

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>ALBANY HOUSING AUTHORITY</u> PHA Code: <u>NY009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>7/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 1674 Number of HCV units: 2489					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
PHA 1:						
PHA 2:						
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	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 for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.					

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

6.0

PHA Plan Update

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The Section 8 administrative plan has been amended to reflect the changes regarding Family Unification Vouchers. The Amendments are as follows Section 24 (J) If the Albany Housing Authority receives vouchers under the 2008 Family Unification Program (FUP), the current waiting list will be compared with the names of those eligible families or youths indentified by the local public child welfare agency (PCWA) as eligible for a FUP Voucher. If any such families are identified, their preference status will be immediately upgraded to #1E (see Section 6.2) and assisted under this program in order of their position on the waiting list. Any additional FUP eligible families referred by the PCWA will be placed on the waiting list, with preference status #1E, even if the HCV waiting list is currently closed. In addition, AHA will determine whether or not there are families currently on the HCV waiting list who may qualify for a FUP Voucher, and refer those applicants to the PCWA.

Section 6.2: Families referred by the local public child welfare agency for Family Unification Program (FUP) Vouchers if available.

The Albany Housing Authority has implemented the use of the HUD form 50066, CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE OR STALKING. The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. The Authority will make every effort to provide and/or partner with agencies or other service providers offering activities, services, or programs to children or adult victims of domestic violence, dating violence, sexual assault, or stalking, also services and programs to help obtain or maintain housing and to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. AHA amended the ACOP and the Section 8 Administration Plan to reflect the enactment of Violence Against Women Act (VAWA) 2005 any denial of admission to the programs and any termination of assistance, tenancy, or occupancy rights under the programs to comply with the provisions of VAWA 2005 and any future denial or termination action will comply with the provisions of VAWA 2005.

Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

A copy of the Annual plan can be obtained at each Development Office, AHA Central Office located at 200 S. Pearl Street and our website at www.albanyhousing.org

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Using the Capital Fund Financing Program (CFFP) and Fannie Mae Modernization Express funds of approximately \$8.3 million, Ezra Prentice Homes (NY 9-13) has submitted CFFP and mixed-finance applications to renovate the site from 179 existing units to 176 ACC units which will be operated as a wholly owned subsidiary of AHA under the NYS LIHTC program.

AHA will apply to the NYS LIHTC program to fund 43 new and rehabilitated residential units as South End Revitalization Phase 2, a mixed-finance development which will utilize ACC operating subsidy.

AHA will plan for and apply to the NYS LIHTC program to fund approximately 35 new residential units and commercial office space as Knitting Company Commons in the South End, which will utilize ACC operating subsidy.

AHA will rehabilitate the King's Way building at 27-29 North Swan Street into two residential units, utilizing RHF capital funds and ACC operating funds, and commercial office space for the Albany County Historical Association, owners and operators of the Ten Broeck Mansion. The building may be developed alone or as a part of a larger mixed-finance project also utilizing mixed-finance sources including RHF capital funds.

AHA will plan and possibly apply in the Plan year for mixed-finance sources of funding for the rehabilitation of NY9-5 Ida Yarbrough Lo-Rise.

AHA will plan and possibly apply in the Plan year for HOPE VI funding and other mixed-finance sources for the partial or full redevelopment of Lincoln Square Homes.

AHA plans to conduct disposition activities at Amp 6, Ezra Prentice Homes pending approval of application submitted on September 30, 2008. This project will affect the total development of 179 units. Start date of activity was 6/1/07 and is scheduled for completion on 6/1/2009.

9.0 ly Albany Housing Authority has 30 Homeownership vouchers, 25 of which are active.

Housing Needs.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Currently AHA has a total of 3780 families on the Public Housing and Section 8 waiting list. 65% of our waiting list consists of families with children, 3% are elderly applicants, and 27% are families with disabilities. AHA's Section 8 waiting list has been closed for about 12 months. Aha plans to reopen the list during the plan year.

AHA has a site based waiting list at the North Albany Development. There are currently 140 families on the list, 98% of which are families with children.

9.1

Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

AHA recognizes the shortage of affordable housing for all eligible populations and plans to maximize the number of affordable units available to AHA within our current resources by taking the following measures:

- Minimizing the number of public housing units off-line through effective maintenance and management policies.
- 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.

AHA will continue to increase the number of affordable housing units by performing the following:

- 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.

AHA will target available assistance to families at or below 50% of AMI by utilizing admissions preferences aimed at families who are working.

AHA will target available assistance to Families with Disabilities by carrying out the modification needed in public housing based on the section 504 Needs Assessment for Public Housing and affirmatively market to local non-profit agencies that assist families with disabilities.

AHA will conduct activities to affirmatively further fair housing by counseling section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. This will also be done by marketing the Section 8 program to owners with property outside of areas of poverty/minority concentration.

10.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.

- AHA continues to work towards expanding the supply of assisted housing through various initiatives.
- Albany Housing Authority continues to make progress towards meeting its 5-Year plan goals and mission. AHA has completed the conversion of state assisted housing to project-based voucher programs. AHA is nearing completion of Phase III of the development of coming Homes HOPE VI program Arbor Hill replacement housing which would include seven storefronts.

- AHA continues to stabilize and revitalize the arbor Hill community by applying to NYS DHCR and other mixed-finance sources to fund the adaptive reuse renovation of St. Joseph's Academy as 25 loft style apartments and a 16,000 square foot commercial space for use as an arts center.
- AHA continues to improve the quality of assisted housing. AHA would dispose of entire development at Amp 5, Ida Yarbrough to a wholly owned subsidiary of the Albany Housing Authority in order to make eligible for financing not otherwise available under current ownership structure and funding sources.
- As a stand alone project or as part of a larger mixed used project AHA is working with the Albany County Historical Association to rehabilitate the King's Way building on North Swan Street into two residential rental units and office space and gift store for the Ten Broeck Mansion.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

In accordance with 24 CFR §903.7(r)(2) which requires public housing authorities to identify the basic criteria the agency will use to determine a substantial deviation from its 5-Year Plan and significant amendments or modification to the 5-Year Plan and Annual Plan, the following definitions are offered:

Substantial Deviation:

- A substantial change in a goal(s) identified in the Five-Year Plan. For example, checking or unchecking a PHA goal box. A substantial deviation does not include any changes in HUD rules and regulations which require or prohibit changes to activities listed herein.

Significant Amendment/Modification:

- Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination) or programs (e.g., demolition or disposition, designation, homeownership programs or conversion activities) that are not mandated by the Department of Housing and Urban Development.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06P00950106 Replacement Housing Factor Grant No.: Date of CFFP:
	FFY of Grant: 2006
	FFY of Grant Approval:

Type of Grant			
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report Period Ending 12/31/2008	<input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	\$ 452,319	\$ 452,319	\$ 452,319	\$ 452,319.00
3	1408 Management Improvements (Soft Costs)	\$ 452,319	\$ 452,319	\$ 452,319	\$ 412,624.37
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 226,158	\$ 226,158	\$ 226,158	\$ 226,158.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 398,284	\$ 398,284	\$ 398,284	\$ 347,812.75
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$ 689,265	\$ 689,265	\$ 689,265	\$ 677,216.31
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures	\$ 28,606	\$ 28,606	\$ 28,606	\$ 28,606.00
13	1475 Nondwelling Equipment	\$ 14,647	\$ 14,647	\$ 14,647	\$ 14,647.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	2,261,598	2,261,598	2,261,598	2,159,383
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages											
PHA Name			Grant Type and Number					Federal FY of Grant			
Albany Housing Authority			Grant Fund Program Grant No.: NY06P00950108 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					2006			
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work		
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)			
AMP 1 NY9-1	Remove & Replace Exter. Balc.& Stairs, DoorThresholds	1460	0.5	Apt.	\$324,426	324,426	324,426	324,426.43	In Progress		
	Replace Appliances	1465							Moved to a future year		
	Sub-Total: A&E Fees	1430			\$324,426 \$ 97,781	867,331 97,781	867,331 97,781	324,426.43 90,930.92			
AMP 3 NY 9-3	Replace Large Slider Windows	1460	80	Apts	139,061	139,061	139,061	139,061.00	Complete		
	Security Screens 230 Green Kitch & liv Rm Windows	1460			45,400	45,400	45,400	45,400.00	Complete		
	Traffic Coating - Balcony Repair	1460			1	Job	52,200	52,200	52,200	51,800.00	Complete
	Renovate 159 Church for stores	1470					9,420	9,420	9,420	9,420.00	Complete
	Renovate 200 Green Lease Space	1470					19,186	19,186	19,186	19,186.00	Storefront Windows Complete
	Sub-Total: A&E Fees	1430			\$265,267 \$28,550	\$265,267 \$28,550	\$265,267 28,550	264,867.00 28,549.77			
AMP 4	Computer Hardware	1475	1	Unit	14,647	14,647	14,647	14,647.00	Complete		
	Renovate Apartments for Handicap Accessibility	1460	1	Apt	34,548	34,548	34,548	22,899.05	Complete		
	Sub-Total: A&E Fees				\$49,195 \$2,919	\$49,195 \$2,919	49,195 \$2,919	37,546.05 1,272.22			
AMP 5	A&E Fees				\$9,308	\$9,308	9,308	2,455.00			
AMP 7	Upgrade Switchgear	1460			9,955	9,955	9,955	9,954.85	Move to a future year		
	Combine 15 studios into 10 1 BR apts force acct								Complete		
	Sub-Total: A&E Fees				\$9,955 \$1,433	\$9,955 \$1,433	9,955 \$1,433	9,954.85 -			
AMP 6	Reconfigure Hillside Units	1460	1	Job							
	Repair bathroom trackside	1460			\$79,694	\$79,694	79,694	79,694.48	Complete		
	Repair trackside roofs	1460			\$3,981	\$3,981	3,981	3,980.50	Complete		
	Sub-Total: A&E Fees				\$83,675 \$258,293	\$83,675 \$ 258,293	83,675 258,293	83,674.98 224,604.84			

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

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

Part II: Supporting Pages								
PHA Name			Grant Type and Number					Federal FY of Grant
Albany Housing Authority			Grant Fund Program Grant No.: NY06P00950108 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					2006
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Management Improvements							
	Computer software upgrade	1408		88,326	88,326	88,326	70,056.03	Complete
	Operations Management Improvements	1408		2,438	2,438	2,438	2,437.50	Complete
	PHA Wide Police Patrol	1408		268,776	268,776	268,776	251,867.93	Complete
	Tenant Newsletter	1408		890	890	890	890.45	Complete
	9-7 Community Center Staff	1408		23,779	23,779	23,779	23,779.11	Complete
	9-5 Community Center Staff	1408		68,110	68,110	68,110	63,593.35	Complete
	Sub-Total:			\$452,319	\$452,319	\$ 452,319	\$ 412,624.37	
	Operations	1406		\$452,319	\$452,319	452,319	452,319.00	Complete
	Administration							
	Mod Coordinator, Sr. Supt Construction, Admin Assist	1410		\$226,158	\$226,158	226,158	226,158.00	Complete
	Field Construction Monitor, Accountant (33%)							

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2006
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	8/18/2008		8/18/2010		
NY9-22 Scattered Sites Replacement	8/18/2008		8/18/2010		
AMP 2 NY9-23,24,25,26 Corning Homes No work items					
AMP 3 NY9-3 Steamboat Square Hi-Rise	8/18/2008		8/18/2010		
NY9-11 Steamboat Square Townhouses	8/18/2008		8/18/2010		
NY9-12 Steamboat Square Historic Rehabs	8/18/2008		8/18/2010		
AMP 4 NY9-4 Lincoln Park Homes	8/18/2008		8/18/2010		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	8/18/2008		8/18/2010		
NY9-5L Ida Yarbrough Homes Low-Rise	8/18/2008		8/18/2010		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	8/18/2008		8/18/2010		
AMP 7 NY9-7 Westview Homes	8/18/2008		8/18/2010		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2006
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Maintenance Response Initiative	8/18/2008		8/18/2010		
Computer software upgrade	8/18/2008		8/18/2010		
LBP training	8/18/2008		8/18/2010		
Maintenance mgt improvements	8/18/2008		8/18/2010		
Operations Management Improvement	8/18/2008		8/18/2010		
Project Based Budgeting Consulting	8/18/2008		8/18/2010		
Partnership Process	8/18/2008		8/18/2010		
PHA wide Police Patrol	8/18/2008		8/18/2010		
Tenant Newsletter	8/18/2008		8/18/2010		
Tenant Security Patrol	8/18/2008		8/18/2010		
Utility Conservation Program	8/18/2008		8/18/2010		
Tenant Relations Training	8/18/2008		8/18/2010		
9-5 Community Center Staff	8/18/2008		8/18/2010		
9-5 Community Center Coordinator	8/18/2008		8/18/2010		
PHAS Consultant	8/18/2008		8/18/2010		
PHAS Deficiencies	8/18/2008		8/18/2010		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

HA Name: Albany Housing Authority		Locality: (City/County & State) Albany, New York		Revision No. ____	X Original	
A. Development Number/Name	Work Statement for Year 1 FFY: 2006	Work Statement Year 2 FFY: 2007	Work Statement Year 3 FFY: 2008	Work Statement Year 4 FFY: 2009	Work Statement Year 5 FFY: 2010	
NY 9-1 Robert Whalen Homes	See Annual Statement	\$37,800	\$3,000	\$26,000	\$4,000	
NY 9-2 Edwin Corning Homes		-	-	-	-	
NY 9-3 Steamboat Square - High Rise		\$264,329	\$355,419	\$30,000	\$224,000	
NY 9-4 Lincoln Park Homes		\$416,700	\$172,780	\$134,650	\$564,001	
NY 9-5L Ida Yarbrough Homes - Low Rise		\$7,040	\$93,971	\$382,000	\$40,000	
NY 9-5H Ida Yarbrough Homes - High Rise		\$10,000	\$27,750	\$604,250	\$464,464	
NY 9-7 Westview Homes		\$86,000	\$533,907	\$147,854	\$270,000	
NY 9-11 Steamboat Square		\$0	\$6,000	\$0	\$57,500	
NY 9-12 Steamboat Square, Historic Rehabs		\$37,935	\$90,000	\$39,600	\$0	
NY 9-13 Ezra Prentice Homes			\$7,000	\$0	\$2,000	
NY9-23 Scattered Sites Replacement (see Item J Below)			\$0	\$0	\$0	
B. Physical Improvements Subtotal			\$859,804	\$1,289,827	\$1,364,354	\$1,625,965
C. Management Improvements			\$319,500	\$319,500	\$318,500	\$318,500
D. PHA-Wide Non-Dwelling, Structures & Equipment						
E. Administration		\$199,511	\$199,511	\$199,511	\$199,511	
F. Other (1411, 1415, 1430, 1440, 1465, 1495, 1502)		\$118,880	\$104,786	\$109,148	\$130,077	
G. Operations						
H. Demolition						
I. Replacement Reserve - Debt Service for CFP Loan						
J. Mod used for Development			\$20,000			
K. Total CGP Funds						
L. Total Non CGP Funds						
M. Grand Totals		\$1,497,695	\$1,933,624	\$1,991,513	\$2,274,053	
Signature of Executive Director <i>Steven T. Longo.</i>	Signature of Public Housing Director/Office of Native American Programs Administrator				Date: 6/16/2006	

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs
Description Major Work Categories	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See Annual Statement	NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes		
	New Playground		\$500	Signage		\$2,000	Fence Around Transformer		\$2,000			
	Repave Parking Lots/Restripe		\$9,300	Smoke Detectors in Bedrooms		\$1,000	Cap laterals, City water @ Main		\$19,000			
	Cap laterals, City water @ Main		\$19,000				Repoint Masonry		\$5,000			
	Install A/C Day Care/Managers Office		\$500									
	Manager Office Improvements		\$3,500									
	City Sewer Improve Prevent Shop Flood		\$5,000									
	Sub-Total:		\$37,800	Sub-Total:		\$3,000	Sub-Total:		\$26,000	E Bldg Community Rm Renovation		\$4,000
	A & E Fees		\$3,024	A & E Fees		\$240	A & E Fees		\$2,080	Sub-Total:		\$4,000
				A & E Fees			A & E Fees			A & E Fees		\$320
	NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R		
	Relocate Greenhouse		\$500	Fence Around Transformer		\$2,000	Pavillion at Courtyard Interior		\$1,000			
	Laundry Accessible/Common Space		\$32,081	Repave/Reseal/Restrip Parking Lot		\$8,000	Repair Cracked Brick Garden Walls		\$10,000			
	Renovate 200 Green Lease Space		\$10,000	Replace Fire Alarm System		\$201,000	LB Paint Testing and Abatement		\$500			
	Install Thermostatic Controls in Apts		\$5,000	Flood Alarms in Basements		\$500	Replace Cove Base Public Corridors		\$16,500			
	Install Water Saving Measures in Apts		\$5,000	Laundry Accessible/Common Space		\$23,919				Redo Heating Syst Expansion Joints		\$19,000
	Improve Common Area & Apt Lighting		\$5,000	Redo Heat System Expansion Joints		\$1,000				Install Thermostatic Controls in Apts		\$5,000
	Replace Refrigerators		\$5,000	Repair Sills 200 & 220 Green		\$39,000				Repair/Replace Carpeting 20 Rens		\$200,000
	Replace Large Slider Windows 20 Renss		\$50,748	Repl Stairwell Door Hardware/Hinges		\$1,000	Repl Stairwell Door Hardware/Hinges		\$1,000			
	Smoke Detectors in Bedrooms		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000			
	Replace Carpet with VCT 20 Rensselaer		\$150,000	Doors/Locks 200, 220Green Pump Rm		\$1,000						
				Signage		\$5,000						
				Smoking Area North side 20 Rens		\$16,000						
				Covert Laundry to Comm Space		\$50,000						
				Training Room Furniture & Equipment		\$5,000						
				Lobby Furniture		\$1,000						
	Sub-Total:		\$264,329	Sub-Total:		\$355,419	Sub-Total:		\$30,000	Sub-Total:		\$224,000
	A&E Fees		\$21,146	A&E Fees		\$28,434	A&E Fees		\$2,400	A&E Fees		\$17,920
				A&E Fees			A&E Fees			A&E Fees		
	Sub - Total of This Page:		\$302,129	Sub - Total of This Page:		\$358,419	Sub - Total of This Page:		\$56,000			\$228,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs
Development Number/Name/General Description Major Work Categories	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-4 Lincoln Park Homes											
	Parking lot/Install Trench Basin		\$6,500	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000
	Repair Coping Courtyard Walls		\$500	Repave/Reseal Parking Lots		\$10,000				Rplace Chain Link w/Iron 1-3 Linc Twnhs		\$39,000
	Security Lighting Study Rear Courts		\$500	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001
	Fire Alarm System Upgrade		\$375,000	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Computer Hardware		\$5,000
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	Computer Hardware		\$5,000	High Volt Elec Repair/Upgrade Switchgear		\$260,000
	High Volt Elec Repair/Upgrade Switchgear		\$2,000	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	Upgrade Elevator Controls		\$220,000
	LBP Testing		\$200	Utility Room Doors&Hardware 230		\$15,000						
	Renovate 230 Green Back Wing Incub		\$5,000	Replace Elev Flooring incl 230 Green		\$10,000						
	Install Water Saving Measures in Apts		\$5,000	Replace Sub-basement pit doors		\$6,000						
	Install Exhaust Ventilation Improvements		\$1,000	Balance Air Handlers/Install AC coil		\$1,000	Balance Air Handlers/Install AC coil		\$73,000			
	Improve light common areas & apts		\$5,000	Rem Asbestos HW Tank 230 Green		\$1,000						
	Install Tub Surrounds		\$4,000	Remove Asbestos Boiler 230 Green		\$1,000						
	Replace Boilers/Asb Rem/Apt Distrib		\$5,000	Replace Elevator Cab Ceiling		\$1,000	Replace Elevator Cab Ceiling		\$9,000			
	Ventilation for Maint Shop 1 Lincoln		\$1,000	Replace Generator/Convert to Gas		\$30,000						
	Replace Elevator Cab Ceiling		\$1,000	Signage		\$1,000	Signage		\$7,000			
				Replace Refrigerators		\$1,000	Replace Fire Alarm System		\$5,000			
				Replace Fire Alarm System		\$1,000						
				Replace Ranges		\$1,000						
				Smoke Detectors in Bedrooms		71000						
	Sub-Total:		\$416,700	Sub-Total:		\$172,780	Sub-Total:		\$134,650	Sub-Total:		\$564,001
	A&E Fees		\$33,336	A&E Fees		\$13,822	A&E Fees		\$10,772	A&E Fees		\$45,120
Sub - Total of This Page:			\$416,700	Sub - Total of This Page:		\$172,780	Sub - Total of This Page:		\$134,650			\$564,001

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-5L Ida Yarbrough Homes L-R Repoint Masonry Site Wide		\$7,040	NY 9-5L Ida Yarbrough Homes L-R Lead Testing/Abatement Drainage/Hydrant/Storm Sewer Fence around Transformer Gutters/Rain Diverters		\$5,000 \$15,721 \$500 \$3,000	NY 9-5L Ida Yarbrough Homes L-R Convert Electric Heat to Gas Emergency Electric Repairs		\$329,000 \$15,000	NY 9-5L Ida Yarbrough Homes L-R Repair Wall Panels @ Manager's Office		\$40,000
				Upgrade Switchgear Foundation Study/Repairs Noise Abatement Study Signage Repair/Replace Appliances		\$60,000 \$3,000 \$500 \$5,500 \$750	Upgrade Switchgear Foundation Study/Repairs		\$23,000 \$15,000			
	Sub-Total:		\$7,040	Sub-Total:		\$93,971	Sub-Total:		\$382,000	Sub-Total:		\$40,000
	A&E Fees		\$563	A&E Fees		\$7,518	A&E Fees		\$30,560	A&E Fees		\$3,200
	NY 9-5H Ida Yarbrough Homes H-R Replace Oil Generator w/Natural Gas		\$10,000	NY 9-5H Ida Yarbrough Homes H-R Security Screens Emerg Switchg/Hall&Stair Light Repairs Lobby Furniture Boiler Combustion Upgrade Upgrade Switchgear Replace Apt. Ent Door & Fram Install Push Plate/Silencers/Hinges Refinish Bathtubs Replace Ranges Repair 1st Floor Sinks		\$3,250 \$1,000 \$500 \$4,000 \$10,000 \$1,000 \$1,000 \$1,000 \$5,000 \$1,000	NY 9-5H Ida Yarbrough Homes H-R Emerg Switchg/Hall&Stair Light Repairs Upgrade Switchgear Upgrade Corridor Makeup Air Ventil Refinish Bathtubs		\$100,000 \$304,000 \$136,000 \$64,250	NY 9-5H Ida Yarbrough Homes H-R Upgrade Elec Service 260 Store Upgrade Fire Alarm System Replace Refrigerators Upgrade Elevator Controls		\$8,000 \$201,464 \$5,000 \$250,000
	Sub-Total:		\$10,000	Sub-Total:		\$27,750	Sub-Total:		\$604,250	Sub-Total:		\$464,464
	A&E Fees		\$800	A&E Fees		\$2,220	A&E Fees		\$48,340	A&E Fees		\$37,157
	Sub - Total of This Page:		\$17,040	Sub - Total of This Page:		\$121,721	Sub - Total of This Page:		\$986,250			\$504,464

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-12 Historic Steamboat Square			NY 9-12 Historic Steamboat Square			NY 9-12 Historic Steamboat Square			NY 9-12 Historic Steamboat Square		
	Replace Rear Deck		\$3,120	Repair Roofs		\$90,000	Repair/Replace Fencing & sheds		\$14,500	NoItems		
	Study Mositure		\$1,160				Install new heavy duty window balancers		\$24,100			
	Replace Plastic Faucets		\$10,000				Smoke Detecctors in Bedrooms		\$1,000			
	Replace Vestibule Floor Tile		\$1,700									
	Replace Apt. Floors		\$5,000									
	Signage		\$2,500									
	Replace Fire Alarm System		\$5,000									
	Replace Appliances		\$9,455									
	Sub-Total:		\$37,935	Sub-Total:		\$90,000	Sub-Total:		\$39,600	Sub-Total:		\$0
	A&E Fees		\$3,035	A&E Fees		\$7,200	A&E Fees		\$3,168	A&E Fees		\$0
	NY 9-13 Ezra Prentice Homes			NY 9-13 Ezra Prentice Homes			NY 9-13 Ezra Prentice Homes			NY 9-13 Ezra Prentice Homes		
	Reconfigure Hillside Units		\$626,198	Install watersaving measures in apts.		\$5,000						
	Rework Storm Drain			Improve Lighting common areas & apts		\$1,000						\$2,000
	Upgrade Exterior Security Light			Replace Fire Alarm System		\$1,000						
	Replace Trackside Roofs											
	Replace Canopies, Supports & Patio											
	Boile/Heating/DHW/Boiler Controls											
	LBP Testing											
	Install Smoke Detectors											
	Install Sprinkler System											
	Install Metal Covers on Fin Radiation											
	Replace Bathroom Radiant Heat											
	Smoke Detectors in Bedrooms											
	Sub-Total:		\$626,198	Sub-Total:		\$7,000	Sub-Total:		\$0	Sub-Total:		\$2,000
	A&E Fees		\$50,096	A&E Fees		\$560	A&E Fees		\$0	A&E Fees		\$160
	Sub - Total of This Page:		\$664,133	Sub - Total of This Page:		\$97,000	Sub - Total of This Page:		\$39,600	Sub - Total of This Page:		\$2,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs	
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			
See Annual Statement	NY9-22 Scattered Sites Replacement												
				42 Replacement Units	7 Units	\$20,000							
		Sub-Total:		\$0	Sub-Total:		\$20,000	Sub-Total:			Sub-Total:		
		A&E Fees		\$0	A&E Fees		\$1,600	A&E Fees			A&E Fees		
		Management Improvements			Management Improvements			Management Improvements			Management Improvements		
		Computer software upgrade		\$75,000	Computer software upgrade		\$75,000	Computer software upgrade		\$75,000	Computer software upgrade		\$75,000
		LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000
		Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000
		Training Initiative/Marketing Coord		\$45,000	Training Initiative/Marketing Coord		\$45,000	Training Initiative/Marketing Coord		\$45,000	Training Initiative/Marketing Coord		\$45,000
		Operations Management Improvement		\$1,000	Operations Management Improvement		\$1,000	Ops Management Improvement			Ops Management Improvement		
		Personnel Technician		\$0	Personnel Technician		\$0	Personnel Technician			Personnel Technician		
		Technical Assistance HUD QHWRA		\$500	Technical Assistance HUD QHWRA		\$500	Technical Assistance HUD QHWRA		\$500	Technical Assistance HUD QHWRA		\$500
		Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500
		Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000
		PHA wide Police Patrol		\$75,000	PHA wide Police Patrol		\$75,000	PHA wide Police Patrol		\$75,000	PHA wide Police Patrol		\$75,000
		Econ Develop/Wage Center Coord		\$30,000	Econ Develop/Wage Center Coord		\$30,000	Econ Develop/Wage Center Coord		\$30,000	Econ Develop/Wage Center Coord		\$30,000
		Tenant Newsletter		\$0	Tenant Newsletter		\$0	Tenant Newsletter			Tenant Newsletter		
		Tenant Security Patrol		\$10,000	Tenant Security Patrol		\$10,000	Tenant Security Patrol		\$10,000	Tenant Security Patrol		\$10,000
		Utility Conservation Program		\$60,000	Utility Conservation Program		\$60,000	Utility Conservation Program		\$60,000	Utility Conservation Program		\$60,000
		Tenant Relations Training			Tenant Relations Training			Tenant Relations Training			Tenant Relations Training		
		9-5 Community Center Staff		\$1,000	9-5 Community Center Staff		\$1,000	9-5 Community Center Staff		\$1,000	9-5 Community Center Staff		\$1,000
		9-5 Community Center Coordinator		\$17,000	9-5 Community Center Coordinator		\$17,000	9-5 Community Center Coordinator		\$17,000	9-5 Community Center Coordinator		\$17,000
		PHAS Consultant		\$0	PHAS Consultant		\$0	PHAS Consultant			PHAS Consultant		
		PHAS Deficiencies		\$500	PHAS Deficiencies		\$500	PHAS Deficiencies		\$500	PHAS Deficiencies		\$500
		Sub-Total:		\$319,500	Sub-Total:		\$319,500	Sub-Total:		\$318,500	Sub-Total:		\$318,500
	Total All Developments		\$1,820,366										
	A&E Fees this year		\$145,629										

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2006	Work Statement for Year 2 FFY: 2007	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2010	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$264,329		9-3	\$355,419		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$382,000		9-5L	\$40,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
	Total		\$1,795,911	Total		\$1,811,216	Total		\$1,987,855	Total		\$1,645,855
Annual Statement	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
	Total		\$2,287,447	Total		\$2,302,752	Total		\$2,479,391	Total		\$2,137,391
**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	
	1465			1465			1465			1465		
	1498			1498			1498	\$0		1498		
	1502			1502			1502	\$0		1502		
	Total		\$2,433,076	Total		\$2,448,381	Total		\$2,625,020	Total		\$2,283,020

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950206 Date of CFFP:
	FFY of Grant: 2006 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)				-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ 130,914	\$ -	\$ 130,914	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	130,914	-	130,914	-
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages							
PHA Name Albany Housing Authority		Grant Type and Number Grant Fund Program Grant No.: NY06P00950108 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 11 NY 9-30	Acquisition & rehabilitation of 3 units	1498	0.8 units	\$130,914		130,914	

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

Federal FY of Grant

2006 RHF 2

Status of Work

Reallocated to HOPE VI replacement housing, approved by HUD. Arbor Hill Phase IIIB. Construction began December 2007, completion expected June 2009.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2006 RHF 2
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NY9-30 Scatter Site	7/17/2008	10/29/2007	9/30/2010		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.: Date of CFFP:
	FFY of Grant: 2007 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	-			-
3	1408 Management Improvements (Soft Costs)	\$ 141,011	\$ 141,011	\$ 141,011	46,540.65
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 222,816	\$ 222,816	\$ 222,816	\$ 222,816.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$ 1,870,562	\$ 1,870,562	\$ 1,870,562	663,993.00
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -		
20	Amount of Annual Grant (sum of lines 2-19)	2,234,389	2,234,389	2,234,389	933,349.65
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name			Grant Type and Number					
Albany Housing Authority			Grant Fund Program Grant No.: NY06P00950108			CFFP (Yes/No): No		
			Replacement Housing Factor Grant No.:					
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1	Remove & Replace Exter. Balc.& Stairs, DoorThresholds	1460	0.34	Job	\$1,870,562	1,870,562	1,870,562	663,993.00
NY9-1					\$1,870,562	1,870,562	1,870,562	663,993.00
Robert Whalen Homes	Sub-Total: A&E Fees	1430						
AMP1	Management Improvements							
9-1	Project Based Budgeting Assist	1408			\$0	\$5,664	5,664	2,351.02
	Police Patrol	1408			\$6,089	\$425	\$425	
AMP 3	Project Based Budgeting Assist	1408			\$0	\$17,644	17,644	7,323.29
9-3	Police Patrol	1408			\$18,816	\$1,172	\$1,172	
AMP 4	Project Based Budgeting Assist	1408			\$0	\$8,854	8,854	3,675.16
9-4	Police Patrol	1408			\$9,533	\$679	\$679	
AMP 5	Project Based Budgeting Assist	1408			\$0	\$16,277	16,277	6,755.81
9-5	Police Patrol	1408			\$44,766	\$28,489	\$28,489	
AMP 6	Project Based Budgeting Assist	1408			\$0	\$8,268	8,268	3,486.00
9-13	Police Patrol	1408			\$9,083	\$815	815	
AMP 7	Project Based Budgeting Assist	1408			\$0	\$8,399	\$8,399	3,431.95
9-7	Police Patrol	1408			\$8,934	\$535	535	
	9-7 Community Center Staff	1408			\$43,790	\$43,790	43,790	19,517.42
	Sub-Total:				\$141,011	\$141,011	\$141,011	46,540.65
	Asset Management Fee	1410			\$222,816	\$222,816	\$222,816	222,816.00
	Sub-Total:				\$222,816	\$222,816	222,816	222,816.00

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

Federal FY of Grant

2007

Status of Work

Construction in Progress

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2007
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	8/18/2009		8/18/2011		
NY9-22 Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26 Corning Homes No work items					
AMP 3 NY9-3 Steamboat Square Hi-Rise	8/18/2009		8/18/2011		
NY9-11 Steamboat Square Townhouses	8/18/2009		8/18/2011		
NY9-12 Steamboat Square Historic Rehabs	8/18/2009		8/18/2011		
AMP 4 NY9-4 Lincoln Park Homes	8/18/2009		8/18/2011		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	8/18/2009		8/18/2011		
NY9-5L Ida Yarbrough Homes Low-Rise	8/18/2009		8/18/2011		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	8/18/2009		8/18/2011		
AMP 7 NY9-7 Westview Homes	8/18/2009		8/18/2011		
PHA Wide Capital Fund Borrowing	8/18/2009		8/18/2011		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Maintenance Response Initiative	8/18/2008		8/18/2010		
Computer software upgrade	8/18/2008		8/18/2010		
LBP training	8/18/2008		8/18/2010		
Maintenance mgt improvements	8/18/2008		8/18/2010		
Operations Management Improvement	8/18/2008		8/18/2010		
Project Based Budgeting Consulting	8/18/2008		8/18/2010		
Partnership Process	8/18/2008		8/18/2010		
PHA wide Police Patrol	8/18/2008		8/18/2010		
Tenant Newsletter	8/18/2008		8/18/2010		
Tenant Security Patrol	8/18/2008		8/18/2010		
Utility Conservation Program	8/18/2008		8/18/2010		
Tenant Relations Training	8/18/2008		8/18/2010		
9-5 Community Center Staff	8/18/2008		8/18/2010		
9-5 Community Center Coordinator	8/18/2008		8/18/2010		
PHAS Consultant	8/18/2008		8/18/2010		
PHAS Deficiencies	8/18/2008		8/18/2010		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

HA Name: Albany Housing Authority		Locality: (City/County & State) Albany, New York		Revision No. ____	X Original	
A. Development Number/Name	Work Statement for Year 1 FFY: 2007	Work Statement Year 2 FFY: 2008	Work Statement Year 3 FFY: 2009	Work Statement Year 4 FFY: 2010	Work Statement Year 5 FFY: 2011	
NY 9-1 Robert Whalen Homes	See Annual Statement	\$203,000	\$26,000	\$4,000	\$0	
NY 9-2 Edwin Corning Homes		-	-	-	-	
NY 9-3 Steamboat Square - High Rise		\$283,419	\$30,000	\$34,000	\$4,000	
NY 9-4 Lincoln Park Homes		\$107,780	\$54,650	\$344,001	\$296,000	
NY 9-5L Ida Yarbrough Homes - Low Rise		\$39,471	\$63,000	\$500	\$429,000	
NY 9-5H Ida Yarbrough Homes - High Rise		\$15,250	\$524,672	\$314,464	\$9,000	
NY 9-7 Westview Homes		\$194,407	\$147,854	\$170,000	\$100,000	
NY 9-11 Steamboat Square		\$6,500	\$1,000	\$57,500	\$0	
NY 9-12 Steamboat Square, Historic Rehabs		\$30,000	\$86,000	\$38,600	\$0	
NY 9-13 Ezra Prentice Homes			\$0	\$0	\$0	
NY9-23 Scattered Sites Replacement (see Item K Below)			\$0	\$0	\$0	
B. Physical Improvements Subtotal			\$879,827	\$933,176	\$963,065	\$838,000
C. Management Improvements			\$336,000	\$326,000	\$325,000	\$325,500
D. PHA-Wide Non-Dwelling, Structures & Equipment						
E. Administration		\$199,511	\$199,511	\$199,511	\$199,511	
F. Other (1411, 1415, 1430, 1440, 1465, 1495, 1502)		\$70,386	\$76,254	\$77,045	\$67,040	
G. Operations						
H. Demolition						
I. Replacement Reserve						
J. Debt Service for CFP Loan		\$702,271	\$702,271	\$702,271	\$702,271	
K. Mod used for Development			\$20,000			
L. Total CGP Funds						
M. Total Non CGP Funds						
N. Grand Totals		\$2,187,995	\$2,257,212	\$2,266,892	\$2,132,322	
Signature of Executive Director <i>Steven T. Sarge</i>	Signature of Public Housing Director/Office of Native American Programs Administrator				Date: 12/31/2007	

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See Annual Statement	NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes		
	Signage		\$2,000	Fence Around Transformer		\$2,000						
	Smoke Detectors in Bedrooms		\$1,000									
	Exterior Balconies and Stairs		\$200,000	Cap laterals, City water @ Main		\$19,000						
				Repoint Masonry		\$5,000						
							E Bldg Community Rm Renovation		\$4,000			
	Sub-Total:		\$203,000	Sub-Total:		\$26,000	Sub-Total:		\$4,000	Sub-Total:		\$0
	A & E Fees		\$16,240	A & E Fees		\$2,080	A & E Fees		\$320	A & E Fees		\$0
	NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R		
	Fence Around Transformer		\$2,000	Pavillion at Courtyard Interior		\$1,000						
	Repave/Reseal/Restrip Parking Lot		\$8,000									
	Replace Fire Alarm System		\$201,000	Repair Cracked Brick Garden Walls		\$10,000						
	Flood Alarms in Basements		\$500	LB Paint Testing and Abatement		\$500						
	Laundry Accessible/Common Space		\$23,919	Replace Cove Base Public Corridors		\$16,500						
	Redo Heat System Expansion Joints		\$1,000				Redo Heating Syst Expansion Joints		\$19,000			
	Repair Sills 200 & 220 Green		\$39,000				Install Thermostatic Controls in Apts		\$5,000			
	Repl Stairwell Door Hardware/Hinges		\$1,000	Repl Stairwell Door Hardware/Hinges		\$1,000						
	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$10,000			
	Doors/Locks 200, 220 Green Pump Rm		\$1,000									
	Signage		\$5,000									
										Smoking Area North side 20 Rens		\$1,000
										Covert Laundry to Comm Space		\$1,000
										Training Room Furniture & Equipment		\$1,000
										Lobby Furniture		\$1,000
	Sub-Total:		\$283,419	Sub-Total:		\$30,000	Sub-Total:		\$34,000	Sub-Total:		\$4,000
	A&E Fees		\$22,674	A&E Fees		\$2,400	A&E Fees		\$2,720	A&E Fees		\$320
	Sub - Total of This Page:		\$486,419	Sub - Total of This Page:		\$56,000	Sub - Total of This Page:		\$38,000			\$4,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
Description Major Work Categories	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See Annual Statement	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000			
	Repave/Reseal Parking Lots		\$10,000				Replace Chain Link w/Iron 1-3 Linc Townhs		\$39,000			
	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001			
	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Computer Hardware		\$5,000			
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	High Volt Elec Repair/Upgrade Switchgear		\$60,000	High Volt Elec Repair/Upgrade Switchgear		\$200,000
	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	Upgrade Elevator Controls		\$200,000	Upgrade Elevator Controls		\$40,000
										Utility Room Doors&Hardware 230		\$15,000
					Balance Air Handlers/Install AC coil		\$1,000			Replace Elev Flooring incl 230 Green		\$1,000
					Replace Elevator Cab Ceiling		\$1,000			Replace Sub-basement pit doors		\$6,000
	Signage		\$1,000	Signage		\$7,000				Balance Air Handlers/Install AC coil		\$1,000
	Replace Refrigerators		\$1,000							Rem Asbestos HW Tank 230 Green		\$1,000
	Replace Fire Alarm System		\$1,000	Replace Fire Alarm System		\$5,000				Remove Asbestos Boiler 230 Green		\$1,000
	Replace Ranges		\$1,000							Replace Elevator Cab Ceiling		\$1,000
	Smoke Detectors in Bedrooms		71000							Replace Generator/Convert to Gas		\$30,000
	Sub-Total:		\$107,780	Sub-Total:		\$54,650	Sub-Total:		\$344,001	Sub-Total:		\$296,000
	A&E Fees		\$8,622	A&E Fees		\$4,372	A&E Fees		\$27,520	A&E Fees		\$23,680
	Sub - Total of This Page:		\$107,780	Sub - Total of This Page:		\$54,650	Sub - Total of This Page:		\$344,001	Sub - Total of This Page:		\$296,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs	
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			
See Annual Statement	NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes			
	Asthetic Imp for Retention Basin		\$500	Replace Fire Alarm System		\$147,854	Upgrade Elevator Controls		\$170,000	Upgrade Elevator Controls		\$100,000	
	Fence around transformers		\$420										
	Repair Parking Lot/Walkways		\$500										
	Change OH Door, Maint. Shop		\$1,000										
	Upgrade Switchgear		\$80,000										
	Corridor Ventilation Study		\$3,000										
	Install AC in corridors		\$5,000										
	Insulate Curtain Wall/AC Sleeves		\$10,000										
	Repipe Mech Rm Water Htr Distrib.		\$41,500										
	DHW/CW Booster Cont/ Fire Pump		\$1,000										
	Upgrade Elevator Controls		\$50,000										
	Replace Fire ALarm System		\$1,487										
		Sub-Total:		\$194,407	Sub-Total:		\$147,854	Sub-Total:		\$170,000	Sub-Total:		\$100,000
		A&E Fees		\$15,553	A&E Fees		\$11,828	A&E Fees		\$13,600	A&E Fees		\$8,000
	NY 9-11 Steamboat Sq. Townhouses				NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses		
	Renovate Bathrooms (Force Account)		\$500		Renovate Bathrooms (Force Account)		\$500	Repair Front Entrance Stairs		\$55,000	No Items		
					Install Heavy Duty Window Balancers		\$500	Signage		\$2,500			
	Replace Storage Sheds		\$5,000		(Force Account)								
	Replace Fire Alarm System		\$1,000										
	Sub-Total:		\$6,500	Sub-Total:		\$1,000	Sub-Total:		\$57,500	Sub-Total:		\$0	
	A&E Fees		\$520	A&E Fees		\$80	A&E Fees		\$4,600	A&E Fees		\$0	
			\$12,500										
	Sub - Total of This Page:		\$200,907	Sub - Total of This Page:		\$148,854	Sub - Total of This Page:		\$227,500			\$100,000	

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
Development Number/Name/General Description Major Work Categories	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-12 Historic Steamboat Square Repair Roofs Replace kitchen cabinets(Force Account)		\$10,000 \$20,000	NY 9-12 Historic Steamboat Square Repair Roofs Smoke Detectors in Bedrooms		\$85,000 \$1,000	NY 9-12 Historic Steamboat Square Repair/Replace Fencing & sheds Install new heavy duty window balancers		\$14,500 \$24,100	NY 9-12 Historic Steamboat Square No Items		
	Sub-Total: A&E Fees		\$30,000 \$2,400	Sub-Total: A&E Fees		\$86,000 \$6,880	Sub-Total: A&E Fees		\$38,600 \$3,088	Sub-Total: A&E Fees		\$0 \$0
	NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing		
	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0
	Sub - Total of This Page:		\$30,000	Sub - Total of This Page:		\$86,000	Sub - Total of This Page:		\$38,600	Sub - Total of This Page:		\$0

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement	## Units	\$20,000	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement		
	Sub-Total: A&E Fees		\$0	Sub-Total: A&E Fees		\$20,000	Sub-Total: A&E Fees			Sub-Total: A&E Fees		
	PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271
	Management Improvements			Management Improvements			Management Improvements			Management Improvements		
	Computer software upgrade		\$75,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000
	LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000
	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000
	Training Initiative/Marketing Coord		\$1,000	Training Initiative/Marketing Coord		\$1,000	Training Initiative/Marketing Coord		\$1,000	Training Initiative/Marketing Coord		\$1,000
	Operations Management Improvement		\$0	Operations Management Improvement		\$0	Ops Management Improvement		\$0	Ops Management Improvement		\$0
	Personnel Technician		\$0	Personnel Technician		\$0	Personnel Technician		\$0	Personnel Technician		\$0
	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$500
	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500
	Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000
	PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000
	Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0
	Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000
	Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000
	Utility Conservation Program		\$0	Utility Conservation Program		\$0	Utility Conservation Program		\$0	Utility Conservation Program		\$0
	Tenant Relations Training		\$40,000	Tenant Relations Training		\$40,000	Tenant Relations Training		\$40,000	Tenant Relations Training		\$40,000
	9-5 Community Center Staff		\$22,000	9-5 Community Center Staff		\$22,000	9-5 Community Center Staff		\$22,000	9-5 Community Center Staff		\$22,000
	9-5 Community Center Coordinator		\$0	9-5 Community Center Coordinator		\$0	9-5 Community Center Coordinator		\$0	9-5 Community Center Coordinator		\$22,000
	PHAS Consultant		\$500	PHAS Consultant		\$500	PHAS Consultant		\$500	PHAS Consultant		\$500
	PHAS Deficiencies		\$500	PHAS Deficiencies		\$500	PHAS Deficiencies		\$500	PHAS Deficiencies		\$500
	Sub-Total:		\$336,000	Sub-Total:		\$326,000	Sub-Total:		\$325,000	Sub-Total:		\$325,500
	Total All Developments		\$1,820,366	Total All Developments		\$1,820,366	Total All Developments		\$1,820,366	Total All Developments		\$1,820,366
	A&E Fees this year		\$145,629	A&E Fees this year		\$145,629	A&E Fees this year		\$145,629	A&E Fees this year		\$145,629

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$283,419		9-3	\$30,000		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$500		9-5L	\$429,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
	Total		\$1,815,001	Total		\$1,485,797	Total		\$1,606,355	Total		\$2,034,855
Annual Statement	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
	Total		\$2,306,537	Total		\$1,977,333	Total		\$2,097,891	Total		\$2,526,391
**	1430		\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629
	1465				1465			1465			1465	
	1498				1498			1498	\$0		1498	
	1502				1502			1502	\$0		1502	
	Total		\$2,452,166	Total		\$2,122,962	Total		\$2,243,520	Total		\$2,672,020

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950107 Date of CFFP:
	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)				-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ 255,061	\$ -	\$ 132,460	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	255,061	-	132,460	-
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages							
PHA Name Albany Housing Authority		Grant Type and Number Grant Fund Program Grant No.: NY06P00950108 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 11 NY 9-30	Acquisition & rehabilitation of 3 units	1498	2 units	\$255,061		132,460	

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

Federal FY of Grant

2007 RHF

Status of Work

Reallocated to HOPE VI replacement housing, Phase IIIB, approved by HUD. Work began December 2007 in Arbor Hill.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2007 RHF
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
NY9-30 Scatter Site	10/29/2011	12/31/2008	10/28/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06P00950108 Replacement Housing Factor Grant No.: Date of CFFP:
	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant			
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no.:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report Period Ending 12/31/2008	<input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	-			-
3	1408 Management Improvements (Soft Costs)	\$ 295,412	\$ 295,412	\$ 170,328	-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 229,664	\$ 229,664	\$ 229,664	\$ 98,604
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 174,347	\$ 174,347	\$ 174,347	\$ -
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$ 867,331	\$ 867,331	\$ 867,331	
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$ 729,890	\$ 729,890		
20	Amount of Annual Grant (sum of lines 2-19)	2,296,644	2,296,644	1,441,670	98,604
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name		Grant Type and Number						
Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950108				CFFP (Yes/No): No		
		Replacement Housing Factor Grant No.:						
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1	Remove & Replace Exter. Balc.& Stairs, DoorThresholds	1460	0.024	Job	\$867,331	867,331	867,331	
NY9-1					\$867,331	867,331	867,331	
Robert Whalen Homes								
PHA Wide	Debt Service Payment	9000			\$729,890	\$729,890		
					\$729,890	\$729,890		
AMP1	Management Improvements							
9-1	Computer software upgrade	1408			\$13,000	\$13,000		
	Police Patrol	1408			\$16,974	\$16,974	\$16,974	
AMP 3	Computer software upgrade	1408			\$5,915	\$5,915		
9-3	Police Patrol	1408			\$52,874	\$52,874	\$52,874	
AMP 4	Computer software upgrade	1408			\$3,770	\$3,770		
9-4	Police Patrol	1408			\$26,534	\$26,534	\$26,534	
AMP 5	Computer software upgrade	1408			\$2,665	\$2,665		
9-5	Police Patrol	1408			\$48,777	\$48,777	\$48,777	
	9-5 Community Center Staff	1408			\$22,000	\$22,000		
AMP 6	Project Based Budgeting Assist	1408			\$4,049	\$4,049		
9-13								
AMP 7	Computer software upgrade	1408			\$25,169	\$25,169	\$25,169	
9-7	Police Patrol	1408			\$32,760	\$32,760		
	9-7 Community Center Staff	1408			\$40,925	\$40,925		
	Sub-Total:				\$295,412	\$295,412	\$170,328	
	Asset Management Fee	1410			\$229,664	\$229,664	\$229,664	98,603.58
	Sub-Total:				\$229,664	\$229,664	229,664	98,603.58

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

Federal FY of Grant 2008

Status of Work

Construction in Progress

Mixed Finance Closing Delayed

In Progress

In Progress

In Progress

In Progress

In Progress

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	8/18/2011		8/18/2013		
NY9-22 Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26 Corning Homes No work items					
AMP 3 NY9-3 Steamboat Square Hi-Rise	8/18/2011		8/18/2013		
NY9-11 Steamboat Square Townhouses	8/18/2011		8/18/2013		
NY9-12 Steamboat Square Historic Rehabs	8/18/2011		8/18/2013		
AMP 4 NY9-4 Lincoln Park Homes	8/18/2011		8/18/2013		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	8/18/2011		8/18/2013		
NY9-5L Ida Yarbrough Homes Low-Rise	8/18/2011		8/18/2013		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	8/18/2011		8/18/2013		
AMP 7 NY9-7 Westview Homes	8/18/2011		8/18/2013		
PHA Wide Capital Fund Borrowing	8/18/2011		8/18/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2008
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Maintenance Response Initiative	8/18/2011		8/18/2013		
Computer software upgrade	8/18/2011		8/18/2013		
LBP training	8/18/2011		8/18/2013		
Maintenance mgt improvements	8/18/2011		8/18/2013		
Operations Management Improvement	8/18/2011		8/18/2013		
Project Based Budgeting Consulting	8/18/2011		8/18/2013		
Partnership Process	8/18/2011		8/18/2013		
PHA wide Police Patrol	8/18/2011		8/18/2013		
Tenant Newsletter	8/18/2011		8/18/2013		
Tenant Security Patrol	8/18/2011		8/18/2013		
Utility Conservation Program	8/18/2011		8/18/2013		
Tenant Relations Training	8/18/2011		8/18/2013		
9-5 Community Center Staff	8/18/2011		8/18/2013		
9-5 Community Center Coordinator	8/18/2011		8/18/2013		
PHAS Consultant	8/18/2011		8/18/2013		
PHAS Deficiencies	8/18/2011		8/18/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Albany Housing Authority			Locality: (City/County & State) Albany, Albany, New York		<input checked="" type="checkbox"/> Original 5 Year Plan	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY: 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
	AMP 1NY 9-1 Robert Whalen Homes	See Annual Statement	\$203,000	\$26,000	\$4,000	\$0
	AMP 2 NY 9-23,24,25,26 North Albany Corning Homes		-	-	-	-
	AMP 3 NY 9-3 Steamboat Square - High Rise		\$283,419	\$30,000	\$34,000	\$4,000
	AMP 4 NY 9-4 Lincoln Park Homes		\$107,780	\$54,650	\$344,001	\$296,000
	AMP 5 NY 9-5L Ida Yarbrough Homes - Low Rise		\$39,471	\$63,000	\$500	\$429,000
	AMP 5 NY 9-5H Ida Yarbrough Homes - High Rise		\$15,250	\$524,672	\$314,464	\$9,000
	AMP 7 NY 9-7 Westview Homes		\$194,407	\$167,854	\$170,000	\$100,000
	AMP 3 NY 9-11 Steamboat Square		\$6,500	\$1,000	\$57,500	\$0
	AMP 3 NY 9-12 Steamboat Square, Historic Rehabs		\$30,000	\$86,000	\$38,600	\$0
	AMP 6 NY 9-13 Ezra Prentice Homes			\$0	\$0	\$0
	AMP 2 NY9-22 Scattered Sites Replacement (see Item I Below)			\$0	\$0	\$0
B.	Physical Improvements Subtotal		\$879,827	\$953,176	\$963,065	\$838,000
C.	Management Improvements		\$336,000	\$326,000	\$325,000	\$325,500
D.	PHA-Wide Non-Dwelling, Structures & Equipment					
E.	Administration		\$199,511	\$199,511	\$199,511	\$199,511
F.	Other (1411, 1415, 1430, 1440, 1465, 1495, 1502)		\$70,386	\$76,254	\$77,045	\$67,040
G.	Operations					
H.	Demolition					
I.	Development			\$0		
J.	Capital Fund Financing - Debt Service for CFP Loan		\$592,645	\$592,645	\$592,645	\$592,645
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,078,369	\$2,147,586	\$2,157,266	\$2,022,696

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)

Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2011	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2012	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2013	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-1 Robert Whalen Homes Signage Smoke Detectors in Bedrooms Exterior Balconies and Stairs Sub-Total: A & E Fees		\$2,000 \$1,000 \$200,000 \$203,000 \$16,240	NY 9-1 Robert Whalen Homes Fence Around Transformer Cap laterals, City water @ Main Repoint Masonry Sub-Total: A & E Fees		\$2,000 \$19,000 \$5,000 \$26,000 \$2,080	NY 9-1 Robert Whalen Homes E Bldg Community Rm Renovation Sub-Total: A & E Fees		\$4,000 \$4,000 \$320	NY 9-1 Robert Whalen Homes Sub-Total: A & E Fees		\$0 \$0 \$0
	NY 9-3 Steamboat Square - H R Fence Around Transformer Repave/Reseal/Restrip Parking Lot Replace Fire Alarm System Flood Alarms in Basements Laundry Accessible/Common Space Redo Heat System Expansion Joints Repair Sills 200 & 220 Green Repl Stairwell Door Hardware/Hinges Repair/Replace Carpeting 20 Rens Doors/Locks 200, 220 Green Pump Rm Signage Sub-Total: A&E Fees		\$2,000 \$8,000 \$201,000 \$500 \$23,919 \$1,000 \$39,000 \$1,000 \$1,000 \$1,000 \$1,000 \$5,000 \$283,419 \$22,674	NY 9-3 Steamboat Square - H R Pavillion at Courtyard Interior Repair Cracked Brick Garden Walls LB Paint Testing and Abatement Replace Cove Base Public Corridors Repl Stairwell Door Hardware/Hinges Repair/Replace Carpeting 20 Rens Sub-Total: A&E Fees		\$1,000 \$10,000 \$500 \$16,500 \$1,000 \$1,000 \$1,000 \$30,000 \$2,400	NY 9-3 Steamboat Square - H R Redo Heating Syst Expansion Joints Install Thermostatic Controls in Apts Repair/Replace Carpeting 20 Rens Sub-Total: A&E Fees		\$19,000 \$5,000 \$10,000 \$34,000 \$2,720	NY 9-3 Steamboat Square - H R Smoking Area North side 20 Rens Covert Laundry to Comm Space Training Room Furniture & Equipment Lobby Furniture Sub-Total: A&E Fees		\$1,000 \$1,000 \$1,000 \$1,000 \$4,000 \$320
	Sub - Total of This Page:		\$486,419	Sub - Total of This Page:		\$56,000	Sub - Total of This Page:		\$38,000			\$4,000

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2011	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2012	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2013	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000			
	Repave/Reseal Parking Lots		\$10,000				Replace Chain Link w/Iron 1-3 Linc Townhs		\$39,000			
	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001			
	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Computer Hardware		\$5,000			
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	High Volt Elec Repair/Upgrade Switchgear		\$60,000	High Volt Elec Repair/Upgrade Switchgear		\$200,000
	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	Upgrade Elevator Controls		\$200,000	Upgrade Elevator Controls		\$40,000
										Utility Room Doors&Hardware 230		\$15,000
										Replace Elev Flooring incl 230 Green		\$1,000
										Replace Sub-basement pit doors		\$6,000
					Balance Air Handlers/Install AC coil		\$1,000			Balance Air Handlers/Install AC coil		\$1,000
					Replace Elevator Cab Ceiling		\$1,000			Rem Asbestos HW Tank 230 Green		\$1,000
	Signage		\$1,000	Signage		\$7,000			Remove Asbestos Boiler 230 Green		\$1,000	
	Replace Refrigerators		\$1,000						Replace Elevator Cab Ceiling		\$1,000	
	Replace Fire Alarm System		\$1,000	Replace Fire Alarm System		\$5,000			Replace Generator/Convert to Gas		\$30,000	
Replace Ranges		\$1,000										
Smoke Detectors in Bedrooms		71000										
	Sub-Total:		\$107,780	Sub-Total:		\$54,650	Sub-Total:		\$344,001	Sub-Total:		\$296,000
	A&E Fees		\$8,622	A&E Fees		\$4,372	A&E Fees		\$27,520	A&E Fees		\$23,680
	Sub - Total of This Page:		\$107,780	Sub - Total of This Page:		\$54,650	Sub - Total of This Page:		\$344,001	Sub - Total of This Page:		\$296,000

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)													
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011			Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	
See Annual Statement	NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			
	Lead Testing/Abatement		\$5,000				Repair Wall Panels @ Manager's Office		\$500				
	Drainage/Hydrant/Storm Sewer		\$15,721										
	Fence around Transformer		\$500										
	Gutters/Rain Diverters		\$3,000										
	Repoint Masonry Site Wide		\$500										
	Half Screens on Windows		\$500										
					Convert Electric Heat to Gas		\$10,000				Convert Electric Heat to Gas		\$329,000
					Emergency Electric Repairs		\$15,000						
	Upgrade Switchgear		\$5,000		Upgrade Switchgear		\$23,000				Upgrade Switchgear		\$100,000
	Foundation Study/Repairs		\$3,000		Foundation Study/Repairs		\$15,000						
	Signage		\$5,500										
	Repair/Replace Appliances		\$750										
	Sub-Total:			\$39,471	Sub-Total:		\$63,000	Sub-Total:		\$500	Sub-Total:		\$429,000
	A&E Fees			\$3,158	A&E Fees		\$5,040	A&E Fees		\$40	A&E Fees		\$34,320
	NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			
	Security Screens		\$3,250				Upgrade Elec Service 260 Store		\$8,000				
	Emerg Switch/Hall&Stair Light Repairs		\$1,000	Emerg Switch/Hall&Stair Light Repairs		\$100,000							
	Lobby Furniture		\$500				Upgrade Fire Alarm System		\$201,464				
				Upgrade Switchgear		\$304,000	Replace Refrigerators		\$5,000				
	Upgrade Switchgear		\$10,000	Upgrade Corridor Makeup Air Ventil		\$56,422	Upgrade Elevator Controls		\$100,000				
	Clean and Refinish Bldg Exterior		\$500							Replace Apt. Ent Door & Fram		\$1,000	
				Refinish Bathtubs		\$64,250				Install Push Plate/Silencers/Hinges		\$1,000	
										Refinish Bathtubs		\$1,000	
										Replace Ranges		\$5,000	
										Repair 1st Floor Sinks		\$1,000	
Sub-Total:			\$15,250	Sub-Total:		\$524,672	Sub-Total:		\$314,464	Sub-Total:		\$9,000	
A&E Fees			\$1,220	A&E Fees		\$41,974	A&E Fees		\$25,157	A&E Fees		\$720	
Sub - Total of This Page:			\$54,721	Sub - Total of This Page:		\$587,672	Sub - Total of This Page:		\$314,964			\$438,000	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)											
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010		Estimated Costs	Work Statement for Year 3 FFY: 2011		Estimated Costs	Work Statement for Year 4 FFY: 2012		Estimated Costs	Work Statement for Year 5 FFY: 2013	Estimated Costs
	Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	
See Annual Statement	NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes	
	Asthetic Imp for Retention Basin		\$500	Replace Fire Alarm System		\$147,854	Upgrade Elevator Controls		\$170,000	Upgrade Elevator Controls	\$100,000
	Fence around transformers		\$420	Ground Floor Lighting Replacement		\$20,000					
	Repair Parking Lot/Walkways		\$500								
	Change OH Door, Maint. Shop		\$1,000								
	Upgrade Switchgear		\$80,000								
	Corridor Ventilation Study		\$3,000								
	Install AC in corridors		\$5,000								
	Insulate Curtain Wall/AC Sleeves		\$10,000								
	Repipe Mech Rm Water Htr Distrib.		\$41,500								
DHW/CW Booster Cont/ Fire Pump		\$1,000									
	Upgrade Elevator Controls		\$50,000								
	Replace Fire Alarm System		\$1,487								
	Sub-Total:		\$194,407	Sub-Total:		\$167,854	Sub-Total:		\$170,000	Sub-Total:	\$100,000
	A&E Fees		\$15,553	A&E Fees		\$13,428	A&E Fees		\$13,600	A&E Fees	\$8,000
	NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses	
	Renovate Bathrooms (Force Account)		\$500	Renovate Bathrooms (Force Account)		\$500	Repair Front Entrance Stairs		\$55,000	No Items	
	Replace Storage Sheds		\$5,000	Install Heavy Duty Window Balancers (Force Account)		\$500	Signage		\$2,500		
	Replace Fire Alarm System		\$1,000								
	Sub-Total:		\$6,500	Sub-Total:		\$1,000	Sub-Total:		\$57,500	Sub-Total:	\$0
	A&E Fees		\$520	A&E Fees		\$80	A&E Fees		\$4,600	A&E Fees	\$0
			\$12,500								
	Sub - Total of This Page:		\$200,907	Sub - Total of This Page:		\$168,854	Sub - Total of This Page:		\$227,500		\$100,000

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2011	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2012	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2013	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-12 Historic Steamboat Square Repair Roofs Replace kitchen cabinets(Force Account)		\$10,000 \$20,000	NY 9-12 Historic Steamboat Square Repair Roofs Smoke Detectors in Bedrooms Siding Replacement		\$75,000 \$1,000 \$10,000	NY 9-12 Historic Steamboat Square Repair/Replace Fencing & sheds Install new heavy duty window balancers		\$14,500 \$24,100	NY 9-12 Historic Steamboat Square No Items		
		Sub-Total:	\$30,000	Sub-Total:		\$86,000	Sub-Total:	\$38,600	Sub-Total:			\$0
			A&E Fees	A&E Fees		\$6,880	A&E Fees	\$3,088	A&E Fees			\$0
	NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing		
			\$0	Sub-Total:		\$0	Sub-Total:	\$0	\$0	Sub-Total:		\$0
			\$0	A&E Fees		\$0	A&E Fees	\$0	\$0	A&E Fees		\$0
	Sub - Total of This Page:		\$30,000	Sub - Total of This Page:		\$86,000	Sub - Total of This Page:		\$38,600	Sub - Total of This Page:		\$0

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010		Estimated Costs	Work Statement for Year 3 FFY: 2011		Estimated Costs	Work Statement for Year 4 FFY: 2012		Estimated Costs	Work Statement for Year 5 FFY: 2013		Estimated Costs
	Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty	
	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement		
				20 Replacement Units	##	\$0						
	Sub-Total:		\$0	Sub-Total:		\$0	Sub-Total:			Sub-Total:		
	A&E Fees		\$0	A&E Fees		\$0	A&E Fees			A&E Fees		
	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645
	Management Improvements			Management Improvements			Management Improvements			Management Improvements		
	Computer software upgrade		\$75,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000
	LBP training		\$1,000									
	Maintenance mgt improvements		\$1,000									
	Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord		
See	Operations Management Improvement		\$1,000	Operations Management Improvement		\$1,000	Ops Management Improvement			Ops Management Improvement		
Annual	Personnel Technician		\$0									
Statement	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$500
	Implementation Asst Asset Mgmt		\$500									
	Partnership Process		\$0									
	PHA wide Police Patrol		\$130,000									
	Econ Develop/Wage Center Coord		\$0									
	Tenant Newsletter		\$10,000									
	Tenant Security Patrol		\$53,000									
	Utility Conserv. Program/Energy Audit		\$2,000									
	Tenant Relations Training			Tenant Relations Training			Tenant Relations Training			Tenant Relations Training		
	9-5 Community Center Staff		\$40,000									
	9-5 Community Center Coordinator		\$22,000									
	PHAS Consultant		\$0									
	PHAS Deficiencies		\$500									
	Sub-Total:		\$336,000	Sub-Total:		\$326,000	Sub-Total:		\$325,000	Sub-Total:		\$325,500
	Total All Developments		\$1,820,366									
	A&E Fees this year		\$145,629									

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011			Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$283,419		9-3	\$30,000		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$500		9-5L	\$429,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
		Total	\$1,815,001		Total	\$1,485,797		Total	\$1,606,355		Total	\$2,034,855
Annual Statement	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
	Total		\$2,306,537	Total		\$1,977,333	Total		\$2,097,891	Total		\$2,526,391
**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	
	1465			1465			1465			1465		
	1498			1498			1498	\$0		1498	\$0	
	1502			1502			1502	\$0		1502	\$0	
	Total		\$2,452,166	Total		\$2,122,962	Total		\$2,243,520	Total		\$2,672,020

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950108 Date of CFFP:
	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)				-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ 240,405	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	240,405	-	-	-
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages							
PHA Name Albany Housing Authority		Grant Type and Number Grant Fund Prog Capital Fund Program Grant No.: CFFP (Yes/No): No Replacement Housing Factor Grant No.:					
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 11 NY 9-30	Acquisition & rehabilitation of 3 units	1498	2 units	\$240,405			

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

Federal FY of Grant

2008 RHF

Status of Work

Reallocated to HOPE VI replacement housing, Phase IIIB, approved by HUD. Work began December 2007 in Arbor Hill.

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name Albany Housing Authority				Capital Fund Program Grant No.: Replacement Housing Fac		Federal FY of Grant 2008 RHF
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
NY9-30 Scatter Site	10/29/2011		10/28/2013			

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06P00950109 Replacement Housing Factor Grant No.: Date of CFFP:
	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	\$ 500			
3	1408 Management Improvements (Soft Costs)	\$ 323,031			
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 229,664			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 74,788			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ 6,000			
10	1460 Dwelling Structures	\$ 1,095,900			
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 129,000			
12	1470 Nondwelling Structures	\$ 25,500			
13	1475 Nondwelling Equipment	\$ 10,000		-	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA			-	
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment	\$ 735,835			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	2,630,218		-	
21	Amount of line 20 Relating to LBP Activities				
	Amount of line 20 Relating to Section 504 Compliance				
	Amount of line 20 Relating to Security (Soft Costs)				
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 7/17/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages								
PHA Name		Grant Type and Number						
Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950109				CFFP (Yes/No): No		
		Replacement Housing Factor Grant No.:						
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost	
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 1	Remove & Replace Exter. Balc.& Stairs, DoorThresholds	1460	0.024	Job	\$10,000			
NY9-1	Pointing	1460	0.25	Job	\$25,000			
Robert	Cap Laterals, City Water @ Main	1450	0.025	Job	\$1,000			
Whalen	City Sewer Improvement to Prevent Shop Flooding	1470	0.011	Job	\$1,000			
Homes	Install Security Cameras Bldg 285 and 275	1460	0.025	Job	\$500			
	Smoke Detectors in Bedrooms	1460	0.005	Job	\$10,000			
	Sub-Total:				\$47,500			
	A&E Fees	1430			\$ 3,300			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
AMP 3	Replace Fire Alarm System	1460	0.014	Job	\$10,000			
NY 9-3	Replace Compactor 200 Green Street	1465	1	Job	\$16,000			
Steamboat	Renovate 7 Apts. For HC Accessibility	1460	0.1	Job	\$3,500			
Square HR	Upgrade Kitchens	1460	0.02	Job	\$20,000			
	Ranges	1465	1	Job	\$93,000			
	Replace 230 Green Trash Lift	1460	1	Job	\$54,000			
	Smoke Detectors in Bedrooms	1460		Job	\$1,000			
	Stone Window Sill Repairs 20 Renss 200,220,230 Green	1460	0.75	Job	\$30,000			
	Sub-Total:				\$227,500			
	A&E Fees				\$ 18,200			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
NY 9-11	Smoke Detectors	1460		Job	\$500			
Steamboat	Replace Exterior Concrete Entrance Stairs with Precast	1460	0.05	Job	\$3,000			
Square	Sub Total				\$3,500			
Townhouses	A&E Fees				\$230			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 50			
NY 9-12	Replace Interior Passage Doors w/Solid Core Hardboard	1460	0.5	Job	\$12,000			
Steamboat	Replace Closet Doors w/Solid Core Hardboard	1460	0.5	Job	\$8,000			
Historic	Install Heavy Duty Window Balancers	1460	0.5	Job	\$12,000			
Townhouses	Replace Apartment Floors	1460	0.06	Job	\$5,000			
	Replace Bathrooms	1460	0.025	Job	\$5,000			
	Replace Kitchens	1460	0.02	Job	\$5,000			
	Install Concrete Fiber Siding - Remove Exist Wood	1460	1	Job	\$60,000			
	Install Smoke Detectors	1460	0.06	Job	\$5,000			
	Sub Total				\$112,000			
	A&E Fees				\$7,960			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			

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

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

Part II: Supporting Pages							
PHA Name Albany Housing Authority			Grant Type and Number Grant Fund Program Grant No.: NY06P00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 4	Fire Alarm System Upgrades	1460	0.002	Job	\$1,000		
NY9-4	Elevator Controls	1460	0.005	Job	\$1,000		
Lincoln	Smoke Detectors in Bedrooms	1460	0.5	Job	\$35,000		
Park	High Voltage Elec Rpair/Upgrade Switchgear	1460	0.005	Job	\$2,000		
Homes	LBP Testing	1430		Job	\$200		
	Roof Replacement 2 Lincoln	1460	0.005	Bldg.	\$500		
	Ventilation for Maintenance Shop 1 Lincoln	1470		Job	\$1,000		
	Replace Elevator Cab Ceilings	1460		Job	\$1,000		
	Sub-Total:				\$41,700		
	A&E Fees				\$ 3,336		
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500		
AMP 5	Renovate 3 Apartments for HC Accessibility	1460	1	Job	\$ 125,000		
NY9-5L	Fire Alarm System/Smoke Detectors in Bedrooms	1460	0.5	Job	\$ 150,000		
Ida Yarbrough	Rework Storm Drainage West Foundation Bldg 3,4,5	1450	0.05	Job	\$5,000		
Homes	Replace Roofs	1460	0.05	Job	\$15,000		
	Switchgear	1460	0.4	Job	\$ 160,000		
	Replace Kitchens	1460	0.1	Job	\$ 80,000		
	Sub Total				\$260,000		
	A&E Fees				\$ 20,800		
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500		
NY9-5H	Elevator Controls	1460	0.03	Job	\$10,000		
Ida Yarbrough	Replace Fire Alarm System and Emergency Call	1460	0.03	Job	\$15,000		
Highrise	Sub Total				\$25,000		
	A&E Fees				\$ 1,500		
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500		
AMP 6	See Capital Fund Borrowing Program						
9-13 Ezra							
Prentice							

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

Part II: Supporting Pages								
PHA Name		Grant Type and Number						
Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:						
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 7 NY 9-7 Westview Homes	Upgrade Elevator Controls to AC	1460	0.1	Job	\$20,000			
	Replace Fire Alarm System	1460	0.1	Bldg	\$40,000			
	Replace Roof	1460	0.5	Job	\$60,000			
	Replace Windows Passageway to Comm Rm	1460	0.5	Job	\$10,000			
	Ground Floor Window Replacement	1460	1	Job	\$8,900			
	Compactor	1465	1	Job	\$20,000			
	Carpet Replacement Ground Floor	1460	1	Job	\$40,000			
	Paint Common Areas	1460	1	Job	\$30,000			
	Replace Ground Floor Acoustic Grid Ceiling	1460	1	Job	\$25,000			
	New Handicap Accessible Bathroom Ground Floor	1460	1	Job	\$12,000			
	New Furniture andTackboards Ground Floor	1475	1	Job	\$10,000			
	Replace Fabric Panels Gr Floor & Apt Elevator Lobbies	1460	1	Job	\$15,000			
	Refinish/Replace Ground Floor Handrail	1460	1	Job	\$20,000			
		Sub Total				\$310,900		
		A&E Fees				\$23,872		
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
						-	-	
AMP 1 NY 9-22 Scattered Sites					-			
		Sub Total			-			
		A&E Fees			-			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
PHA Wide	Debt Service Payment	9000			\$735,835			
		Sub Total						
	A&E Fees							

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

Part II: Supporting Pages							
PHA Name			Grant Type and Number				
Albany Housing Authority			Grant Fund Program Grant No.: NY06P00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP1	Management Improvements						
9-1	Computer software upgrade	1408		\$13,000			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$5,664			
	Police Patrol	1408		\$11,310			
AMP 3							
9-3	Computer software upgrade	1408		\$5,915			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$17,644			
	Police Patrol	1408		\$35,230			
AMP 4							
9-4	Computer software upgrade	1408		\$3,770			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$8,854			
	Police Patrol	1408		\$17,680			
AMP 5							
9-5	Computer software upgrade	1408		\$2,665			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$16,277			
	Police Patrol	1408		\$32,500			
	9-5 Community Center Staff	1408		\$22,000			
AMP 6							
9-13	Computer software upgrade	1408		\$6,890			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$8,268			
	Police Patrol	1408		\$16,510			
AMP 7							
9-7	Computer software upgrade	1408		\$32,760			
	Project Based Budgeting Assist/Asset Manag Study	1408		\$8,399			
	Police Patrol	1408		\$16,770			
	9-7 Community Center Staff	1408		\$40,925			
	LBP training	1408		\$0			
	Maintenance mgt improvements	1408		\$0			
	Partnership Process	1408		\$0			
	Utility Conservation Program	1408		\$0			
	Sub-Total:			\$323,031			

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

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

Part II: Supporting Pages								
PHA Name Albany Housing Authority			Grant Type and Number Grant Fund Program Grant No.: NY06P00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost	
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
	Asset Management Fee	1410			\$229,664			
	Sub-Total:				\$229,664		-	-

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

Federal FY of Grant

2009

Status of Work

Federal FY of Grant

2009

Status of Work

Federal FY of Grant

2009

Status of Work

Federal FY of Grant
2009
Status of Proposed Work (2)

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority				Federal FY of Grant 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	8/18/2011		8/18/2013		
NY9-22 Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26 Corning Homes No work items					
AMP 3 NY9-3 Steamboat Square Hi-Rise	8/18/2011		8/18/2013		
NY9-11 Steamboat Square Townhouses	8/18/2011		8/18/2013		
NY9-12 Steamboat Square Historic Rehabs	8/18/2011		8/18/2013		
AMP 4 NY9-4 Lincoln Park Homes	8/18/2011		8/18/2013		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	8/18/2011		8/18/2013		
NY9-5L Ida Yarbrough Homes Low-Rise	8/18/2011		8/18/2013		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	8/18/2011		8/18/2013		
AMP 7 NY9-7 Westview Homes	8/18/2011		8/18/2013		
PHA Wide Capital Fund Borrowing	8/18/2011		8/18/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2009
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Maintenance Response Initiative	8/18/2011		8/18/2013		
Computer software upgrade	8/18/2011		8/18/2013		
LBP training	8/18/2011		8/18/2013		
Maintenance mgt improvements	8/18/2011		8/18/2013		
Operations Management Improvement	8/18/2011		8/18/2013		
Project Based Budgeting Consulting	8/18/2011		8/18/2013		
Partnership Process	8/18/2011		8/18/2013		
PHA wide Police Patrol	8/18/2011		8/18/2013		
Tenant Newsletter	8/18/2011		8/18/2013		
Tenant Security Patrol	8/18/2011		8/18/2013		
Utility Conservation Program	8/18/2011		8/18/2013		
Tenant Relations Training	8/18/2011		8/18/2013		
9-5 Community Center Staff	8/18/2011		8/18/2013		
9-5 Community Center Coordinator	8/18/2011		8/18/2013		
PHAS Consultant	8/18/2011		8/18/2013		
PHAS Deficiencies	8/18/2011		8/18/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number: Albany Housing Authority			Locality: (City/County & State) Albany, Albany, New York		<input checked="" type="checkbox"/> Original 5 Year Plan	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY: 2009	Work Statement for Year 2 FFY: 2010	Work Statement for Year 3 FFY: 2011	Work Statement for Year 4 FFY: 2012	Work Statement for Year 5 FFY: 2013
	AMP 1NY 9-1 Robert Whalen Homes	See Annual Statement	\$203,000	\$26,000	\$14,000	\$0
	AMP 2 NY 9-23,24,25,26 North Albany Corning Homes		-	-	-	-
	AMP 3 NY 9-3 Steamboat Square - High Rise		\$283,419	\$30,000	\$24,000	\$4,000
	AMP 4 NY 9-4 Lincoln Park Homes		\$107,780	\$54,650	\$344,001	\$296,000
	AMP 5 NY 9-5L Ida Yarbrough Homes - Low Rise		\$39,471	\$63,000	\$500	\$429,000
	AMP 5 NY 9-5H Ida Yarbrough Homes - High Rise		\$15,250	\$524,672	\$314,464	\$9,000
	AMP 7 NY 9-7 Westview Homes		\$194,407	\$167,854	\$170,000	\$100,000
	AMP 3 NY 9-11 Steamboat Square		\$6,500	\$1,000	\$57,500	\$0
	AMP 3 NY 9-12 Steamboat Square, Historic Rehabs		\$30,000	\$86,000	\$38,600	\$0
	AMP 6 NY 9-13 Ezra Prentice Homes			\$0	\$0	\$0
	AMP 2 NY9-22 Scattered Sites Replacement (see Item I Below)			\$0	\$0	\$0
B.	Physical Improvements Subtotal		\$879,827	\$953,176	\$963,065	\$838,000
C.	Management Improvements		\$336,000	\$326,000	\$325,000	\$325,500
D.	PHA-Wide Non-Dwelling, Structures & Equipment					
E.	Administration		\$199,511	\$199,511	\$199,511	\$199,511
F.	Other (1411, 1415, 1430, 1440, 1465, 1495, 1502)		\$70,386	\$76,254	\$77,045	\$67,040
G.	Operations					
H.	Demolition					
I.	Development			\$0		
J.	Capital Fund Financing - Debt Service for CFP Loan		\$592,645	\$592,645	\$592,645	\$592,645
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,078,369	\$2,147,586	\$2,157,266	\$2,022,696

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2011	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2012	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2013	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000			
	Repave/Reseal Parking Lots		\$10,000				Replace Chain Link w/Iron 1-3 Linc Townhs		\$39,000			
	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001			
	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Computer Hardware		\$5,000			
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	High Volt Elec Repair/Upgrade Switchgear		\$60,000	High Volt Elec Repair/Upgrade Switchgear		\$200,000
	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	Upgrade Elevator Controls		\$200,000	Upgrade Elevator Controls		\$40,000
										Utility Room Doors&Hardware 230		\$15,000
										Replace Elev Flooring incl 230 Green		\$1,000
										Replace Sub-basement pit doors		\$6,000
					Balance Air Handlers/Install AC coil		\$1,000			Balance Air Handlers/Install AC coil		\$1,000
					Replace Elevator Cab Ceiling		\$1,000			Rem Asbestos HW Tank 230 Green		\$1,000
	Signage		\$1,000	Signage		\$7,000			Remove Asbestos Boiler 230 Green		\$1,000	
	Replace Refrigerators		\$1,000						Replace Elevator Cab Ceiling		\$1,000	
	Replace Fire Alarm System		\$1,000	Replace Fire Alarm System		\$5,000			Replace Generator/Convert to Gas		\$30,000	
Replace Ranges		\$1,000										
Smoke Detectors in Bedrooms		71000										
	Sub-Total:		\$107,780	Sub-Total:		\$54,650	Sub-Total:		\$344,001	Sub-Total:		\$296,000
	A&E Fees		\$8,622	A&E Fees		\$4,372	A&E Fees		\$27,520	A&E Fees		\$23,680
	Sub - Total of This Page:		\$107,780	Sub - Total of This Page:		\$54,650	Sub - Total of This Page:		\$344,001	Sub - Total of This Page:		\$296,000

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)													
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011			Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013			
	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	
See Annual Statement	NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			
	Lead Testing/Abatement		\$5,000				Repair Wall Panels @ Manager's Office		\$500				
	Drainage/Hydrant/Storm Sewer		\$15,721										
	Fence around Transformer		\$500										
	Gutters/Rain Diverters		\$3,000										
	Repoint Masonry Site Wide		\$500										
	Half Screens on Windows		\$500										
					Convert Electric Heat to Gas		\$10,000				Convert Electric Heat to Gas		\$329,000
					Emergency Electric Repairs		\$15,000						
	Upgrade Switchgear		\$5,000		Upgrade Switchgear		\$23,000				Upgrade Switchgear		\$100,000
	Foundation Study/Repairs		\$3,000		Foundation Study/Repairs		\$15,000						
	Signage		\$5,500										
	Repair/Replace Appliances		\$750										
	Sub-Total:			\$39,471	Sub-Total:		\$63,000	Sub-Total:		\$500	Sub-Total:		\$429,000
	A&E Fees			\$3,158	A&E Fees		\$5,040	A&E Fees		\$40	A&E Fees		\$34,320
	NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			
	Security Screens		\$3,250				Upgrade Elec Service 260 Store		\$8,000				
	Emerg Switch/Hall&Stair Light Repairs		\$1,000	Emerg Switch/Hall&Stair Light Repairs		\$100,000	Upgrade Fire Alarm System		\$201,464				
	Lobby Furniture		\$500				Replace Refrigerators		\$5,000				
	Upgrade Switchgear		\$10,000	Upgrade Switchgear		\$304,000	Upgrade Elevator Controls		\$100,000				
	Clean and Refinish Bldg Exterior		\$500	Upgrade Corridor Makeup Air Ventil		\$56,422				Replace Apt. Ent Door & Fram		\$1,000	
				Refinish Bathtubs		\$64,250				Install Push Plate/Silencers/Hinges		\$1,000	
										Refinish Bathtubs		\$1,000	
										Replace Ranges		\$5,000	
										Repair 1st Floor Sinks		\$1,000	
	Sub-Total:		\$15,250	Sub-Total:		\$524,672	Sub-Total:		\$314,464	Sub-Total:		\$9,000	
	A&E Fees		\$1,220	A&E Fees		\$41,974	A&E Fees		\$25,157	A&E Fees		\$720	
	Sub - Total of This Page:		\$54,721	Sub - Total of This Page:		\$587,672	Sub - Total of This Page:		\$314,964			\$438,000	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010		Estimated Costs	Work Statement for Year 3 FFY: 2011		Estimated Costs	Work Statement for Year 4 FFY: 2012		Estimated Costs	Work Statement for Year 5 FFY: 2013	Estimated Costs	
	Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes			NY 9-7 Westview Homes		
	Asthetic Imp for Retention Basin		\$500	Replace Fire Alarm System		\$127,854	Upgrade Elevator Controls		\$170,000	Upgrade Elevator Controls	\$100,000	
	Fence around transformers		\$420	Ground Floor Lighting Replacement		\$20,000						
	Repair Parking Lot/Walkways		\$500	Apartment Signage		\$20,000						
	Change OH Door, Maint. Shop		\$1,000									
	Upgrade Switchgear		\$80,000									
	Corridor Ventilation Study		\$3,000									
	Install AC in corridors		\$5,000									
	Insulate Curtain Wall/AC Sleeves		\$10,000									
	Repipe Mech Rm Water Htr Distrib.		\$41,500									
	DHW/CW Booster Cont/ Fire Pump		\$1,000									
	Upgrade Elevator Controls		\$50,000									
	Replace Fire Alarm System		\$1,487									
		Sub-Total:		\$194,407	Sub-Total:		\$167,854	Sub-Total:		\$170,000	Sub-Total:	\$100,000
		A&E Fees		\$15,553	A&E Fees		\$13,428	A&E Fees		\$13,600	A&E Fees	\$8,000
	NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses		
Renovate Bathrooms (Force Account)		\$500	Renovate Bathrooms (Force Account)		\$500	Repair Front Entrance Stairs		\$55,000	No Items			
Replace Storage Sheds		\$5,000	Install Heavy Duty Window Balancers (Force Account)		\$500	Signage		\$2,500				
Replace Fire Alarm System		\$1,000										
	Sub-Total:		\$6,500	Sub-Total:		\$1,000	Sub-Total:		\$57,500	Sub-Total:	\$0	
	A&E Fees		\$520	A&E Fees		\$80	A&E Fees		\$4,600	A&E Fees	\$0	
			\$12,500									
	Sub - Total of This Page:		\$200,907	Sub - Total of This Page:		\$168,854	Sub - Total of This Page:		\$227,500		\$100,000	

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)											
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2011	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2012	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2013	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories	
See Annual Statement	NY 9-12 Historic Steamboat Square Repair Roofs Replace kitchen cabinets(Force Account)		\$10,000 \$20,000	NY 9-12 Historic Steamboat Square Repair Roofs Smoke Detectors in Bedrooms Siding Replacement		\$75,000 \$1,000 \$10,000	NY 9-12 Historic Steamboat Square Repair/Replace Fencing & sheds Install new heavy duty window balancers		\$14,500 \$24,100	NY 9-12 Historic Steamboat Square No Items	
		Sub-Total:	\$30,000	Sub-Total:		\$86,000	Sub-Total:	\$38,600	Sub-Total:		\$0
			A&E Fees			\$6,880		A&E Fees		\$3,088	\$0
	NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing	
			\$0			\$0		\$0		\$0	\$0
			A&E Fees			\$0		A&E Fees		\$0	\$0
	Sub - Total of This Page:		\$30,000	Sub - Total of This Page:		\$86,000	Sub - Total of This Page:		\$38,600	Sub - Total of This Page:	\$0

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010		Estimated Costs	Work Statement for Year 3 FFY: 2011		Estimated Costs	Work Statement for Year 4 FFY: 2012		Estimated Costs	Work Statement for Year 5 FFY: 2013		Estimated Costs
	Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty		Development Number/Name/General Description Major Work Categories	Qty	
	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement		
				20 Replacement Units	##	\$0						
	Sub-Total:		\$0	Sub-Total:		\$0	Sub-Total:			Sub-Total:		
	A&E Fees		\$0	A&E Fees		\$0	A&E Fees			A&E Fees		
	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645	PHA Wide - Debt Service		\$592,645
	Management Improvements			Management Improvements			Management Improvements			Management Improvements		
	Computer software upgrade		\$75,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000
	LBP training		\$1,000									
	Maintenance mgt improvements		\$1,000									
	Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord		
See	Operations Management Improvement		\$1,000	Operations Management Improvement		\$1,000	Ops Management Improvement			Ops Management Improvement		
Annual	Personnel Technician		\$0									
Statement	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$500
	Implementation Asst Asset Mgmt		\$500									
	Partnership Process		\$0									
	PHA wide Police Patrol		\$130,000									
	Econ Develop/Wage Center Coord		\$0									
	Tenant Newsletter		\$10,000									
	Tenant Security Patrol		\$53,000									
	Utility Conserv. Program/Energy Audit		\$2,000									
	Tenant Relations Training			Tenant Relations Training			Tenant Relations Training			Tenant Relations Training		
	9-5 Community Center Staff		\$40,000									
	9-5 Community Center Coordinator		\$22,000									
	PHAS Consultant		\$0									
	PHAS Deficiencies		\$500									
	Sub-Total:		\$336,000	Sub-Total:		\$326,000	Sub-Total:		\$325,000	Sub-Total:		\$325,500
	Total All Developments		\$1,820,366									
	A&E Fees this year		\$145,629									

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)												
Work Statement for Year 1 FFY:2009	Work Statement for Year 2 FFY: 2010			Work Statement for Year 3 FFY: 2011			Work Statement for Year 4 FFY: 2012			Work Statement for Year 5 FFY: 2013		
	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs	Development Number/Name/General Description Major Work Categories	Qty	Estimated Costs
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$283,419		9-3	\$30,000		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$500		9-5L	\$429,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
		Total	\$1,815,001		Total	\$1,485,797		Total	\$1,606,355		Total	\$2,034,855
Annual Statement	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
	Total		\$2,306,537	Total		\$1,977,333	Total		\$2,097,891	Total		\$2,526,391
**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629	
	1465			1465			1465			1465		
	1498			1498			1498	\$0		1498	\$0	
	1502			1502			1502	\$0		1502	\$0	
	Total		\$2,452,166	Total		\$2,122,962	Total		\$2,243,520	Total		\$2,672,020

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NY06S00950109 Replacement Housing Factor Grant No.: Date of CFFP:
	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 0% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)	\$ -	\$ -		-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	\$ 321,140	\$ -		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 217,844			
8	1440 Site Acquisition				
9	1450 Site Improvements	\$ -	\$ -		-
10	1460 Dwelling Structures	\$ 2,629,420			
11	1465.1 Dwelling Equipment--Nonexpendable	\$ 43,000			-
12	1470 Nondwelling Structures	\$ -			-
13	1475 Nondwelling Equipment	\$ -		-	-
14	1485 Demolition				-
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				
18a	1501 Collateralization or Debt Service paid by the PHA			-	-
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$ -	\$ -		
20	Amount of Annual Grant (sum of lines 2-19)	3,211,403		3,211,403	-
21	Amount of line 20 Relating to LBP Activities	\$ -		0	
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 6/4/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages									
PHA Name			Grant Type and Number					Federal FY of Grant	
Albany Housing Authority			Grant Fund Program Grant No.: NY06S00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:					2009	
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1	Thresholds Apt Entr. Doors new Balconies	1460	0.024	Job	\$50,000				
NY9-1	Smoke Detectors in Bedrooms (\$241 @ \$250 ea.)	1460	0.25	Job	\$60,000				
Robert		1450	0.025	Job					
Whalen		1470	0.011	Job					
Homes		1460	0.025	Job					
	Sub-Total:				\$110,000				
	A&E Fees	1430			\$ 8,800				
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500				
AMP 3	Replace Fire Alarm System & Bedroom Smoke Detectors	1460	0.6	Job	\$581,000				
NY 9-3		1465	1	Job					
Steamboat	Renovate 7 Apts. For HC Accessibility	1460	0.1	Job	\$158,610				
Square HR	Upgrade Kitchens	1460	0.25	Job	\$308,705				
	Ranges	1465	0.3	Job	\$43,000				
	Replace 230 Green Trash Lift	1460	1	Job	\$54,000				
	Sub-Total:				\$1,145,315				
	A&E Fees				\$ 91,625				
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500				
NY 9-11	Smoke Detectors (146 @ \$250 ea.)	1460	1	Job	\$36,500				
Steamboat	Replace Exterior Concrete Entrance Stairs with Precast	1460	1	Job	\$77,000				
Square									
Townhouses	Sub Total				\$113,500				
	A&E Fees				\$9,080				
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 50				
NY 9-12		1460	0.5	Job					
Steamboat		1460	0.5	Job					
Historic		1460	0.5	Job					
Townhouses		1460	0.06	Job					
		1460	0.025	Job					
		1460	0.02	Job					
	Install Smoke Detectors (77 @ \$250 ea.)	1460	1	Job	\$19,250				
	Sub Total				\$19,250				
	A&E Fees				\$1,540				
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500				

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

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

Part II: Supporting Pages								
PHA Name			Grant Type and Number				Federal FY of Grant	
Albany Housing Authority			Grant Fund Program Grant No.: NY06S00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				2009	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 4		1460	0.002	Job				
NY9-4	Elevator Controls	1460	0.005	Job	\$1,000			
Lincoln		1460	0.5	Job				
Park		1460	0.005	Job				
Homes		1430		Job				
		1460	0.005	Bldg.				
		1470		Job				
	Sub-Total:				\$1,000			
	A&E Fees				\$ 80			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
AMP 5		1460	1	Job				
NY9-5L		1460	0.5	Job				
Ida Yarbrough	Replace Roofs	1450	0.05	Job				
Homes		1460	0.05	Job	\$18,657			
		1460	0.4	Job				
	Sub Total				\$18,657			
	A&E Fees				\$ 1,493			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
NY9-5H	Elevator Controls	1460	0.5	Job	\$160,000			
Ida Yarbrough	Replace Fire Alarm System and Emergency Call	1460	1	Job	\$517,415			
Highrise					\$677,415			
	Sub Total				\$677,415			
	A&E Fees				\$ 54,193			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
AMP 6								
9-13 Ezra	See Capital Fund Borrowing Program							
Prentice								

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

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

Part II: Supporting Pages								
PHA Name		Grant Type and Number				Federal FY of Grant		
Albany Housing Authority		Grant Fund Program Grant No.: NY06S00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 7	Upgrade Elevator Controls to AC	1460	0.5	Job	\$125,000			
NY 9-7	Replace Fire Alarm System	1460	1	Bldg	\$402,283			
Westview Homes	Replace Roof	1460	0.5	Job	\$60,000			
		1460	0.5	Job				
		1465	1	Job				
	Sub Total				\$587,283			
	A&E Fees				\$46,983			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
						-	-	-
AMP 1								
NY 9-22 Scattered Sites	Sub Total				-			
	A&E Fees				-			
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ 500			
PHA Wide	Debt Service Payment							
	Sub Total							
	A&E Fees							

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

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

Part II: Supporting Pages									
PHA Name Albany Housing Authority			Grant Type and Number Grant Fund Program Grant No.: NY06S00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				Federal FY of Grant 2009		
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
AMP1 9-1	Management Improvements	1408							
		1408							
		1408							
AMP 3 9-3		1408							
		1408							
		1408							
AMP 4 9-4		1408							
		1408							
		1408							
AMP 5 9-5		1408							
		1408							
		1408							
AMP 6 9-13		1408							
		1408							
		1408							
AMP 7 9-7		1408							
		1408							
		1408							
		1408							
		Sub-Total:				\$0			

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

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

Part II: Supporting Pages								
PHA Name			Grant Type and Number				Federal FY of Grant	
Albany Housing Authority			Grant Fund Program Grant No.: NY06S00950109 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				2009	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Asset Management Fee	1410		\$321,140				
	Sub-Total:			\$321,140		-	-	

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

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority				Federal FY of Grant 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	3/17/2011		3/17/2013		
NY9-22 Scattered Sites Replacement No work items					
AMP 2 NY9-23,24,25,26 Corning Homes No work items					
AMP 3 NY9-3 Steamboat Square Hi-Rise	3/17/2011		3/17/2013		
NY9-11 Steamboat Square Townhouses	3/17/2011		3/17/2013		
NY9-12 Steamboat Square Historic Rehabs	3/17/2011		3/17/2013		
AMP 4 NY9-4 Lincoln Park Homes	3/17/2011		3/17/2013		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	3/17/2011		3/17/2013		
NY9-5L Ida Yarbrough Homes Low-Rise	3/17/2011		3/17/2013		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	3/17/2011		3/17/2013		
AMP 7 NY9-7 Westview Homes	3/17/2011		3/17/2013		
PHA Wide Capital Fund Borrowing	3/17/2011		3/17/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority				Federal FY of Grant 2009	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Computer software upgrade	3/17/2011		3/17/2013		
Project Based Budgeting Consulting	3/17/2011		3/17/2013		
Utility Conservation Program	3/17/2011		3/17/2013		

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Five-Year Action Plan

U.S. Department of Housing

Part I: Summary

N.A.

and Urban Development

Capital Fund Program

Office of Public and Indian Housing

HA Name: Albany Housing Authority		Locality: (City/County & State) Albany, New York		Revision No. _____ X Original	
A. Development Number/Name	Work Statement for Year 1 FFY: 2007	Work Statement Year 2 FFY: 2008	Work Statement Year 3 FFY: 2009	Work Statement Year 4 FFY: 2010	Work Statement Year 5 FFY: 2011
AMP 1NY 9-1 Robert Whalen Homes	See Annual Statement	\$203,000	\$26,000	\$4,000	\$0
AMP 2 NY 9-23,24,25,26 North Albany Corning Homes		-	-	-	-
AMP 3 NY 9-3 Steamboat Square - High Rise		\$283,419	\$30,000	\$34,000	\$4,000
AMP 4 NY 9-4 Lincoln Park Homes		\$107,780	\$54,650	\$344,001	\$296,000
AMP 5 NY 9-5L Ida Yarbrough Homes - Low Rise		\$39,471	\$63,000	\$500	\$429,000
AMP 5 NY 9-5H Ida Yarbrough Homes - High Rise		\$15,250	\$524,672	\$314,464	\$9,000
AMP 7 NY 9-7 Westview Homes		\$194,407	\$147,854	\$170,000	\$100,000
AMP 3 NY 9-11 Steamboat Square		\$6,500	\$1,000	\$57,500	\$0
AMP 3 NY 9-12 Steamboat Square, Historic Rehabs		\$30,000	\$86,000	\$38,600	\$0
AMP 6 NY 9-13 Ezra Prentice Homes			\$0	\$0	\$0
AMP 2 NY9-23 Scattered Sites Replacement (see Item K Below)			\$0	\$0	\$0
B. Physical Improvements Subtotal			\$879,827	\$933,176	\$963,065
C. Management Improvements		\$336,000	\$326,000	\$325,000	\$325,500
D. PHA-Wide Non-Dwelling, Structures & Equipment					
E. Administration		\$199,511	\$199,511	\$199,511	\$199,511
F. Other (1411, 1415, 1430, 1440, 1465, 1495, 1502)		\$70,386	\$76,254	\$77,045	\$67,040
G. Operations					
H. Demolition					
I. Replacement Reserve					
J. Debt Service for CFP Loan		\$729,890	\$729,890	\$545,074	\$483,469
K. Mod used for Development			\$20,000		
L. Total CGP Funds					
M. Total Non CGP Funds					
N. Grand Totals		\$2,215,614	\$2,284,831	\$2,109,695	\$1,913,520
Signature of Executive Director <i>Steven T. Longo</i>	Date:	Signature of Public Housing Director/Office of Native American Programs Administrator 4/17/2009			Date:

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See Annual Statement	NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes			NY 9-1 Robert Whalen Homes		
	Signage		\$2,000	Fence Around Transformer		\$2,000						
	Smoke Detectors in Bedrooms		\$1,000									
	Exterior Balconies and Stairs		\$200,000	Cap laterals, City water @ Main		\$19,000						
				Repoint Masonry		\$5,000						
							E Bldg Community Rm Renovation		\$4,000			
	Sub-Total:		\$203,000	Sub-Total:		\$26,000	Sub-Total:		\$4,000	Sub-Total:		\$0
	A & E Fees		\$16,240	A & E Fees		\$2,080	A & E Fees		\$320	A & E Fees		\$0
	NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R			NY 9-3 Steamboat Square - H R		
	Fence Around Transformer		\$2,000	Pavillion at Courtyard Interior		\$1,000						
	Repave/Reseal/Restrip Parking Lot		\$8,000									
	Replace Fire Alarm System		\$201,000	Repair Cracked Brick Garden Walls		\$10,000						
	Flood Alarms in Basements		\$500	LB Paint Testing and Abatement		\$500						
	Laundry Accessible/Common Space		\$23,919	Replace Cove Base Public Corridors		\$16,500						
	Redo Heat System Expansion Joints		\$1,000				Redo Heating Syst Expansion Joints		\$19,000			
	Repair Sills 200 & 220 Green		\$39,000				Install Thermostatic Controls in Apts		\$5,000			
	Repl Stairwell Door Hardware/Hinges		\$1,000	Repl Stairwell Door Hardware/Hinges		\$1,000						
	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$1,000	Repair/Replace Carpeting 20 Rens		\$10,000			
	Doors/Locks 200, 220 Green Pump Rm		\$1,000									
	Signage		\$5,000									
										Smoking Area North side 20 Rens		\$1,000
										Covert Laundry to Comm Space		\$1,000
										Training Room Furniture & Equipment		\$1,000
										Lobby Furniture		\$1,000
	Sub-Total:		\$283,419	Sub-Total:		\$30,000	Sub-Total:		\$34,000	Sub-Total:		\$4,000
	A&E Fees		\$22,674	A&E Fees		\$2,400	A&E Fees		\$2,720	A&E Fees		\$320
	Sub - Total of This Page:		\$486,419	Sub - Total of This Page:		\$56,000	Sub - Total of This Page:		\$38,000			\$4,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
Description Major Work Categories	Description Major Work Categories			Description Major Work Categories			Description Major Work Categories			Description Major Work Categories		
See Annual Statement	NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes			NY 9-4 Lincoln Park Homes		
	Sidewalk Repairs/Accessibility		\$1,000				3 Lincoln Day Care Playground		\$1,000			
	Repave/Reseal Parking Lots		\$10,000				Replace Chain Link w/Iron 1-3 Linc Townhs		\$39,000			
	Engineering Study of Bowing Bricks		\$2,500				Traffic Coating Balc Repair230 Green St		\$39,001			
	Roof Replacement 2 Lincoln		\$10,000	Roof Replacement 2 Lincoln		\$10,000	Computer Hardware		\$5,000			
	Computer Hardware		\$5,000	Computer Hardware		\$5,000	High Volt Elec Repair/Upgrade Switchgear		\$60,000	High Volt Elec Repair/Upgrade Switchgear		\$200,000
	LBP Testing		\$4,280	Install Smoke Detectors in Bedrooms		\$25,650	Upgrade Elevator Controls		\$200,000	Upgrade Elevator Controls		\$40,000
										Utility Room Doors&Hardware 230		\$15,000
					Balance Air Handlers/Install AC coil		\$1,000			Replace Elev Flooring incl 230 Green		\$1,000
					Replace Elevator Cab Ceiling		\$1,000			Replace Sub-basement pit doors		\$6,000
	Signage		\$1,000	Signage		\$7,000				Balance Air Handlers/Install AC coil		\$1,000
	Replace Refrigerators		\$1,000							Rem Asbestos HW Tank 230 Green		\$1,000
	Replace Fire Alarm System		\$1,000	Replace Fire Alarm System		\$5,000				Remove Asbestos Boiler 230 Green		\$1,000
	Replace Ranges		\$1,000							Replace Elevator Cab Ceiling		\$1,000
	Smoke Detectors in Bedrooms		71000							Replace Generator/Convert to Gas		\$30,000
	Sub-Total:		\$107,780	Sub-Total:		\$54,650	Sub-Total:		\$344,001	Sub-Total:		\$296,000
	A&E Fees		\$8,622	A&E Fees		\$4,372	A&E Fees		\$27,520	A&E Fees		\$23,680
Sub - Total of This Page:			\$107,780	Sub - Total of This Page:		\$54,650	Sub - Total of This Page:		\$344,001			\$296,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R			NY 9-5L Ida Yarbrough Homes L-R		
	Lead Testing/Abatement		\$5,000				Repair Wall Panels @ Manager's Office		\$500			
	Drainage/Hydrant/Storm Sewer		\$15,721									
	Fence around Transformer		\$500									
	Gutters/Rain Diverters		\$3,000									
	Repoint Masonry Site Wide		\$500									
	Half Screens on Windows		\$500									
				Convert Electric Heat to Gas		\$10,000				Convert Electric Heat to Gas		\$329,000
				Emergency Electric Repairs		\$15,000						
	Upgrade Switchgear		\$5,000	Upgrade Switchgear		\$23,000				Upgrade Switchgear		\$100,000
	Foundation Study/Repairs		\$3,000	Foundation Study/Repairs		\$15,000						
	Signage		\$5,500									
	Repair/Replace Appliances		\$750									
	Sub-Total:		\$39,471	Sub-Total:		\$63,000	Sub-Total:		\$500	Sub-Total:		\$429,000
	A&E Fees		\$3,158	A&E Fees		\$5,040	A&E Fees		\$40	A&E Fees		\$34,320
	NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R			NY 9-5H Ida Yarbrough Homes H-R		
	Security Screens		\$3,250				Upgrade Elec Service 260 Store		\$8,000			
	Emerg Switchg/Hall&Stair Light Repairs		\$1,000	Emerg Switchg/Hall&Stair Light Repairs		\$100,000						
	Lobby Furniture		\$500				Upgrade Fire Alarm System		\$201,464			
							Replace Refrigerators		\$5,000			
	Upgrade Switchgear		\$10,000	Upgrade Switchgear		\$304,000	Upgrade Elevator Controls		\$100,000			
	Clean and Refinish Bldg Exterior		\$500	Upgrade Corridor Makeup Air Ventil		\$56,422				Replace Apt. Ent Door & Fram		\$1,000
				Refinish Bathtubs		\$64,250				Install Push Plate/Silencers/Hinges		\$1,000
										Refinish Bathtubs		\$1,000
										Replace Ranges		\$5,000
										Repair 1st Floor Sinks		\$1,000
	Sub-Total:		\$15,250	Sub-Total:		\$524,672	Sub-Total:		\$314,464	Sub-Total:		\$9,000
	A&E Fees		\$1,220	A&E Fees		\$41,974	A&E Fees		\$25,157	A&E Fees		\$720
	Sub - Total of This Page:		\$54,721	Sub - Total of This Page:		\$587,672	Sub - Total of This Page:		\$314,964	Sub - Total of This Page:		\$438,000

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs	
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			
See Annual Statement	NY 9-7 Westview Homes												
	Asthetic Imp for Retention Basin		\$500	Replace Fire Alarm System		\$147,854	Upgrade Elevator Controls		\$170,000	Upgrade Elevator Controls		\$100,000	
	Fence around transformers		\$420										
	Repair Parking Lot/Walkways		\$500										
	Change OH Door, Maint. Shop		\$1,000										
	Upgrade Switchgear		\$80,000										
	Corridor Ventilation Study		\$3,000										
	Install AC in corridors		\$5,000										
	Insulate Curtain Wall/AC Sleeves		\$10,000										
	Repipe Mech Rm Water Htr Distrib.		\$41,500										
	DHW/CW Booster Cont/ Fire Pump		\$1,000										
	Upgrade Elevator Controls		\$50,000										
	Replace Fire ALarm System		\$1,487										
		Sub-Total:		\$194,407	Sub-Total:		\$147,854	Sub-Total:		\$170,000	Sub-Total:		\$100,000
		A&E Fees		\$15,553	A&E Fees		\$11,828	A&E Fees		\$13,600	A&E Fees		\$8,000
	NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			NY 9-11 Steamboat Sq. Townhouses			
Renovate Bathrooms (Force Account)		\$500		Renovate Bathrooms (Force Account)		\$500	Repair Front Entrance Stairs		\$55,000	No Items			
Replace Storage Sheds		\$5,000		Install Heavy Duty Window Balancers (Force Account)		\$500	Signage		\$2,500				
Replace Fire Alarm System		\$1,000											
	Sub-Total:		\$6,500	Sub-Total:		\$1,000	Sub-Total:		\$57,500	Sub-Total:		\$0	
	A&E Fees		\$520	A&E Fees		\$80	A&E Fees		\$4,600	A&E Fees		\$0	
			\$12,500										
	Sub - Total of This Page:		\$200,907	Sub - Total of This Page:		\$148,854	Sub - Total of This Page:		\$227,500			\$100,000	

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs
Development Number/Name/General Description Major Work Categories	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories		
See Annual Statement	NY 9-12 Historic Steamboat Square Repair Roofs Replace kitchen cabinets(Force Account)		\$10,000 \$20,000	NY 9-12 Historic Steamboat Square Repair Roofs Smoke Detectors in Bedrooms		\$85,000 \$1,000	NY 9-12 Historic Steamboat Square Repair/Replace Fencing & sheds Install new heavy duty window balancers		\$14,500 \$24,100	NY 9-12 Historic Steamboat Square No Items		
	Sub-Total: A&E Fees		\$30,000 \$2,400	Sub-Total: A&E Fees		\$86,000 \$6,880	Sub-Total: A&E Fees		\$38,600 \$3,088	Sub-Total: A&E Fees		\$0 \$0
	NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing			NY 9-13 Ezra Prentice Homes See Capital Fund Borrowing		
	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0	Sub-Total: A&E Fees		\$0 \$0
	Sub - Total of This Page:		\$30,000	Sub - Total of This Page:		\$86,000	Sub - Total of This Page:		\$38,600	Sub - Total of This Page:		\$0

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008	Qty	Estimated Costs	Work Statement for Year 3 FFY: 2009	Qty	Estimated Costs	Work Statement for Year 4 FFY: 2010	Qty	Estimated Costs	Work Statement for Year 5 FFY: 2011	Qty	Estimated Costs	
	Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			Development Number/Name/General Description Major Work Categories			
See Annual Statement	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement	## Units	\$20,000	NY9-22 Scattered Sites Replacement			NY9-22 Scattered Sites Replacement			
				20 Replacement Units		\$20,000							
		Sub-Total: A&E Fees		\$0	Sub-Total: A&E Fees		\$1,600	Sub-Total: A&E Fees			Sub-Total: A&E Fees		
		PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271	PHA Wide - Debt Service		\$702,271
		Management Improvements			Management Improvements			Management Improvements			Management Improvements		
		Computer software upgrade		\$75,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000	Computer software upgrade		\$65,000
		LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000	LBP training		\$1,000
		Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000	Maintenance mgt improvements		\$1,000
		Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord			Training Initiative/Marketing Coord		
		Operations Management Improvement		\$1,000	Operations Management Improvement		\$1,000	Ops Management Improvement		\$1,000	Ops Management Improvement		\$1,000
		Personnel Technician		\$0	Personnel Technician		\$0	Personnel Technician		\$0	Personnel Technician		\$0
		Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$0	Technical Assistance HUD QHWRA		\$500
		Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500	Implementation Asst Asset Mgmt		\$500
		Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000	Partnership Process		\$2,000
		PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000	PHA wide Police Patrol		\$130,000
		Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0	Econ Develop/Wage Center Coord		\$0
		Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000	Tenant Newsletter		\$10,000
		Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000	Tenant Security Patrol		\$53,000
		Utility Conservation Program		\$0	Utility Conservation Program		\$0	Utility Conservation Program		\$0	Utility Conservation Program		\$0
		Tenant Relations Training			Tenant Relations Training			Tenant Relations Training			Tenant Relations Training		
	9-5 Community Center Staff		\$40,000										
	9-5 Community Center Coordinator		\$22,000										
	PHAS Consultant		\$0										
	PHAS Deficiencies		\$500										
	Sub-Total:		\$336,000	Sub-Total:		\$326,000	Sub-Total:		\$325,000	Sub-Total:		\$325,500	
	Total All Developments		\$1,820,366										
	A&E Fees this year		\$145,629										

Five Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program

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

Work Statement for Year 1 FFY:2007	Work Statement for Year 2 FFY: 2008		Estimated	Work Statement for Year 3 FFY: 2009		Estimated	Work Statement for Year 4 FFY: 2010		Estimated	Work Statement for Year 5 FFY: 2011		Estimated
	Development Number/Name/General Description Major Work Categories	Qty	Costs	Development Number/Name/General Description Major Work Categories	Qty	Costs	Development Number/Name/General Description Major Work Categories	Qty	Costs	Development Number/Name/General Description Major Work Categories	Qty	Costs
See	Totals to the Summary	9-1	\$111,000	Totals to the Summary	9-1	\$5,000	Totals to the Summary	9-1	\$37,800	Totals to the Summary	9-1	\$37,800
		9-2	\$0		9-2	\$0		9-2	\$0		9-2	\$0
		9-3	\$283,419		9-3	\$30,000		9-3	\$160,847		9-3	\$160,847
		9-4	\$201,200		9-4	\$1,000,200		9-4	\$114,280		9-4	\$114,280
		9-5L	\$160,500		9-5L	\$4,500		9-5L	\$500		9-5L	\$429,000
		9-5H	\$304,000		9-5H	\$2,000		9-5H	\$27,750		9-5H	\$27,750
		9-7	\$228,000		9-7	\$283,400		9-7	\$184,407		9-7	\$184,407
		9-11	\$66,810		9-11	\$0		9-11	\$41,458		9-11	\$41,458
		9-12	\$72,100		9-12	\$0		9-12	\$45,335		9-12	\$45,335
		9-13	\$387,972		9-13	\$160,697		9-13	\$973,978		9-13	\$973,978
		9-23	\$0		9-23	\$0		9-23	\$20,000		9-23	\$20,000
	Total		\$1,815,001	Total		\$1,485,797	Total		\$1,606,355	Total		\$2,034,855
Annual Statement	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768	Transferred from each year	1408	\$245,768
		1470			1470			1470			1470	
		1475			1475			1475			1475	
		1410	\$245,768		1410	\$245,768		1410	\$245,768		1410	\$245,768
	1430,1465,1498 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **			1430,1465,1495 see below **		
	Total		\$2,306,537	Total		\$1,977,333	Total		\$2,097,891	Total		\$2,526,391
**	1430		\$145,629	**	1430	\$145,629	**	1430	\$145,629	**	1430	\$145,629
	1465				1465			1465			1465	
	1498				1498			1498	\$0		1498	
	1502				1502			1502	\$0		1502	
	Total		\$2,452,166	Total		\$2,122,962	Total		\$2,243,520	Total		\$2,672,020

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

PART I: Summary	
PHA Name Albany Housing Authority	Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No.: NY06R00950109 Date of CFFP:
	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no.:)
 Performance and Evaluation Report Period Ending 12/31/2008 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost (1)	
		Original	Revised (2)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)				-
3	1408 Management Improvements (Soft Costs)				-
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)	\$ 240,405	\$ -	\$ -	\$ -
18a	1501 Collateralization or Debt Service paid by the PHA				
	9000 Collateralization or Debt Service paid Via System of				
18b	Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	240,405	-	-	-
21	Amount of line 20 Relating to LBP Activities	\$ -			
	Amount of line 20 Relating to Section 504 Compliance	\$ -			
	Amount of line 20 Relating to Security (Soft Costs)	\$ -			
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report. (2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (3) PHA's with under 250 units in management may use 100% of CFP Grants for operations. (4) RHF funds shall be included here.

Signature of Executive Director <i>Steven T. Long</i>	Date 4/16/2009	Signature of Public Housing Director	Date
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Part II: Supporting Pages							
PHA Name Albany Housing Authority		Grant Type and Number Grant Fund Prog Capital Fund Program Grant No.: CFFP (Yes/No): No Replacement Housing Factor Grant No.:					
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
AMP 11 NY 9-30	Acquisition & rehabilitation of 3 units	1498	2 units	\$240,405			

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

Federal FY of Grant

2009 RHF

Status of Work

Reallocated to HOPE VI replacement housing, Phase IIIB, approved by HUD. Work began December 2007 in Arbor Hill.

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name Albany Housing Authority				Capital Fund Program Grant No.: Replacement Housing Fac		Federal FY of Grant 2008 RHF
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
NY9-30 Scatter Site	10/29/2011		10/28/2013			

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards. (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

ALBANY HOUSING AUTHORITY

PHA Name

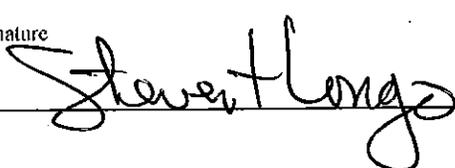
NY009

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20 ____ - 20 ____

X Annual PHA Plan for Fiscal Years **2010 - 2011**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official STEVEN T. LONGO	Title EXECUTIVE DIRECTOR
Signature 	Date 4/10/09

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Steven T. Longo</u> Print Name: <u>Steven T. Longo</u> Title: <u>Executive Director</u> Telephone No.: <u>518-641-7518</u> Date: <u>4/10/09</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

ALBANY HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUNDS PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Steven T. Longo	Title Executive Director
Signature X <i>Steven T. Longo</i>	Date 4/10/09

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

ALBANY HOUSING AUTHORITY NY009

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

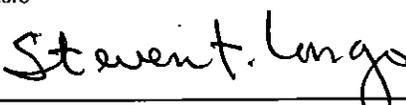
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Steven T. Longo	Title Executive Director
Signature 	Date (mm/dd/yyyy) 04/10/09

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

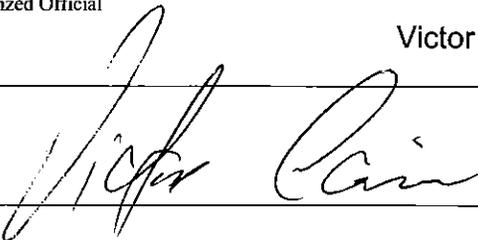
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

ALBANY HOUSING AUTHORITY

NY009

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Title
Victor Cain	Chairman
Signature	Date
	03/10/2009

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Thomas M. Griner the Director certify that the Five Year and
Annual PHA Plan of the Albany Housing Authority is consistent with the Consolidated Plan of
City of Albany, New York prepared pursuant to 24 CFR Part 91.

 4/14/09

Signed / Dated by Appropriate State or Local Official

MEETING – APRIL 7, 2009

PRESENT:

Father James Lefebvre
Paul Mancino
Victor Cain
Surraine Thomas
Melvenia Jenkins

ABSENT:

Richard Tucker
John Burke

ALSO PRESENT:

Steven T. Longo
Barry J. Romano
Joe Brennan, Esq.

RESOLUTION NO. 4-09-27

The following resolution was introduced by Father James Lefebvre, read in full and considered:

RESOLVED, that approval be granted approval to submit the Albany Housing Authority's Annual Plan for fiscal year 2010.

Melvenia Jenkins moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Surraine Thomas, and upon roll call the "Ayes" and "Nays" were follows:

AYES:

Melvenia Jenkins
Surraine Thomas
Paul Mancino
Father James Lefebvre
Victor Cain

NAYS:

None

The Chairman thereupon declared said motion carried and said resolution adopted.

Notice of Public Hearing

Albany Housing Authority will hold a public hearing on April 2, 2009 at 6:00 PM in the Atrium at 200 So. Pearl Street to hear comments on its Annual Plan for the upcoming fiscal year 2010.

The Annual Plan Update and attachments will be available for public review during regular business hours on February 13, 2009 for the duration of the comment period. A copy of the plan will also be available on our website at www.albanyhousing.org and at each AHA management office for its federal sites.

Comments may be submitted prior to the public hearing. Comments may be mailed to AHA, 200 So. Pearl St., Albany, NY 12202-1834; emailed to info@albanyhousing.org or faxed to 518-641-7544.

Please put "Annual Plan Comments" in the subject line. Attendees to the hearing will be required to sign in.

Victor Cain, Chairman
Steven T. Longo, Executive Director
Equal Housing Opportunity



In Print. Online. All the Time.

Order Confirmation

Ad Order Number 0003322698	Customer Information ALBANY HOUSING AUTHORITY 200 SOUTH PEARL ST, ALBANY NY 12202-1632 USA	Customer Account # 041454000
Sales Rep. rep2071		
Order Taker hessd		
Ordered By Chiquita	Phone: (518) 445-0727	
Order Source Phone	Fax:	
	EMail:	

Ad Cost	Payment Amt	Amount Due	Blind Box
\$91.08	\$0.00	\$0.00	

Order Notes	Materials
Public Hearing 4/2/09 6pm	

Ad Number 0003322698-01	External Ad #	Pick Up Number	PO Number
Ad Type Legal Liner	Ad Size 1.0 X 44 Li	Color Count <NONE>	

Color Requests

Product and Zone Times Union::Full	Placement Legals <small>Note: Retail Display Ads May Not End in Identified Placement</small>	# Inserts 3
Run Dates 2/3/2009, 2/4/2009, 2/5/2009		

Product and Zone timesunion.com::Full	Placement Legals <small>Note: Retail Display Ads May Not End in Identified Placement</small>	# Inserts 3
Run Dates 2/3/2009, 2/4/2009, 2/5/2009		

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Please put "Annual Plan Comments" in the subject line. Attendees to the hearing will be required to sign in.

Victor Cain, Chairman
Steven T. Longo, Executive
Director Equal Housing
Opportunity TU1T(3922698)

ALBANY HOUSING AUTHORITY ANNUAL PUBLIC HEARING MEETING

APRIL 2, 2009

ATTENDANCE LIST

NAME	ADDRESS	PHONE	E-MAIL
Rajina Dew	49 Jennings St. 12244	465-4528	rajina.dew@comcast.com
Kell E. Dukes	504 Westgate Ln. 12357	249-1619	
Ron & Sabrina Costea	13200 Lincoln Sq Apt 303	829-2819	
Ma Williams	2 Sander St 9A	432-5663	
* Mary Carter	45 Central Ave 4A925	253-1724	
Saxon Powell	309 Beaul St	589-1126	None
Shaker White	102 Warden Ave		
SEARDO SUAREZ	309 Elm Court St	729-4956	
Willa Wain	201 S. Pearl St	365-8517	
Christa X Arbeau	200 S. Pearl St	641-7518	charbeau@nycap.net.com
Jane D. McLaughlin	230 Green St 711G	463-5622	None

April 2, 2009 – Annual Plan Public Hearing
200 South Pearl Street

Chairman Victor Cain opened the public hearing at 6:15
In Mr. Longo's absence the Chairman conducted the meeting

Resident comment and/or question:

A resident made a comment regarding increasing police presence within the developments, specifically in the evenings and weekends.

Another suggestion was putting up "No Loitering Signs" in some of the buildings

Response

The Chairman assured their concerns were being taken in to consideration and the Authority has taken and will continue to take every step necessary to improve the safety and the quality of life for our residents and the community.

Laura Moody, AHA's Modernization Coordinator also added that they were looking into obtaining security card readers for one of the development that is currently without one.

Resident comment and/or question:

Does AHA have plans for Weatherization for Steamboat and North Albany?

Response

Laura explained that we have reached out to the weatherization program coordinator to explore collaboration program we can participate in. Nothing has developed to date but we are still in communication and open to ideas.

After the Chairman asked if there were any other questions or concerns, there were not. Chairman Cain expressed his content to the residents for coming and voicing their opinions and for taking pride in their community.

Meeting adjourned at 6:55.

**Albany Housing Authority
Resident Advisory Board Members**

Robert Whalen Homes

Tilsa Morgan

Westview Tenant Association

Al Johnson

Townsend Park Tenant

Ron Scott

Lincoln Square Tenant Assoc.

Mrs. Rosetta Scott Foster

Steamboat Square Tenant

George Marbley

James Best

Barbara Best

Ezra Prentice Tenant Association

Ms. Michelle Tucker

Creighton Storey

Mary Ann Hines

Ida Yarbrough

Clint Avent

Crystal Jones- Jackson

North Albany

Arvella Farrow

Shirley Bradley

Deborah Mohammed

Section 8

Edna Lanier

****Tenant Commissioner****

Melvenia Jenkins

Surraine Thomas

AHA RESIDENT ADVISORY BOARD

Mr. Longo conducted one (1) meeting with the Resident Advisory Board to go over the 2010 Fiscal Year Annual Plan. Listed below are comments and/or suggestions made:

Updates

- Mr. Longo reviewed AHA Plan Update regarding the Section 8 administrative plan change to reflect the changes regarding Family Unification.
 - No comments made by the members of RAB

- Mr. Longo explained AHA plans with Hope VI, Mixed Finance Modernization, disposition, and other programs to increase and improve the supply of housing within the City of Albany.
 - The board was very please with AHA's plans to rehabilitate existing housing and to expand the supply of assisted housing.
 - Ron Scott commented on the upcoming and current changes made to his development and expressed his satisfaction with what AHA has done with its property and the relationship he has with the development manager.

Goals

- Mr. Longo further explained AHA's progress in meeting its mission and goals that were described in the 5-year plan.
 - Melvenia Jenkins expressed her satisfaction with the new developments "Jared Holt Mews"

Mr. Longo went over the remainder of the Annual Plan with the RAB in its entirety no specific question or comments made at the meeting.