Rehabs	1. PHAS remediation Development Account Total	1460 1460	9 bldgs	6,532.67		6,532.67	6,532.67	Complete	
NY06P001016 Scattered Sites	1. Blaine St reopen Development Account Total	1460 1460		5,500.00		5,500.00	1,367.68	Spring re-start	
NY06P001018 McKinney Manor	1. Security upgrades -- entry doors 2. Siding repairs Development Account Total	1460 1460 1460	75 units	6,856.43 20,000.00 26,856.43		6,856.43 20,000.00 26,856.43	6,856.43 20,000.00 26,856.43	Complete Complete	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2005</b>				<b>2005</b>		
		Replacement Husing Factor Grant No:				<b>Revision: #4</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE Nondwelling Structures	1. Quonset/stores upgrades 2. Main office exterior repairs 3. AMP site offices Development Account Total	1470 1470 1470		85,000.00 2,850.00 25,007.96 112,857.96	0.00	85,000.00 2,850.00 25,007.96 112,857.96	81,680.90 2,848.94 23,056.91 107,586.75	90 % On going Complete
PHA-WIDE NonDwelling Equipme	1. Computer Hardware - PHA Wide 2. Maintenance/Grounds/Garage Equipment - PHA-Wide 3. Security Equipment - PHA-Wide 4. Non passenger vehicles 5. Stores equipment 6. AOT solar wall 7. Site offices 8. Vinette emergency generator Development Account Total	1475		8,000.00 124,555.27 25,000.00 345,738.20 25,000.00 2,921.00 20,942.60 113,156.80 665,313.87	0.00	8,000.00 124,555.27 25,000.00 345,738.20 25,000.00 2,921.00 20,942.60 113,156.80 665,313.87	7,336.02 127,423.27 5,365.58 18,834.64 113,156.80 617,854.51	On going Complete Complete On going Complete Complete
PHA-WIDE Development Costs	1. Home ownership 2. Development Account Total	1498 1498		10,288.75 10,288.75	0.00	10,288.75 10,288.75	10,288.75 10,288.75	to RHF
PHA-WIDE Bond repayment	1. Bond repayment obligation Development Account Total	1501 / 9001		540,210.00 540,210.00	0.00	540,210.00 540,210.00	540,210.00 540,210.00	
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 Development Activities Bond debt Grant Total   FFY 05 (501)	1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495.1 1498 1501 / 9001		625,000.00 300,000.00 363,800.00 205,000.00 806,743.42 112,857.96 673,798.87 540,210.00 10,288.75 540,210.00 3,637,699.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	625,000.00 300,000.00 363,800.00 205,000.00 806,743.42 112,857.96 673,798.87 540,210.00 10,288.75 540,210.00 3,637,699.00	625,000.00 242,096.22 363,800.00 79,924.85 762,144.82 107,586.75 626,339.51 540,210.00 10,288.75 540,210.00 3,357,390.90	

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

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2005</b>					2005
		Replacement Husing Factor Grant No:					REVISION: #4
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	N/A			N/A			
NY1-02 James Geddes	08/18/07		06/30/07	08/18/09			
NY1-03 James Geddes	08/18/07		06/30/07	08/18/09			
NY1-04 Central Village	08/18/07		06/30/07	08/18/09			
NY1-05 Toomey Abbott	08/18/07		06/30/07	08/18/09			
NY1-09 Ross Towers	N/A			N/A			
NY1-10 Vnette Tower	08/18/07		12/31/06	08/18/09			
NY1-14 Scattered Rehab	08/18/07		06/30/07	08/18/09			
NY1-18 McKinney Manor	08/18/07		06/30/07	08/18/09			
SHA Wide Dwelling Structures	08/18/07		06/30/07	08/18/09			
SHA Wide Non-Dwelling Structures	08/18/07		06/30/07	08/18/09			
SHA Wide Management Improvements	08/18/07		06/30/07	08/18/09			

# Annual Statement/Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2005</b>					2005
		Replacement Husing Factor Grant No:					REVISION: #4
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	N/A			N/A			
NY1-02 James Geddes	08/18/07		06/30/07	08/18/09			
NY1-03 James Geddes	08/18/07		06/30/07	08/18/09			
NY1-04 Central Village	08/18/07		06/30/07	08/18/09			
NY1-05 Toomey Abbott	08/18/07		06/30/07	08/18/09			
NY1-09 Ross Towers	N/A			N/A			
NY1-10 Vnette Tower	08/18/07		12/31/06	08/18/09			
NY1-14 Scattered Rehab	08/18/07		06/30/07	08/18/09			
NY1-18 McKinney Manor	08/18/07		06/30/07	08/18/09			
SHA Wide Dwelling Structures	08/18/07		06/30/07	08/18/09			
SHA Wide Non-Dwelling Structures	08/18/07		06/30/07	08/18/09			
SHA Wide Management Improvements	08/18/07		06/30/07	08/18/09			

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06 P001 501 2006</b> Replacement Husing Factor Grant No:			Federal FY of Grant: <b>2006</b>
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: #1 )</b>	
<b>Performance and Evaluation Report for Period Ending : 12/31/</b>		<b>Final Performance and Evaluation Report</b>			
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	<b>685,000.00</b>	<b>0.00</b>	<b>685,000.00</b>	<b>685,000.00</b>
3	1408 Management Improvements	<b>300,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
4	1410 Administration	<b>343,300.00</b>	<b>0.00</b>	<b>343,300.00</b>	<b>322,612.92</b>
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>150,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>215,000.00</b>	<b>0.00</b>	<b>145,000.00</b>	<b>77,033.45</b>
10	1460 Dwelling Structures	<b>917,338.94</b>	<b>0.00</b>	<b>241,960.33</b>	<b>144,263.35</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
12	1470 Nondwelling Structures	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
13	1475 Nondwelling Equipment	<b>288,528.06</b>	<b>0.00</b>	<b>189,528.06</b>	<b>189,325.41</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>533,870.00</b>	<b>0.00</b>	<b>533,870.00</b>	<b>533,870.00</b>
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,433,037.00</b>	<b>0.00</b>	<b>2,138,658.39</b>	<b>1,952,105.13</b>

Signature of Executive Director and Date

## Annual Statement/Performance and Evaluation Report

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

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06 P001 501 2006</b> Replacement Husing Factor Grant No:		<b>Federal FY of Grant:</b> <b>2006</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>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Obligated</b>	<b>Total Actual Cost Expended</b>
Line No.		<b>Original</b>	<b>Revised</b>		
22	Amount of line XX Related to LBP Activities	0	0	0	0
23	Amount of line XX Related to Section 504 Compliance		0	0	0
24	Amount of line XX Related to Security -- Soft Costs	135,000	0	0	0
25	Amount of line XX Related to Security -- Hard Costs	20,000	0	0	0
26	Amount of line XX Related to Energy Conservation Meas	69,111	0	0	0
27	Amount of line XX Related to Debt Service	540,000	0	159,435	159,435

# 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 501 2006</b>				<b>2006</b>		
		Replacement Husing Factor Grant No:				<b>Revision: #1</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY380	1. CFP funds used for operations Development Account Total	1406 1406		685,000.00 685,000.00	0.00	685,000.00 685,000.00	685,000.00 685,000.00	
PHA-WIDE Management Improvements	1. SHA wide security details 2. Improve maintenance effectiveness 3. Resident management aides 4. Workorder streamlining 5. Software upgrades: 'AMP' Development Account Total			110,000.00 35,000.00 65,000.00 90,000.00 300,000.00	0.00	0.00	0.00	
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total			343,300.00 343,300.00	0.00	343,300.00	322,612.92 322,612.92	
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs Development Account Total			125,000.00 25,000.00 150,000.00	0.00	0.00	0.00	
NY06P001001 Pioneer Homes	1. Boiler upgrade con'd 2. Rows: replace/repair porches. 3. Rows: fill sink holes, settlement @ bldg 51 Development Account Total	1460 1460 1460 1460	220 units A/E est	17,078.00 15,000.00 32,078.00	0.00	17,078.00 2372.15 19,450.15	17,238.00 2372.15 19,610.15	
NY06P001002 James Geddes	1. Replace trash compactors 2. Reconfigure apt make-up air intake Development Account Total Development Account Total	1475 1460 1475 1460		31,000.00 125,000.00 31,000.00 125,000.00	0.00 0.00	0.00 0.00	0.00 0.00	
NY06P001003 James Geddes	1. High rise traffic control gates 2. Replace trash compactors Development Account Total Development Account Total			110,000.00 31,000.00 110,000.00 31,000.00	0.00 0.00	110,000.00 110,000.00	43,360.00 43,360.00	
NY06P001004 Central Village	1. Repair fencing 2. High rise exterior repairs Development Account Total Development Account Total	1450 1460 1450 1460	3,000 lf	40,000.00 28,000.00 40,000.00 28,000.00	0.00 0.00	0.00 0.00	0.00 0.00	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2006</b>				<b>2006</b>		
		Replacement Husing Factor Grant No:				<b>Revision: #1</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY06P001005 Toomey Abbott	1. Site fencing	1450						
	2. Common area floor coverings	1460		36,000.00		135.00	135.00	
	3. Trash room improvements	1460		10,000.00				
	Development Account Total	1450		0.00	0.00	0.00	0.00	
	Development Account Total	1460		46,000.00	0.00	135.00	135.00	
NY06P001009 Ross Towers	1.	1460						
	Development Account Total	1460		0.00	0	0	0	
NY06P001010 Vnette Tower	1. Bedroom window replace	1460	152 units	216,875.18		216875.18	119297.42	
	2. Rear entrance vestibule			220,000.00				
	3. Living room windows			172,385.76				
	Development Account Total	1460		609,260.94	0.00	216,875.18	119,297.42	
NY06P001011 Fahey Court	1. Sanitary main replace	1450	9 bldgs	65,000.00		35,000.00	33,673.45	
	Development Account Total	1460		65,000.00	0.00	35,000.00	33,673.45	
NY06P001014 Scattered Rehabs	1. Replace canopies/awnings	1460	9 bldgs	52,000.00				
	Development Account Total	1460		52,000.00	0.00	0.00	0.00	
NY06P001016 Scattered Sites	1. Blaine St re open	1460		25,000.00		5,500.00	5,220.78	
	Development Account Total	1460		25,000.00	0.00	5,500.00	5,220.78	
NY06P001018 McKinney Manor	1. Replace boilers & dhw tanks	1460	75 units					
	Development Account Total	1460		0.00	0.00	0.00	0.00	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2006</b> Replacement Husing Factor Grant No:				<b>2006</b>		
						<b>Revision: #1</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE Dwelling Structures	1. 2.							
	Development Account Total	1460		0.00	0.00	0.00	0.00	
PHA WIDE Nondwelling Structures	1. Pagoda bldg ramp, railings, etc rebuild	1470						
	Development Account Total	1470		0.00	0.00	0.00	0.00	
PHA-WIDE NonDwelling Equipme	1. Computer Hardware - PHA Wide 2. Maintenance/Grounds/Garage Equipment - PHA-Wide 3. Security Equipment - PHA-Wide 4. Upgrade EMS systems	1475		189,528.06		189,528.06	189,325.41	
	Development Account Total	1475		226,528.06	0.00	189,528.06	189,325.41	
PHA-WIDE Bond repayment	1. Bond repayment obligation			533,870.00		533,870.00	533,870.00	
	Development Account Total	1501 / 9001		533,870.00	0.00	533,870.00	533,870.00	
GRANT TOTALS FFY 2006 (501)	Operations Management Improvements Administration Fees & Costs Site Improvements Dwelling Structures Dwelling Equipment Nondwelling Structures Nondwelling Equipment Demolition Replacement Reserve Relocation Costs  Bond debt	1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495.1  1501 / 9001		685,000.00 300,000.00 343,300.00 150,000.00 215,000.00 917,338.94 288,528.06 533,870.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	685,000.00 0.00 343,300.00 0.00 145,000.00 241,960.33 189,528.06 533,870.00	685,000.00 0.00 322,612.92 0.00 77,033.45 144,263.35 189,325.41 533,870.00	
	Grant Total	FFY 06 (501)		3,433,037.00	0.00	2,138,658.39	1,952,105.13	

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

PHA Name		Grant Type and Number			Federal FY of Grant:		
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No <b>NY06 P001 501 2006</b>			2006		
		Replacement Husing Factor Grant No:			REVISION: #1		
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	07/18/08			07/18/10			
NY1-02 James Geddes	N/A			N/A			
NY1-03 James Geddes	N/A			N/A			
NY1-04 Central Village	07/18/08			07/18/10			
NY1-05 Toomey Abbott	07/18/08			07/18/10			
NY1-09 Ross Towers	N/A			N/A			
NY1-10 Vinette Tower	07/18/08			07/18/10			
NY1-14 Scattered Rehab	07/18/08			07/18/10			
NY1-18 McKinney Manor	07/18/08			07/18/10			
SHA Wide Dwelling Structures	07/18/08			07/18/10			
SHA Wide Non-Dwelling Structures	07/18/08			07/18/10			
SHA Wide Management Improvements	07/18/08			07/18/10			

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06 P001 501 2007</b> Replacement Husing Factor Grant No:		Federal FY of Grant: <b>2007</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: ) 01OCTOBER04</b>	
<b>XX Performance and Evaluation Report for Period Ending : 12/31/0'</b>		<b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations	<b>706,739.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
3	1408 Management Improvements	<b>346,087.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
4	1410 Administration	<b>353,370.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	<b>200,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
8	1440 Site Acquisition				
9	1450 Site Improvement	<b>125,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
10	1460 Dwelling Structures	<b>1,212,743.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
11	1465.1 Dwelling Equipment--Nonexpendable	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
12	1470 Nondwelling Structures	<b>10,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
13	1475 Nondwelling Equipment	<b>42,000.00</b>	<b>0.00</b>	<b>0.00</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>537,260.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>3,533,699.00</b>	<b>0.00</b>	<b>0.00</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 Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 P001 501 2007 Replacement Husing Factor Grant No:		<b>Federal FY of Grant:</b> 2007	
<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>	
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	0
23	Amount of line XX Related to Section 504 Compliance	0	0	0	0
24	Amount of line XX Related to Security -- Soft Costs	188,000	0	0	0
25	Amount of line XX Related to Security -- Hard Costs	20,000	0	0	0
26	Amount of line XX Related to Energy Conservation Measu	434,581	0	0	0
27	Amount of line XX Related to Debt Service	533,870	0	0	0

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2007</b>				<b>2007</b> Revision: Original		
		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		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY380	1. CFP funds used for operations Development Account Total	1406 1406		706,739.00 706,739.00			0.00 0.00	
PHA-WIDE Management Improvements	1. SHA wide security details 2. Marketing of software, etc 3. Resident management aides 4. Workorder streamlining 5. Software upgrades: 'AMP' Development Account Total			184,087.00 12,000.00 35,000.00 80,000.00 35,000.00 346,087.00			0.00 0.00	
PHA-WIDE Bond Debt	1. Annual Repay Series 2002 Development Account Total			537,260.00 537,260.00			0.00 0.00	
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total			353,370.00 353,370.00			0.00 0.00	
PHA-WIDE Fees and Costs	1. Architect and Engineering Fees 2. Other Fees and Costs Development Account Total			175,000.00 25,000.00 200,000.00			0.00 0.00	
NY06P001001 Pioneer Homes	1. Midrise: Install high security doors/hardware 2. Midrise: Replace roofs 3. Rows: Replace heat/dw distribution lines Development Account Total NY1-01 Project Total	1460 1460 1460 1460	18 bldgs 18 bldgs A/E est	115,200.00 120,000.00 108,000.00 343,200.00 343,200.00			0.00 0.00	
NY06P001003 James Geddes	1. Abate ACM, floors, pipes Development Account Total NY1-03 Project Total	1460 1460		75,600.00 75,600.00 75,600.00			0.00 0.00	
NY06P001004 Central Village	1. Repair fencing 2. Development Account Total Development Account Total NY1-4 Project Total	1450 1460 1450 1460	3,000 lf	125,000.00 0.00 125,000.00 0.00 125,000.00			0.00 0.00	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		Status of Work
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2007</b> Replacement Husing Factor Grant No:				2007 Revision: original		
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	
	1.	1460						
	Development Account Total	1460		0.00	0	0	0	
	Project Total			0.00	0.00	0.00	0.00	
NY06P001005 Toomey Abbott	1.	1450						
	2.	1460						
	3.	1450		0.00	0.00	0.00	0.00	
	Development Account Total	1460		0.00	0.00	0.00	0.00	
	NY1-05 Project Total			0.00	0.00	0.00	0.00	
NY06P001009 Ross Towers	1.	1460						
	Development Account Total	1460		0.00	0.00	0.00	0.00	
	NY1-09 Project Total			0.00	0.00	0.00	0.00	
NY06P001010 Vnette Tower	1. Install bedroom windows	1460	152 units					
	2. Install living room windows, balcony door, screens							
	3. Install kitchen drain cleanouts							
	5. Install new floor covering, apts							
	6. Accessibility upgrades, apts							
	7. Continue Significant Rehab			511,272.00				
	Development Account Total	1460		511,272.00	0.00	0.00	0.00	
	NY1-10 Project Total	1460		511,272.00	0.00	0.00	0.00	
NY06P001012 Benderson Heights	1. Replace flooring	1460	56 apts	113,190.00				
	Development Account Total	1460		113,190.00	0.00	0.00	0.00	
	NY1-12 Project Total	1460		113,190.00	0.00	0.00	0.00	
NY06P001016 Scattered Sites	1. Replace flooring	1460	90 units	92,669.00				
	2. Replace stairtreads, stiffen stringers			11,812.00				
	Development Account Total	1460		104,481.00	0.00	0.00	0.00	
	NY1-16 Project Total	1460		104,481.00	0.00	0.00	0.00	
NY06P001018 McKinney Manor	1.	1460	75 units					
	Development Account Total	1460		0.00	0.00	0.00	0.00	
	NY1-18 Project Total			0.00	0.00	0.00	0.00	

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 501 2007</b>				<b>2007</b>		
		Replacement Husing Factor Grant No:				<b>Revision: Original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE Dwelling Structures	1. PHAS preparation as needed	1460		65,000.00				
	2. Development Account Total	1460		65,000.00	0.00	0.00	0.00	
PHA WIDE Nondwelling Structures	1. COCC Replace P-Tacs	1470		10,500.00				
	Development Account Total	1470		10,500.00	0.00	0.00	0.00	
PHA-WIDE NonDwelling Equipme	1. Computer Hardware - PHA Wide	1475		10,000.00				
	2. Maintenance/Grounds/Garage Equipment - PHA-Wide			12,000.00				
	3. Security Equipment - PHA-Wide			20,000.00				
	4. Development Account Total	1475		42,000.00	0.00	0.00	0.00	
GRANT TOTALS								
FFY 2007 (501)	Operations	1406		706,739	0	0	0	
	Management Improvements	1408		346,087	0	0	0	
	Administration	1410		353,370	0	0	0	
	Fees & Costs	1430		200,000	0	0	0	
	Site Improvements	1450		125,000	0	0	0	
	Dwelling Structures	1460		1,212,743	0	0	0	
	Dwelling Equipment	1465.1						
	Nondwelling Structures	1470		10,500	0	0	0	
	Nondwelling Equipment	1475		42,000	0	0	0	
	Demolition	1485						
	Replacement Reserve	1490						
	Relocation Costs	1495.1						
	Bond debt	1501 / 9001		537,260	0	0	0	
Grant Total	FFY 07 (501)		3,533,699	0	0	0		

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

PHA Name		Grant Type and Number					Federal FY of Grant:
SYRACUSE HOUSING AUTHORITY		Capital Fund Program Grant No: <b>NY06 P001 501 2007</b> Replacement Husing Factor Grant No:					2007 <b>REVISION: ORIGINAL</b>
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-01 Pioneer Homes	09/13/09			09/13/11			
NY1-02 James Geddes							
NY1-03 James Geddes	09/13/09			09/13/11			
NY1-04 Central Village	09/13/09			09/13/11			
NY1-05 Toomey Abbott				09/13/11			
NY1-09 Ross Towers							
NY1-10 Vnette Tower	09/13/09			09/13/11			
NY1-12 Benderson Heights	09/13/09			09/13/11			
NY1-16 Scattered Sites	09/13/09			09/13/11			
SHA Wide Dwelling Structures	09/13/09			09/13/11			
SHA Wide Non-Dwelling Structures	09/13/09			09/13/11			
SHA Wide Management Improvements	09/13/09			09/13/11			

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2002</b>		Federal FY of Grant: <b>R2002</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>XX Revised Annual Statement (revision no 04 JUNE 03)</b>	
<b>XX Performance and Evaluation Report for Period Ending : 12/3</b>		<b>Final Performance and Evaluation Report</b>			
Summary by Development Account		Total Estimated Cost		Obligated	Total Actual Cost Expended
Line No.		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>40,505.00</b>		<b>6,270.00</b>	<b>6,269.31</b>
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>40,505.00</b>	<b>0.00</b>	<b>6,270.00</b>	<b>6,269.31</b>

Signature of Executive Director and Date

**Annual Statement/Performance and Evaluation Report**

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

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 R001 501 2002 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> R2002	
<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>Obligated</b>	<b>Total Actual Cost Expended</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 (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2002</b>				Federal FY of Grant: <b>R2002</b> Revision: #1		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Replacement Housing	1. Single family affordable housing	Development Account Total	1498		40,505.00		6,270.00	6,269.31	Bids received
			1498		40,505.00	0.00	6,270.00	6,269.31	
			NY1-21		40,505.00	0.00	6,270.00	6,269.31	

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGra <b>NY06 R001 501 2002</b>					<b>Federal FY of Grant:</b> <b>2002</b> <b>REVISION: #1</b>
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-21 Development Activities	6/30/06	12/31/07	12/31/07	06/30/08	12/31/09		HUD determined

# Annual Statement/Performance and Evaluation Report

12-Jun-08

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2003</b>		Federal FY of Grant: <b>R2003</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: 01 19 SEPTEMBER 03)</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 Actual Cost Expended
		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>		<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>	<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 Factor (CFP/CFPRHF) Part 1: Summary

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY</b> Replacement Housing Factor Grant No:		Federal FY of Grant: <b>R2003</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>			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
22	Amount of line XX Related to LBP Activities				
23	Amount of line XX Related to Section 504 Compliance				
24	Amount of line XX Related to Security -- Soft Costs				
25	Amount of line XX Related to Security -- Hard Costs				
26	Amount of line XX Related to Energy Conservation Measures				

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

<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>NY06 R001 501 2003</b>				<b>Federal FY of Grant:</b>  <b>R2003</b>  <b>Revision: original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Replacement Housing	1. Construct single family homes		1498		33,327.00		33,327.00	Bids received	
		Development Account Total	1498		33,327.00	0.00	33,327.00		0.00
		Project Total	NY1-21		33,327.00	0.00	0.00		0.00

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGra <b>NY06 R001 501 2003</b>					<b>Federal FY of Grant:</b> <b>R2003</b> <b>REVISION: ORIGINAL</b>
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-21 Development Activities	6/30/06	12/31/07	12/31/07	06/30/08	12/31/09		HUD determined

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2004</b>		Federal FY of Grant: <b>R2004</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: 01 OCTOBER 04)</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 Actual Cost Expended
		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>		<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>	<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 Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 R001 501 2004 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> R2004	
<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>Obligated</b>	<b>Total Actual Cost Expended</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 (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<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>NY06 R001 501 2004</b>				<b>Federal FY of Grant:</b>  <b>R2004</b>  <b>Revision: original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Replacement Housing	1. Construct single family homes	Development Account Total	1498		38,596.00		38,596.00	Bids recieved	
			1498		38,596.00	0.00	38,596.00		0.00
			NY1-21		38,596.00	0.00	38,596.00		0.00
	Project Total								

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: ReplacementHousingFactorGra <b>NY06 R001 501 2004</b>					Federal FY of Grant: <b>R2004</b> <b>REVISION: ORIGINAL</b>	
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY1-21 Development Activities	09/14/2006	12/31/07	12/31/07	09/14/2008	12/31/09		HUD determined	

# Annual Statement/Performance and Evaluation Report

12-Jun-08

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2005</b>		Federal FY of Grant: <b>R2005</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: 01 OCTOBER 05)</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 Actual Cost Expended
		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>		<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>	<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 Factor (CFP/CFPRHF) 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 R001 501 2005</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> <b>R2005</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>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Obligated</b>	<b>Total Actual Cost Expended</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 (CFP/CFPRHF)**  
**Part II: Supporting Pages**

<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>NY06 R001 501 2005</b>				<b>Federal FY of Grant:</b>  <b>R2005</b> <b>Revision: original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Replacement Housing	1. Construct single family homes	Development Account Total	1498		36,137.00		36,137.00	Bids received	
			1498		36,137.00	0.00	36,137.00		0.00
			NY1-21		36,137.00	0.00	36,137.00		0.00
		Project Total							

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGra <b>NY06 R001 501 2005</b>					<b>Federal FY of Grant:</b> <b>R2005</b> <b>REVISION: ORIGINAL</b>	
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
NY1-21 Development Activities	08/18/2007	12/31/07	12/31/07	08/18/2009	12/31/09		HUD determined	

# Annual Statement/Performance and Evaluation Report

12-Jun-08

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06 R001 501 2006</b>		Federal FY of Grant: <b>R2006</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 : 12/3</b>		<b>Final Performance and Evaluation Report</b>			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		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>31,900</b>		<b>31,900</b>	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>31,900</b>	<b>0</b>	<b>31,900</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 Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 R001 501 2006 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> R2006	
<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>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Obligated</b>	<b>Total Actual Cost Expended</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 (CFP/CFPRHF)

### Part II: Supporting Pages

<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>NY06 R001 501 2006</b>				<b>Federal FY of Grant:</b>  <b>R2006</b> <b>Revision: original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Replacement Housing	1. Construct single family homes	Development Account Total	1498		31,900.00		31,900.00	Bids received	
			1498		31,900.00	0.00	31,900.00		0.00
			NY1-21		31,900.00	0.00	31,900.00		0.00
		Project Total							

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

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: ReplacementHousingFactorGra <b>NY06 R001 501 2006</b>					<b>Federal FY of Grant:</b> <b>R2006</b> <b>REVISION: ORIGINAL</b>
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY1-21 Development Activities	09/01/08	12/31/07	12/31/07	09/01/10	12/31/09		HUD determined

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06 P001 Housing Revenue</b> Replacement Husing Factor Grant No:			Feder: Serie
<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

al FY of Grant:
<b>Bonds es 2002 Bonds</b>
)
MAY 2002
<b>Actual Cost Expended</b>
<b>307,034.00</b>
<b>872,373.34</b>
<b>0.00</b>
<b>2,375,905.91</b>
<b>18,805.58</b>
<b>1,349,904.14</b>
<b>4,924,022.97</b>

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

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 P001 Housing Revenue Bonds Replacement Husing Factor Grant No:			<b>Federal FY of Grant:</b> Series 2002 Bonds
<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 : 12/3</b>		<b>Final Performance and Evaluation Report</b>		MAY 2002	
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>			<b>Total Actual Cost</b>
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</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	307,034.00	0.00	307,034.00	307,034.00
8	1440 Site Acquisition	1,135,873.34	0.00	872,373.34	872,373.34
9	1450 Site Improvement	210,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	2,720,905.91	0.00	2,375,905.91	2,375,905.91
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	771,282.61	0.00	18,805.58	18,805.58
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	1,349,904.14	0.00	1,349,904.14	1,349,904.14
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	6,495,000.00	0.00	4,924,022.97	4,924,022.97

Signature of Executive Director and Date

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

<b>PHA Name</b> SYRACUSE HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: NY06 P001 Housing Revenue Bonds Replacement Husing Factor Grant No:		<b>Federal FY of Grant:</b> Series 2002 Bonds	
<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>Obligated</b>	<b>Total Actual Cost Expended</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 Financing Program -- Housing Revenue Bonds (CFFP)**  
**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: <b>Series 2002 Bonds</b>				Revision:		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY 380 Account 1430 Fees & Costs	1. Environmental assessment: 3 sites 2. 3.			307,034.00		307,034.00	307,034.00	completed
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 Oakwwod 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 33,510.76 112,000.12 110,000.00 393,096.33 35,104.90 50,667.44 47,396.29 19,492.36 18,161.42	162,943.72 33,510.76 112,000.12 2,840.00 393,096.33 35,104.90 50,667.44 47,396.29 19,492.36 18,161.42	purchase/demo complete purchase complete purchase complete follow-up sampling done purchase/demo complete purchase/demo complete purchase/demo complete purchase/demo complete purchase/demo complete purchase/demo complete
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 38,346.44 160,273.78 337,405.88 198,899.24 789,229.68 345,998.56 125,000.00	121,376.97 384,375.36 38,346.44 160,273.78 337,405.88 198,899.24 789,229.68 345,998.56 0.00	completed completed completed completed completed completed completed completed completed contract executed



*Addendum to the Administrative Plan, effective October 1, 1999; revised June 2000:*

***SYRACUSE HOUSING AUTHORITY***  
***SECTION 8 HOMEOWNERSHIP OPTION PROGRAM***

In accordance with the proposed rule of April 30, 1999 and its changes to 24 CFR Part 982, subpart M; the Syracuse Housing Authority proposes to implement the Housing Choice Voucher Program Homeownership Option as follows.

The SHA Homeownership Option Program offers a new option for families that receive Section 8 tenant-based assistance: Homeownership. The mission of this program will be to provide homeownership possibilities, self-sufficiency training and support, and facilitate community growth, while providing parameters which will attempt to minimize defaults which subsequently have a negative impact on both the family and neighborhood.

For the purpose of this demonstration program, the SHA has partnered with several local agencies to assist in the implementation of the program by providing services, support, and expertise in a myriad of areas. These partnerships will strengthen and effectively broaden the impact of the Syracuse Housing Authority Homeownership Option Program within its targeted communities. Such partnering will include Home Headquarters, Inc., Syracuse Weed and Seed, and Syracuse Model Neighborhood Corporation (see addendum).

**Program:**

In order to effectively develop and facilitate the Syracuse Housing Authority Homeownership Program, the SHA partners have agreed upon a set policy for the administration and implementation of the program. This covers the program targets, applicant eligibility for the program, the application process, the financial and participatory requirements

of the program, and the responsibilities of the SHA and its partners in the administration of the program.

**Program Targets:**

This program will provide assistance for first-time homebuyers as defined by current HUD policy, or for families acquiring shares in a Cooperative. This assistance may only be used to purchase existing housing. Units under construction, or units involved with project-based subsidies will not be considered.

**Eligibility:**

Initially, the Homeownership Program option will be offered only to current participants who are enrolled in the Family Self-Sufficiency (FSS) Program, and who have established escrow accounts and/or are actively completing their goals listed in their FSS Contract; have good credit and have established a savings account. We will allow FSS Participants to leave monies in there escrow accounts to allow time to clear credit, complete required classes regarding Homeownership or if the family involves themselves with a Community Development Lottery for a particular home. Efforts will be made on a case-by-case basis to allow reasonable exceptions regarding time limits or other rules to help make the homeownership voucher an attainable goal. The expectation is that this group will provide many ideal candidates for the program, as close to 500 families are already enrolled in the FSS Program, with nearly 65% of them contributing to the escrow account, in which the current balance is over \$700,000. With this pool of ideal candidates, the beginning phase will be limited to 50 families to enroll in the program.

Families must demonstrate that monthly gross income of the head of household and spouse/partner, if applicable, is sufficient to meet homeownership and other family expenses for the initial qualification for the program. As a minimum, an applicant family must have an annual income of \$15,000, or have lived on non-welfare income at a level at least two times the Payment Standard for the size unit they are eligible. Public Assistance will not be included when qualifying for the minimum income requirement, except

for elderly or disabled families. No previous default on a mortgage obtained through the Homeownership Program may have occurred.

In addition, except for elderly or disabled families, a full-time employment record (at least one full year prior to application) will need to be submitted and reviewed as part of the application process.

**Application:**

Families who indicate interest in the Homeownership Program, will have their eligibility determined by the SHA Section 8 staff. At the same time, the family will be referred to Home Headquarters, Inc. (HHQ). for a briefing regarding the program. In compliance with established procedures, the SHA will require police record checks for all adults in the household, a credit report, and a home visit to be completed by the Syracuse Housing Authority Staff. HHQ will also review this information, and submit an informal evaluation and judgment as to the "bankability" of the prospective family.

In the evaluation by the SHA, the family must currently be in good standing with the agency. This includes, in addition to the above requirements, no outstanding debt to the SHA for previous damages or unpaid rent, no history of late rent payments, and the pre-qualification recommendation from HHQ. It is a requirement that the family attends and completes the aforementioned homeownership counseling session provided by HHQ in order to pre-qualify for the program.

After pre-qualifying, the family will be advised that they have a period of 90 days to locate a home to purchase. After that choice has been made, the family will be allowed an additional 90 days to secure financing and close on the chosen property. At the option of the SHA or HHQ, due to reasonable circumstances and requests, these time limitations may be extended or revised. Should a family be unable or unwilling to follow thru with the Homeownership option, the family will be issued a regular rental Voucher.

### **Program Requirements:**

Once a participant in the SHA Homeownership Options Program, the family must live in the home purchased, comply with the mortgage, and, at the option of the SHA or HHQ, attend and complete additional homeownership counseling. Annual recertification of the family will be required. And, the limit of homeownership assistance will be a maximum of ten years from the date of the first SHA Homeownership Options Program subsidy payment. Exempt from this limitation of assistance will be elderly and disabled families.

The SHA will encourage participants to establish a savings account at the time of closing. The purpose of this savings account will be to generate a reserve fund for replacement/repair needs. Amounts may be withdrawn periodically for any needed repair or replacement for the home.

If a family defaults on the home mortgage, the family will have their rental voucher withdrawn and no new voucher will be issued.

### **Financial Structure:**

As much as possible the SHA will encourage FSS families to use escrow balances to help with the down payments and closing costs as well as the capitalization of the escrow reserve. Escrow withdrawals will be allowed for the purchase of required appliances such as a stove or refrigerator. Home Headquarters and SHA will reserve the right in each instance to determine whether the family can or cannot afford the proposed financing.

In order to protect the applicant family, and to afford parameters to the financial arrangements entered into by the purchasing family, the Program will prohibit any financing which includes balloon payments, variable interest rates, or private seller financing. A requirement that the maximum interest rate be no more than one percentage point above the current Fannie Mae ninety-day delivery note rate, will also provide structure to the financing arrangement.

### **Physical Inspections:**

In accordance with proposed 24 CFR 982.630 will require an inspection of the property to be completed only by inspectors who are certified by the American Society of Home Inspections. Such inspection will require the inspector to establish a list of items that are likely to need repair or replacement within the subsequent five-year period.

Such an inspection will cover the major building systems and components, including the foundation and structure, the housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The SHA will conduct an initial HQS inspection for the home.

### **HHQ Counseling:**

Throughout the pre-qualifying, qualified candidate, home purchasing, and homeownership phases of the program, HHQ will provide HUD approved counseling for such areas as: types of financing; how to find appropriate financing; credit counseling; budget and money management; how to find a home; selecting a neighborhood with schools and public transportation; how to negotiate a purchase price; and home maintenance.

Through this counseling, families will also be encouraged to consider the advantage of purchasing outside of impacted areas.

The SHA Homeownership Options Program demonstration model as presented here will be another tool in which the needs of low- and very low- income residents within the City of Syracuse are addressed in a progressive and substantial manner by targeting the demonstration program to a defined pool of applicants, affording structured parameters for financial and homeownership requirements, partnering with local groups to assist in providing services to program participants, and adhering to the proposed regulations in 24 CFR 982.

The Authority will have the option of making revisions to this plan retroactively effective, with best interest of the participant the deciding factor.

## Addendum:

### *SHA Homeownership Options Program Partners*

Established in 1996, **Home Headquarters, Inc. (HHQ)**, a NeighborWorks Organization, is a Regional Home Ownership Center that provides "one-stop shopping" for first time homebuyers and existing homeowners who are in need of assistance. HHQ follows the full-cycle lending model and offers a wide variety of loan products and services to match the needs of the individual homeowner which include: low interest home improvement loans for owner-occupants; down payment and closing cost loans for first time homebuyers; low interest distressed and vacant home loans and sales for buyers of distressed property and the rehabilitation and sale of home renovated by HHQ; loans for the rehabilitation of one- to six-unit rental properties; and minor home repairs for limited-income owner-occupants. All HHQ loans are 'full service' programs that include a complete package of financial assistance, technical assistance, and enrichment through educational and counseling services.

In addition to their accredited Homebuyers School and Landlord Training Program, HHQ offers special seminars and workshops throughout the year on topics that range from tax exemptions for homeowners to simple home repairs. Mini workshops and presentations are scheduled at locations throughout the city of Syracuse for those who are unable to attend sessions at Home Headquarters. For the homebound, HHQ offers home appointments and workshops, and one-on one counseling services are also available for prospective homebuyers and for homeowners who are having financial, mortgage, and tax difficulties.

Home Headquarters, Inc. has formal or informal partnership agreements with many organizations throughout the City of Syracuse and Onondaga County. These partnerships include: Syracuse United Neighbors; Syracuse Model Neighborhood Corp.; Jubilee Homes; Eastside Neighbors in Partnership; University Neighborhood Preservation Association; Northeast Hawley Development Association; Syracuse Weed and Seed; Syracuse NHS; Consumer Credit Counseling Services; Fair Housing Council of CNY; ARISE; Onondaga County Office on Aging; P.E.A.C.E.; Syracuse Cooperative Federal Credit Union; and numerous local banks, real estate agents, insurance providers, and attorneys.

The **Syracuse Weed and Seed** program is part of a U.S. Department of Justice initiative for revitalizing neighborhoods through a four-component strategy which consists of: law enforcement; community policing; prevention, intervention, and treatment; and neighborhood restoration. Syracuse Weed and Seed has a diverse board of directors that include members of local businesses, human service agencies, housing agencies, city residents, and government officials.

With the strong belief that neighborhoods cannot truly be healthy and thrive with sub-standard housing or the existence of negative housing issues, Syracuse Weed and Seed's neighborhood restoration efforts have focused largely on housing. Currently, there are numerous programs and initiatives in place, including: the Homeownership Assistance Program, with grants for exterior repairs for owner-occupants; the Homeowner Workshops Program, with workshops targeted to first-time buyers, community groups, and others, which explain unique programs for low to moderate income families; the Landlord Training Program, an eight hour course on responsible management of residential rental property; and the Renter Transition to Owner Program, which encourages absentee landlords to provide information for sale of property to responsible tenants.

This diversity of expertise, and the strong philosophy that through collaboration and partnership the best community outcomes are created, Syracuse Weed and Seed's partnership and pledge of support to the SHA is a key element to the success of the Homeownership Program.

**Syracuse Model Neighborhood Corporation** is a non-profit, non-sectarian partnership of the City of Syracuse government, private business and industry, and Syracuse residents. With a mission to improve blighted neighborhoods by providing good housing, affordable to low and middle income people, and increasing community and neighborhood awareness within the city of Syracuse, they build houses for sale to owner-occupants and restore deteriorated buildings to manage as rental units or for sale to owner-occupants. Syracuse Model Neighborhood Corporation also continues to work to preserve demographic diversity in city neighborhoods and to foster self-sufficiency so that each community can become self-sustaining. Additionally, they cooperate with other organizations and agencies within the city and strongly encourage and support the development and nurturing of resident owned businesses that will provide jobs and services to neighborhood residents.

**RESIDENT ADVISORY BOARD**

**President's Council of the Citywide Organization of Residents**

**EXECUTIVE COMMITTEE & BOARD OF DIRECTORS**

Gladys Smith	Chairperson	6 Mead Court Syracuse, NY 13204
Delores Goode	Vice Chair Elderly & Disabled	300 Burt Street C-609 Syracuse, NY 13202
Ellen Canteen	Vice Chair Family	336 Renwick Avenue Syracuse, NY 13210
Barbara Alexander	Secretary	104 Weiser Court Syracuse, NY 13202
Walter Mae Hawkins	Treasurer	401 Tully Street Syracuse, NY 13204
Joe Camble	Sgt. at Arms	300 Burt Street A-604 Syracuse, NY 13202
John Finn	Research Chair	947 Pond Street # 301 Syracuse, NY 13208

**SYRACUSE HOUSING AUTHORITY**

CITYWIDE COUNCIL  
TENANT ORGANIZATIONS

**ALMUS OLVER TOWERS TENANT ASSOCIATION      300 Burt Street, 13202**

Delores Goode      President      #C-609

**CHARLES F. TODD EASTWOOD HEIGHTS TENANTS ORGANIZATION**  
**1025 Sunnycrest Rd. 13206**

Eleanor O'Donnell      President      #104



**CENTRAL VILLAGE TENANT ORGANIZATION** **13202**

Annie Rankins          President                  101 Albert Terrace

**JAMES GEDDES TENANT ASSOCIATION (FAMILY)** **13204**

Gladys Smith          President                  6 Mead Court

**McKINNEY MANOR RESIDENT ORGANIZATION** **13202**

Gretchen Tarver      Chairperson              111 Angelou Terrace

**PIONEER HOMES TENANT ORGANIZATION** **13202**

**Frisbie, Gage, Dyer, and Almond 13210**

Ellen M. Canteen      President                  336 Renwick Ave

**SCATTERED SITE RESIDENT ORGANIZATION** **13204/13203**

Cheryl Spinks          Representative              127 Shonnard Street  
Syracuse, NY 13204

**ROSE/McBRIDE STREET NEIGHBORHOOD ASSOCIATION** **13202**

Evelyn Lindsey      Chairperson              1430 S. McBride Street

**SECTION 8 TENANT ORGANIZATION - INTERIM COMMITTEE**

Vacant                  President

Kemsie Witthoeft      Vice President              One Franklin Square, #606  
Syracuse, NY 13204

# COMMUNITY SERVICE PROGRAM

The Syracuse Housing Authority (SHA) will administer the Community Service Program requirements according to the following procedures:

1. SHA will make a determination of the exempt and nonexempt status of family members at lease-up and annual recertification dates.
2. SHA will give the family a written description of the Community Service requirement, and of the process for claiming status as an exempt person and for SHA verification of such status. SHA must also notify the family of its determination identifying the family members who are subject to the Community Service requirement, and the family members who are exempt persons.
3. SHA will provide the family with a list of sites, including SHA where Community Service requirements can be performed.
4. SHA will establish Memorandums of Understanding with all approved sites, specifying the functions and conditions under which the Community Service requirements can be fulfilled, specifying the record keeping responsibilities of the site, and the manner in which the performance of the Community Service requirement will be reported to SHA.
5. SHA will review family compliance with Community Service requirements, and will verify such compliance annually at least thirty days before the end of the twelve-month lease term. If qualifying activities are administered by an organization other than the PHA, the PHA shall obtain verification of family compliance from such third parties.
6. SHA will retain reasonable documentation of Community Service performance or exemption in participant's files.
7. SHA will comply with non-discrimination and equal opportunity requirements as stated in 24 CFR Sec. 5.105(A).
8. If qualifying activities are administered by an organization other than SHA, a family member who is required to fulfill a Community Service requirement must provide signed certification to SHA by such other organization that the family member has performed such qualifying activities.
9. If SHA determines that there is a family member who is required to fulfill a Community Service requirement, but who has violated this family obligation (noncompliant resident), SHA must notify the tenant of this determination. SHA will briefly describe the noncompliance and state that the PHA will not renew the lease at the end of the twelve-month lease term unless:

a. The tenant, and any other noncompliant resident, enter into a written agreement with the PHA, in the form and manner required by the SHA to cure such noncompliance, and in met cure such noncompliance in accordance with such agreement; or

b. The family provides written assurance satisfactory to the SHA that the tenant or other noncompliant resident no longer resides in the unit.

10. The SHA will inform the individual that the tenant may request a grievance hearing on the PHA determination, in accordance with part 966, subpart B of this chapter, and that the tenant may exercise any available judicial remedy to seek timely redress for SHA's nonrenewal of the lease because of such determination

11. If the tenant has entered into an agreement with the SHA to comply with the Community Service requirements and the tenant or another family member violates the Community Service Agreement, the SHA will not renew the lease upon expiration of the term unless:

a. The tenant, and any other noncompliant resident, enter into a written agreement with SHA, in the form and manner required by SHA, to cure such noncompliance by completing the additional hours of Community Service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, and

b. All other members of the family who are subject to the Community Service requirement are currently complying with the Community Service requirement or are no longer residing in the unit.

**Prohibition against replacement of PHA employees:**

1. In implementing the Community Service requirement, the SHA will not substitute Community Service or self-sufficiency activities performed by residents for work ordinarily performed by SHA employees.

2. The SHA will not replace a job at any location where residents perform activities to satisfy the Community Service requirement.

## **Criteria for Substantial Deviations and Significant Amendments**

**(1) Amendment and Deviation Definitions** 24 CFR Part 903.7(r) PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

The Syracuse Housing Authority (SHA) considers one or more of the following to be a significant Amendment or Substantial Deviation/Modification to an already submitted Agency Plan:

1. Discretionary changes in rent determination or waiting list preferences.
2. A decision to undertake an Elderly/Disabled Designated Housing Plan.
3. A change in any open Annual Capital Fund Program that modifies or changes the work items by greater than 20% of the total grant amount.
4. Establishment of new and/or substantively revised policies and procedures that have not previously been submitted as part of the current or previous years Agency Plans.
5. Any major reduction in funding (>20%) from HUD for the CFP.
6. Any other substantive activities undertaken that have a major affect on resident households.

In the case where there is a Significant Amendment or Substantial Deviation/Modification to an already submitted Agency Plan, SHA will:

- a. Consult with the Resident Advisory Board.
- b. Review consistency of the change with the Syracuse Consolidated Plan.
- c. Allow a 45-day public review period of the amendments, modifications, and deviations.
- d. Hold a public hearing at the end of the 45-day public review period.
- e. After the public hearing, conduct an open meeting for Board approval of the amendments, modifications, and deviations.
- f. Resubmit the Agency Plan to HUD with the amendments, modifications, and deviations.

## **DOMESTIC VIOLENCE POLICY**

### **For Public Housing and Section 8 Voucher Programs**

The Syracuse Housing Authority recognizes the impact domestic violence has on homelessness nationwide and the severe shortage of affordable housing for low income individuals and families in the United States. It is the mission and duty of the Syracuse Housing Authority to administer and promote safe, decent and affordable housing for victims of domestic violence as defined under the Violence Against Women Act (VAWA) of 2005.

The VAWA of 2005 is an amended version of the 1994 VAWA which provides new protections for victims of domestic violence, dating violence, or stalking. These protections include provisions protecting victims who live in the Federal Public Housing Program and the Section 8 Housing Choice Voucher Program administered federally by the United States Department of Housing and Urban Development (HUD) and locally by public housing authorities.

In the delivery of its mission, the Syracuse Housing Authority is committed to developing and implementing efforts to address the needs of tenants who are victims of domestic violence, dating violence, or stalking. The U.S. Department of Housing and Urban Development's Public Housing Occupancy Guidebook and the VAWA will serve as a guide to defining and understanding domestic violence as it relates to public and subsidized housing. The Housing Authority will address the need to protect victims of domestic violence, dating violence, or stalking for persons with assisted housing by accomplishing the following:

- 1) Continue a preference for individuals who are victims of domestic violence to ensure that eligible applicants receive priority on waiting lists as units become available.
- 2) Exercise discretion in accepting a wide range of evidence to establish proof of domestic violence (HUD Guidebook 19.2) Proof of domestic violence can be established by providing (1) copy of police report(s), (2) copy of any judicial order(s) including current protection order, (3) copy of medical report(s) from a Board Certified Medical Provider that identifies specifically injuries are related to domestic violence incident(s), and (4) a notarized document from a Women/Family Shelter that certifies the victim's condition.
- 3) Apply this policy only to members of a household that are on the lease.
- 4) Disregard adverse information and approve admission of the applicant if a member of the household reveals and/or proves that they are a survivor of domestic violence and a negative history would otherwise disqualify them from being admitted to public housing. Prior to making this decision, the Authority

will make a determination whether there is a connection between the violence and the negative history.

5) Train Property Managers and other decision makers on the dynamics of domestic violence and forge partnerships with social service agencies, law enforcement agencies and shelters to assist in educating and addressing the needs of residents and vouchers recipients who experience violence.

6) Refer domestic violence victims and/or survivors to the Housing Authority's Human Services Department and/or other appropriate domestic violence services in the community.

7) Make residents aware of transfer options available to them in situations of proven domestic violence.

8) Prefer the victim to the abuser in proven domestic violence circumstances and affirm that the Housing Authority will abide by any judicial orders, including protective orders, regarding occupancy of the unit. Furthermore, the Housing Authority will ensure that all adult members of a household are included in the lease.

9) Once a restraining order is issued and the Property Manager is notified, the Housing Authority will immediately change the locks on the victim's apartment and remove the abuser from the lease.

10) Disseminate information on Violence Against Women in Federally Funded Rental Assisted Housing to all tenants of Federal Public Housing Program and the Section 8 Housing Choice Voucher Program..

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06 P001 502 2006</b> Replacement Husing Factor Grant No:		Federal FY of Grant: <b>SP 2006</b>	
<b>XX Original Annual Statement</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: 0)</b>	
<b>XX Performance and Evaluation Report for Period Ending : 12/3</b>		<b>Final Performance and Evaluation Report</b>		29 June 06	
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
1	Total Non-CGP Funds				
2	1406 Operations	<b>20,285.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
3	1408 Management Improvements				
4	1410 Administration	<b>10,142.00</b>	<b>0.00</b>	<b>10,142.00</b>	<b>10,142.00</b>
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	<b>70,999.00</b>	<b>0.00</b>	<b>70,999.00</b>	<b>70,143.30</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				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 - 20)	<b>101,426.00</b>	<b>0.00</b>	<b>81,141.00</b>	<b>80,285.30</b>

Signature of Executive Director and Date

# Annual Statement/Performance and Evaluation Report

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

PHA Name <b>SYRACUSE HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>NY06 P001 502 2006</b> Replacement Husing Factor Grant No:		Federal FY of Grant: <b>SP 2006</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>			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
22	Amount of line XX Related to LBP Activities	0	0	0	0
23	Amount of line XX Related to Section 504 Compliance	0	0	0	0
24	Amount of line XX Related to Security -- Soft Costs	0	0	0	0
25	Amount of line XX Related to Security -- Hard Costs	0	0	0	0
26	Amount of line XX Related to Energy Conservation Measu	0	0	0	0
27	Amount of line XX Related to Debt Service	0	0	0	0

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name		Grant Type and Number				Federal FY of Grant:		
<b>SYRACUSE HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>NY06 P001 502 2006</b>				<b>SP 2006</b>		
		Replacement Husing Factor Grant No:				<b>Revision: Original</b>		
Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY380	1. CFP funds used for operations Development Account Total	1406 1406		20,285.00 20,285.00		0.00 0.00	0.00 0.00	Complete
PHA-WIDE Administration	1. Technical Salaries & Benefits Development Account Total	1410		10,142.00 10,142.00	0.00	10,142.00 10,142.00	10,142.00 10,142.00	Complete
PHA-WIDE NonDwelling Equipme	1. Maintenance/Grounds/Garage Equipment - PHA-Wide 2. 3. 4. Development Account Total	1475 1475		70,999.00 70,999.00	0.00	70,999.00 70,999.00	70,143.30 70,143.30	Complete
GRANT TOTALS FFY 2006 SP (502)	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   FFY SP 06 (502)	1406 1408 1410 1430 1450 1460 1465.1 1470 1475 1485 1490 1495.1  1501 / 9001		20,285.00  <b>10,142.00</b>      <b>70,999.00</b>          <b>101,426.00</b>	0.00  <b>0.00</b>      <b>0.00</b>          <b>0.00</b>	0.00  <b>10,142.00</b>      <b>70,999.00</b>          <b>81,141.00</b>	0.00  <b>10,142.00</b>      <b>70,143.30</b>          <b>80,285.30</b>	

**Annual Statement/Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

<b>PHA Name</b>  <b>SYRACUSE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06 P001 502 2006</b> Replacement Husing Factor Grant No:			<b>Federal FY of Grant:</b> <b>SP 2006</b> <b>REVISION: ORIGINAL</b>		
Development Number / Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SHA Wide Non-Dwelling Equipment	05/03/09		12/31/07	05/03/11			