

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

Troy Housing Authority Plans

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

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

THA ANNUAL PLAN 2009 FOR SUBMISSION BY 10/18/08

HUD 50075
OMB Approval No: 2577-0226

PHA Plan Agency Identification

PHA Name: Troy Housing Authority

PHA Number: NY012

PHA Fiscal Year Beginning: (mm/yyyy) 01/2009

Public Access to Information

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

- Main administrative office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA: One Eddy's Lane, Troy, New York 12180
- PHA development management offices
- Other (list below)

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

A. Mission

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

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

The PHA's mission is: (state mission here):

The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of economic opportunities and affordable housing to promote self-sufficiency and homeownership; and assuring equal access to fair housing for everyone in the community.

Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, whom we recognize as our most valuable asset.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing to the fullest extent needed.
- Objectives:
- Apply for additional rental vouchers
 - Reduce public housing vacancies
 - Leverage private or other public funds to create additional housing opportunities
 - Acquire or build units or developments
 - Other (list below)

2008 REVIEW: We have increased the number of rental vouchers we administer by being selected to take over 121 tenant based vouchers that were created through a voluntary conversion action at Troy Hills Apartments. Interior modernization at Grand Street is completed and all units are occupied. After addressing several apartments with catastrophic damage we began exploring modernization activities that will facilitate more efficient unit turnaround. Examples of this include planned modifications to plumbing at Martin Luther King Apartments and installation of solid core doors at Corliss Park. Vacancy rates and unit turnaround days have continued to see improvement. Our work with the City of Troy, Rensselaer County and Rensselaer Polytechnic Institute on a plan to redevelop a significant portion of our downtown has taken an alternate course. The United Group of Companies, the selected preferred developer, has offered the Troy Housing Authority the full market value for the former Ahern property. HUD has approved this transaction and we expect it to be finalized by the end of 2008. A committee of the Troy Housing Authority Board of Commissioners began meeting in the Fall of 2008 to explore alternatives for the approximately 140 units from Taylor Apartments Buildings 1 and 2 – presently vacant. Among the possibilities are replacement or renovation by applying for HOPE VI Funding, applying for Replacement Housing Factor Funding, applying for other sources of funding or decommissioning these units so that we can focus on strengthening the currently occupied properties we manage.

2007 REVIEW: We have experienced continued stability in funding related to rental vouchers. Modernization of Taylor Building 3 is completed and Grand Street is nearing completion. We have addressed several apartments that had recent catastrophic damage. All of which has helped to reduce our public housing vacancies. We are continuing to work with the City of Troy, Rensselaer County and Rensselaer Polytechnic Institute on a plan to redevelop a significant portion of our downtown area with businesses, community services and housing (including subsidized housing). United Group of Companies has been selected as the preferred developer. Plans and funding mechanisms for the renovation or replacement of approximately 140 units from Taylor Apartments (Buildings 1 and 2) are presently being developed.

2006 REVIEW: We have experienced some stability in funding related to rental vouchers. We are continuing our modernization of several properties, as well as addressing several apartments that had recent catastrophic damage. This should help to reduce our public housing vacancies. We are continuing to work with the City of Troy, Rensselaer County and Rensselaer Polytechnic Institute on a plan to redevelop a significant portion of our downtown area with businesses, community services and housing (including subsidized housing). United Group of Companies has been selected as the preferred developer. Plans and funding mechanisms for the replacement of 140 units from Taylor Apartments are presently being developed.

2005 REVIEW: The Troy Housing Authority, like most other housing authorities, is presently adjusting to diminished funding for rental vouchers. From 7/1/03 to 9/18/05 our Section 8 Waiting List had been closed. When it reopened on 9/19/05 there were over 300 applicants on the first day. We have made great efforts to address public housing vacancies by reducing the length of time for turnover. We have revitalized an unsubsidized NYS Public Housing Complex (Kennedy Towers) using private investment through Low Income Housing Tax Credits, NYSDHCR Grants, Project-based Section 8 and other resources. We are presently working with the City of Troy, Rensselaer County and Rensselaer Polytechnic Institute on a plan to redevelop a significant portion of our downtown area with businesses, community services and housing (including subsidized housing).

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) by at least 10%.
- Improve voucher management: (SEMAP score) by at least 10%
- Increase customer satisfaction: as indicated on RASS surveys.
- Concentrate on efforts to improve specific management functions: (e.g., centralization of management offices and/or technological interfacing of all departments and services while retaining sufficient site based support and complying with anticipated HUD rules on site based accounting/management)
- Renovate or modernize public housing units: Taylor Apts. (12-2) & others as needed
- Demolish or dispose of obsolete public housing.
- Provide replacement public housing: for any units taken out of service.
- Provide replacement vouchers: when this is the most suitable option.
- Other: (list below):

2008 REVIEW: After taking a slight dip in 2006, our PHAS scores are continuing to rise. Our 2007 PHAS score was 87, compared to our 2006 score of 78. Our PHAS Score in 2005 was 83 and in 2004 it was 82. SEMAP Score has remained at or above 100 for the past four years. Resident Satisfaction Survey score remained at 9 out of 10 for the past five years. Upgrades to telecommunications systems continue and we have successfully converted to Project Based Asset Management. Renovations on Taylor 3 are complete and options are being considered for Taylor 1 & 2.

2007 REVIEW: PHAS Score went from 82 in 2004 to 83 in 2005, PHAS Score for 2006 is not yet available. SEMAP Score has remained at or above 100 for the past three years. Resident Satisfaction Survey score remained at 9 out of 10 for the past three years (2006 scores not yet provided by HUD). Upgrades to computer systems continue and plans are continuing regarding relocating the Maintenance Offices to a new location. Renovations on Taylor 3 are complete and options are being considered for Taylor 1 & 2 (replacement vs. rehabilitation).

2006 REVIEW: PHAS Score went from 82 in 2004 to 83 in 2005 and SEMAP Score has remained at or above 100% for the past two years. Resident Satisfaction Survey score remained at 9 out of 10 for the past three years. Upgrades to computer systems continue and plans are continuing regarding relocating the Maintenance Offices to a new location. Renovations on Taylor 3 are complete and options are being considered for Taylor 1 & 2 (replacement vs. rehabilitation).

2005 REVIEW: PHAS Score went from 79 in 2003 to 82 in 2004 and SEMAP Score has remained at or above 100% for the past two years. Resident Satisfaction Survey score remained at 9 out of 10 for the past two years. Upgrades to computer systems continue and plans are being formed to relocate the Maintenance Offices to a new location. Renovations on Taylor 3 are nearly complete and options are being considered for Taylor 1 & 2.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling.
- Conduct outreach efforts to potential voucher landlords
- Evaluate and set appropriate voucher payment standards
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site based waiting lists (if required by HUD)
- Convert public housing to vouchers: conduct assessments to determine need or desire to convert.
- Other: (list below)
In lieu of site based waiting lists, continue to offer prospective tenants 3 apartment choices which do not include sites they have already declined based on site location. This approach seems to offer the most flexibility while retaining an ability to address concentration and income mixing concerns.

2008 REVIEW: Landlord outreach efforts have continued. Our Voucher Homeownership Program continues to have several participants. We continue to use a centralized waiting list and offer prospective tenants 3 apartment choices. We continue to work with the City of Troy and the Troy Housing Development Corporation on additional Homeownership Programs that will utilize HOME funds to provide homeownership opportunities to members of low income communities, including public housing residents.

2007 REVIEW: Landlord outreach efforts have continued. Our Voucher Homeownership Program has had several participants. We continue to use a centralized waiting list and offer prospective tenants 3 apartment choices. We are working with the City of Troy and the Troy Housing Development Corporation on additional Homeownership Programs that will utilize HOME funds to provide homeownership opportunities to members of low income communities, including public housing residents.

2006 REVIEW: Landlord outreach resumed with our ability to release more vouchers once funding stabilized. Our Voucher Homeownership Program had its first participant. We continue to use a centralized waiting list and offer prospective tenants 3 apartment choices.

2005 REVIEW: Diminished funding from HUD for rental vouchers has limited our efforts in the areas of voucher mobility and landlord outreach and we have had to reduce our payment standard. With the reopening of the Section 8 Waiting List these activities will again move to the forefront. We have established a voucher homeownership program and anticipate our first homeowner in the near future. We continue to use a centralized waiting list and offer prospective tenants 3 apartment choices.

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement and/or continue public housing security improvements.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below): Explore starting a Good Tenant/Neighbor Training Program

2008 REVIEW: Phelan-Sweeney AMP (with 113 units) is at 83.1% of THA average (below 85% by \$318.14). Efforts to address this will include having Family Self Sufficiency Worker focus on these two developments in the months ahead. Good Tenant/Neighbor Training Program has not yet been implemented but development is planned for 2009 as a voluntary program for all tenants and Section 8 participants. We intend to strongly encourage tenants and Section 8 participants with lease violations or other relevant complaints to attend as a means of averting evictions.

2007 REVIEW: Phelan-Sweeney AMP (with 113 units) is at 84.7% of THA average (below by \$44.43). Efforts to address this will include having Family Self Sufficiency Worker focus on these two developments in the months ahead. Good Tenant/Neighbor Training Program has not yet been implemented but is scheduled to be developed in 2008 as a voluntary program for all tenants and Section 8 participants and strongly encourage tenants and Section 8 participants with lease violations or other relevant complaints to attend as a means of averting evictions.

2006 REVIEW: All general occupancy developments with more than 100 units fall within the income band recommended by HUD (85% to 115% of the Average of \$15,086.90). One smaller developments are below this band – Fallon with 40 units and an average income of \$10,219.33. One smaller unit is also above the band – Grand Street with 42 units at \$22,751.30. Efforts are underway to raise the incomes of persons in the incomes below the band and encourage higher income applicants to move into these developments. As remaining units at Grand Street are modernized it is anticipated that they will be accessible to lower income tenants. Good Tenant/Neighbor Training Program has not yet been implemented.

2005 REVIEW: All general occupancy developments with more than 100 units fall within the income band recommended by HUD (85% to 115% of the Average of \$13,415.10). Two smaller developments are below this band – Fallon with 40 units and an average income of \$10,219.33 and Phelan with 89 units and an average income of \$11,910.71. One smaller unit is also above the band – Grand Street with 42 units at \$20,781.47. Efforts are underway to raise the incomes of persons in the incomes below the band and encourage higher income applicants to move into these developments. As remaining units at Grand Street are modernized it is anticipated that they will be accessible to lower income tenants. Good Tenant/Neighbor Training Program has not yet been implemented.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: by at least 10%.
 - Provide or attract supportive services to improve assistance recipients' employability: transportation, day care, education, job training, etc.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
Assist in the development of a coordinated, citywide system of resources, services and activities that promote self-sufficiency and asset development.

2008 REVIEW: The number of residents reporting income from wages increased from 49% in 2007 to 52% in 2008 (the average in New York State was 41% in 2007 and 42% in 2008). We have continued our Public Housing Family Self-Sufficiency (PHFSS) Program and it has been re-funded by HUD this year. We also received funding and initiated a ROSS Family Program that is presently training 48-60 residents over the next several years for jobs as Family Service Workers. We also received Resident Opportunity and Self-Sufficiency (ROSS) Neighborhood Network Programs funding and we are initiating a program that will increase employment opportunities through technology resources. We continue to work with Social Work Interns to bring services to our residents and we have been working with staff from the City of Troy, Rensselaer County, RPI and others on a coordinated, citywide system of resources, services and activities that promote self-sufficiency and asset development (including Connected Kids, the Rensselaer County CASH Coalition and a Rubin Community Fellows Project).

2007 REVIEW: The number of residents reporting income from wages was 49% in the past year (41% is the average in New York State). We have continued our Public Housing Family Self-Sufficiency (PHFSS) Program even though it was not re-funded by HUD. We have applied for new funding this year. We also received funding and initiated a ROSS Family Program that will involve training 48-60 residents over the next four years for jobs as Family Service Workers. We also received Resident Opportunity and Self-Sufficiency (ROSS) Neighborhood Network Programs funding and are initiating a program that will provide supportive services to the elderly, promote homeownership among our residents and to increase employment opportunities through technology resources). We continue to work with Social Work Interns to bring services to our residents and we have been working with staff from the City of Troy and RPI and others on a coordinated, citywide system of resources, services and activities that promote self-sufficiency and asset development (including Connected Kids, the Rensselaer County CASH Coalition and a Rubin Community Fellows Project).

2006 REVIEW: The number of residents reporting income from wages has increased from 44% to 50% in the past year. We have applied to HUD and received funding for a Public Housing Family Self-Sufficiency (PHFSS) Program Coordinator. We also received funding for a ROSS Family Program that will involve training 48-60 residents over the next four years for jobs as Family Service Workers. We also just applied for other Resident Opportunity and Self-Sufficiency (ROSS) Programs (to provide supportive services to the elderly, to promote homeownership among our residents and to increase employment opportunities through Neighborhood Networks). We are also working with Social Work Interns to bring some services to our residents and we have been working with staff from the City of Troy and RPI on a coordinated, citywide

system of resources, services and activities that promote self-sufficiency and asset development (including Connected Kids and a current Rubin Community Fellows Project).

2005 REVIEW: The number of residents reporting income from wages has remained steady at 44% for the past two years. We have applied to HUD for a Public Housing Family Self-Sufficiency (PHFSS) Program Coordinator, and two Resident Opportunity and Self-Sufficiency (ROSS) Programs (one to provide employment opportunities and supportive services to families and the elderly and the other to promote homeownership among our residents). We are also working with Social Work Interns to bring some services to our residents and we have been working with staff from the City of Troy and RPI on a coordinated, citywide system of resources, services and activities that promote self-sufficiency and asset development (including Connected Kids and a current Rubin Community Fellows Project).

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

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

2007 REVIEW: The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.

2007 REVIEW: The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.

2006 REVIEW: The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.

2005 REVIEW: The Troy Housing Authority is committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.

Other PHA Goals and Objectives: (list below)

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE

REAUTHORIZATION ACT (Published January 5, 2006): “The 5-year plan shall include a statement by any public housing agency of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.”:

- PHA Goal: Take proactive measures to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
Objectives:
 - Notify all public housing tenants, Section 8 voucher participants and Section 8 landlords of their rights and obligations under the Violence Against Women Act (VAWA).
 - Make referrals and Collaborate with local service providers (e.g. Unity House, Traveler’s Aide, etc.) to help such families obtain services that may enable them to stay in their home away from the person or persons placing them at risk.
 - Take any necessary legal action to terminate the tenancy of any person committing criminal acts of physical violence against family members or others.

2008 REVIEW: Notification to all tenants occurred in the January-March 2008 issue of Post Script as well being discussed during initial lease up and the recertification process. Individual issues regarding domestic violence are handled discretely and professionally, including making referrals to local service providers, by the Resident Program Coordinator and Tenant Relations staff. Lease enforcement and public safety personnel are mindful of domestic violence issues and address it appropriately and in a timely manner. Of the 7,037 calls responded to by public safety personnel in 2007, 155 involved domestic incidents (2.20%, down from 2.45% in 2006).

2007 REVIEW: Notification to all tenants will occur in upcoming issue(s) of Post Script as well as be discussed during initial lease up and the recertification process. Individual issues regarding domestic violence are handled discretely and professionally, including making referrals to local service providers, by the resident Program Coordinator and tenant Relations staff. Lease enforcement and public safety personnel are mindful of domestic violence issues and address it appropriately and in a timely manner. Of the 5,712 calls responded to by public safety personnel in 2006, 140 involved domestic incidents (2.45%).

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

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Agency Plan for fiscal year 2008 for the Troy Housing Authority, which includes a review of our 2005-2009 Five-year plan, as well as our Capital Improvements Plans, was developed based on existing housing authority operations and HUD regulations. Input from residents, staff and the community about how the Troy Housing Authority can make improvements to better serve our residents and the community helped to guide the content of the materials where applicable.

The Troy Housing Authority continues to work towards actualizing several HUD strategic goals as outlined in our 5-Year Plan for 2005-2009 and we have successfully initiated Project Based Asset Management. Our Capital Improvements Plan, which is incorporated in this submission, also expresses our intent to maintain and improve our properties.

The plans set forth in this document are the official plans of the Troy Housing Authority. Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals and objectives of the agency and which require formal approval of the Board of Commissioners. We understand that any such changes will require a full public hearing process and HUD review before implementation.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan

- i. Executive Summary
- ii. Table of Contents
- iii. Listing of Attachments and Supporting Documents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pets
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information
 19. Attachments Section Break

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (review chart & action plan if necessary)
- FY 2009 Capital Fund Program Annual Statement (Projected)
- Implementation of Public Housing Resident Community Service Requirement
- Most recent board-approved operating budget (**Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY**)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2009 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Capital Fund Program Performance & Evaluation Reports:
 - CFP 2005 Performance & Evaluation Report
 - CFP 2006 Performance & Evaluation Report
 - CFP 2007 Performance & Evaluation Report
 - CFP 2008 Performance & Evaluation Report
 - CFP Replacement Reserves P & E Report
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Community Comments
 - Section 8 Project Basing Plan
 - RASS 2006 Follow Up Plan – results not yet provided by HUD

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X (incorporated in PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations item # 6)	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	
	Approved or submitted applications for demolition and/or disposition of public housing	
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	
X CFO's Office	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,116	5	4	5	5	5	5
Income >30% but <=50% of AMI	1,958	5	4	5	4	5	5
Income >50% but <80% of AMI	3,451	4	4	4	4	4	4
Elderly	7,643	4	3	3	3	3	4
Families with Disabilities	2,556	4	4	4	4	4	4
Race/Ethnicity (black)	2,119	4	4	4	4	5	5
Race/Ethnicity (Asian)	571	3	4	4	4	5	5
Race/Ethnicity (Hispn)	280	4	4	4	4	5	5
Race/Ethnicity(Am.In)	55	4	4	4	4	5	5
Race/Ethnicity (2 races+)	314	4	4	4	4	5	5
Race/Ethnicity (other)	312	4	4	4	4	5	5

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

- Consolidated Plan of the Jurisdiction/s Indicate year: 2000 & 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset and others (Available 2000 Census data)
- American Housing Survey data. Indicate year:
- Other housing market study. Indicate year: 2000 THA – Housing Stock Analysis
- Other sources: (list and indicate year of information)
City of Troy Community Profile 1999
City of Troy Housing and Community Economic Development Study 1995

Table represents community in general, tenants wanted it noted that THA apartments are of a better quality & better maintained than options available.

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

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

Housing Needs of Families on the Waiting List				
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing (08/26/2008) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:				
	# of families	% of total families	Average # Days on Wait List	2007 Unit Turnover
Waiting list total	733		395	250
Extremely low income <=30% AMI	655	89.35%		
Very low income (>30% but <=50% AMI)	52	7.09%		
Low income (>50% but <80% AMI)	22	3.00%		
Families with children				
Elderly families				
Families with Disabilities	16	2.18%		
White	374	51.02%		
Black	347	47.33%		
Indian or Alaskan	7	0.95%		
Asian	5	0.68%		
Hispanic	134	18.28%		
Non-Hispanic	599	81.71%		
Characteristics by Bedroom Size				
0BR	1	0.13%	427	2
1BR	395	53.88%	404	32
2 BR	203	27.69%	278	130
3 BR	92	12.55%	348	59
4+ BR	42	5.72%	521	27

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes: How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

Waiting list type: (select one)

Section 8 tenant-based assistance (08/26/2008)

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Average # Days of on Wait List
Waiting list total	195		838
Extremely low income <=30% AMI	172	88.20%	
Very low income (>30% but <=50% AMI)	20	10.25%	
Low income (>50% but <80% AMI)	3	1.53%	
Families w/children			
Elderly families			
Families w/disabilities	2	1.02%	
White	102	52.30%	
Black	91	46.66%	
Indian or Alaskan	2	1.02%	
Asian	0	0.00%	
Hispanic	37	18.97%	
Non-Hispanic	158	81.02%	
Bedroom Size			
0 BR	1	0.51%	1,070
1BR	37	18.97%	744
2 BR	81	41.53%	651
3 BR	55	28.207%	638
4+ BR	21	10.76%	1,091

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes
(Closed on 07/31/07)

If yes: How long has it been closed (13 months on 08/26/2008)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Prior to 01/01/2009

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
 No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development (as deemed appropriate)
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources (as deemed appropriate)
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration; and/or by project basing some tenant based certificates.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below): Pursue project-basing some existing vouchers to address difficulties related to locating suitable rental units.

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list): Use Section 8 Vouchers to Project-base units for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Explore developing more single floor, handicap adaptable apartments as public housing and/or through Project-basing of Section 8 vouchers.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$ (based on 2008)	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund (-)	\$4,819,095	
b) Public Housing Capital Fund	2,134,202	
c) HOPE VI Revitalization		
d) HOPE VI Demolition (Ahern)		
e) Annual Contributions for Section 8 Tenant-Based Assistance (+ 121 vouchers to be added)	4,254,750+	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants (ROSS-Family, PHFSS & ROSS-NN)	~315,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below) S8FSS	65,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$ (based on 2008)	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	3,639,042	
4. Other income (list below)		
5. Non-federal sources (list below)		
Reserve Fund Interest	186,500	
Total resources	\$15,413,589+	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number):
- When families are within a certain time of being offered a unit: (state time):
Within 60 days of being offered a unit.
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office - Tenant Relations Office at Taylor
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0

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

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists? NA

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies (immediate priority)
- Overhoused – mandatory transfer*
- Underhoused*
- Medical justification*
- Administrative reasons determined by the PHA (immediate priority)
- Resident choice: (state circumstances below)
- Other: Safety reasons determined by PHA Administration (immediate priority)

* occurs at a time/date determined by PHA based on needs of housed family & families on the wait list

Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse
- Veterans/Current Military Service Personnel and their families
- Residents who live in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):

Families of Federally-declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction will receive preference over the waiting list placeholders. Other families of Federally-declared disasters (i.e. those who are not Section 8 voucher holders or public housing residents) will receive one admission preference point due to their displacement caused by a Federally-declared disasters. Other preference points will be granted based on their status prior to the natural disaster. (Approved by Board of Commissioners 09-09-05)

Families experiencing an emergency need for housing that occurs through no fault of their own, as determined by the head of the Tenant Relations Department and presented to the Executive Secretary for concurrence, and who are homeless or on the verge of becoming homeless may be given preference that places them at the top of the waiting list. (Approved by Board of Commissioners 11/07/08).

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

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (50% of Income in a FMR setting).

Other preferences (select all that apply)

- 1* Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse**
- 1* Veterans/Current Military Service Personnel and their families**
- 1* Applicants who live in Troy, New York (including applicants temporarily placed outside the city, through no fault of their own, by Rensselaer County Department of Social Services whose last permanent address was within the City of Troy, New York).**
- Applicants who work in Troy, New York
- Applicants who live in New York State Capital Area Counties
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):

Families of Federally-declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction will receive preference over the waiting list placeholders. Other families of Federally-declared disasters (i.e. those who are not Section 8 voucher holders or public housing residents) will receive one admission preference point due to their displacement caused by a Federally-declared disasters. Other preference points will be granted based on their status prior to the natural disaster. (Approved by Board of Commissioners 09-09-05)

Families experiencing an emergency need for housing that occurs through no fault of their own, as determined by the head of the Tenant Relations Department and presented to the Executive Secretary for concurrence, and who are homeless or on the verge of becoming homeless may be given preference that places them at the top of the waiting list. (Approved by Board of Commissioners 11/07/08).

3. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation.
- More general screening than criminal & drug-related activity (list factors below)
- Other (list below)

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

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

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

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

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

We are exploring how we handle this information; presently we do not share it with prospective landlords.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
Section 8 and Tenant Selection Office at Taylor Apartments
 Other (list below)

(3) Search Time

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

If yes, state circumstances below: Expressed difficulty in locating a suitable unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse
- Veterans/Current Military Service Personnel and their families
- Residents who live in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):

Families of Federally-declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction will receive preference over the waiting list placeholders. Other families of Federally-declared disasters (i.e. those who are not Section 8 voucher holders or public housing residents) will receive one admission preference point due to their displacement caused by a Federally-declared disasters. Other preference points will be granted based on their status prior to the natural disaster. (Approved by Board of Commissioners 09-09-05)

Families experiencing an emergency need for housing that occurs through no fault of their own, as determined by the head of the Tenant Relations Department and presented to the Executive Secretary for concurrence, and who are homeless or on the verge of becoming homeless may be given preference that places them at the top of the waiting list. (Approved by Board of Commissioners 11/07/08).

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

Date and Time

Former Federal preferences:

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

- Substandard housing
- Homelessness
- High rent burden (50% of Income in a FMR setting).

Other preferences (select all that apply)

- 1* Working families and those unable to work because of age (65+) or disability not related to alcohol or other substance abuse**
- 1* Veterans/Current Military Service Personnel and their families**
- Applicants who work in Troy, New York
- 1* Applicants who live in Troy, New York (including applicants temporarily placed outside the city, through no fault of their own, by Rensselaer County Department of Social Services whose last permanent address was within the City of Troy, New York).**
- Those enrolled currently in educational, training, or upward mobility programs
- Applicants who live in New York State Capital Area Counties
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):

Families of Federally-declared disasters who are Section 8 voucher holders or public housing residents in another jurisdiction will receive preference over the waiting list placeholders. Other families of Federally-declared disasters (i.e. those who are not Section 8 voucher holders or public housing residents) will receive one admission preference point due to their displacement caused by a Federally-declared disasters. Other preference points will be granted based on their status prior to the natural disaster. (Approved by Board of Commissioners 09-09-05)

Families experiencing an emergency need for housing that occurs through no fault of their own, as determined by the head of the Tenant Relations Department and presented to the Executive Secretary for concurrence, and who are homeless or on the verge of becoming homeless may be given preference that places them at the top of the waiting list. (Approved by Board of Commissioners 11/07/08).

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) On file at subcontracting agencies offices (Joseph's House, YWCA & Unity House)

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

- Through published notices
- Other (list) Current Special Purpose Section 8 Programs are subcontracted to local agencies that handle all aspects of the programs (including marketing).

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

On April 13, 2007 the Board of Commissioners opted to retain the current Flat Rents through 2008 and not adjust them until January 1, 2009 (per resolution No. 07-21). On January 1, 2009 the Troy Housing Authority plans to increase the Flat Rents to 75% of the 2009 Fair Market Rent. If the current Proposed Fair Market Rents are finalized the new Flat Rents will be adjusted as follows:

Studio Apartment ... From \$423 to \$514	Three Bedroom From \$642 to \$779
One Bedroom From \$439 to \$533	Four Bedroom From \$701 to \$851
Two Bedroom From \$536 to \$651	Five Bedroom From \$806 to \$978

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

- For the earned income of a previously unemployed household member (100% first year, 50% second year)
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences income increase, decrease or source change (notification must be within 10 days of change occurring)
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): **Beginning in 2006 Flat Rents will be set annually at 75% of the current FMR.**

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below): Availability of suitable apartments based on payment and Rent Reasonableness Study.

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,273	250
Section 8 Vouchers	925 (134 Project Based at KT)	150
Section 8 Certificates		
Section 8 Mod Rehab	30 (YWCA)	
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)	11 (Shelter+Care-1 JH Inn-9+Lansing-2) 18 (Shelter+Care-2 JH Lansing) 25 (Shelter+Care-3 UH Scattered) 23 (Shelter+Care-4 UH Scattered) 12 (Shelter+Care-5 CC Scattered) 6 (Shelter+Care-6 UH Scattered) 4 (Shelter+Care-7 JH Anticipated) 4 (Shelter+Care-8 JH Anticipated)	4 (S+C-1) 6 (S+C-2) 6 (S+C-3) 5 (S+C-4) 2 (S+C-5) 1 (S+C-6) 1 (S+C-7) 1 (S+C-8)

B. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: THA Maintenance Plan
- (2) Section 8 Management: THA Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
 - PHA main administrative office
 - Other: THA Tenant Relations Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name): **CFP Annual Statement Parts I, II & III**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name): **Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway
- Demolition Plan approved, revitalization/replacement application planned.

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: Taylor 1 & 2 (possibly)

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Possibly John P. Taylor Apartments (Buildings 1 & 2)

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Presently exploring possible ways to revitalize the units of Taylor 1 & 2 (this may involve renovation or replacement or demolition or disposition)

8. Demolition and Disposition [24CFR Part 903.7 9 (h)]

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

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

2. Activity Description: **Taylor Apartments Buildings 1 and 2 are presently vacant in anticipation of replacement or renovation. Depending on the course of action chosen these building may be demolished and the Troy Housing Authority may choose to dispose of the property.**

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

Demolition/Disposition Activity Description
1a. Development name: John P. Taylor Apartments, Buildings 1 and 2
1b. Development (project) number: NY012 - 02
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: Possibly 2009
5. Number of units affected: 140
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Still in the preliminary planning stages. b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: John J. Ahern Apartments Site, Building Demolished in 2000
1b. Development (project) number: NY012 - 03
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: June 17, 1999
5. Number of units affected: 140
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Potentially 2008 or 2009 b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

The Troy Housing Authority has nine developments that are the subject the Required Initial Assessments Final Rule (NY12-001, NY12-002, NY12-004N, NY12-004S, NY12-006, NY12-007, NY12-009, NY12-012, NY12-008 and NY12-011). Based on assessments of all covered developments the housing authority has determined that voluntary conversion is presently not appropriate for any of these sites. This determination has been made based on the anticipated expense of conversion as well as the negative impact that conversion could have on the availability of affordable housing in our community.

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Troy Housing Authority wide	
1b. Development (project) number: All NY012	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) <input type="checkbox"/>
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected: NA	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 08/01/07)
Public Housing	50	33 Active 3 Graduates
Section 8	50	23 graduates 15 active participants

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

PHFSS began on 05/06/06 and is growing rapidly.
Current recruitment in S8FSS underway anticipating re-funding.

C. Welfare Benefit Reductions

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

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

Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Arnold E. Fallon Apartments
John P. Taylor Apartments
Martin Luther King
Phelan Court

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

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

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

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

All THA developments benefit from the above referenced activities.

C. Coordination between PHA and the police

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

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

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

All THA developments benefit from the above referenced activities.

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan in this PHA Plan?
- Yes No: The PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY [24 CFR Part 903.7 9 (n)]

RESIDENTIAL DWELLING LEASE RIDER - PET POLICY

Pursuant with U.S. Department of Housing and Urban Development, 24 CFR Part 960, Final Rule “Pet Ownership in Public Housing,” regulations allow pet ownership in public housing projects. The Troy Housing Authority hereby establishes the following reasonable rules for keeping/owning pets in public housing projects.

- 1) Tenants may be permitted to have a common household pet suitable for occupancy in settings with many residents sharing common open areas.
- 2) A common household pet suitable for such settings is defined as a bird, fish or other small animal (including a single dog or a cat) that is typically kept in the home for pleasure rather than commercial purposes.
- 3) Only one dog or cat will be permitted to reside in an apartment and said dog or cat shall not weigh in excess of 25 pounds.
- 4) Instead of a dog or cat, a maximum of two birds and/or other small animals (hamsters, gerbils, ...) will be allowed per apartment. These animals must be kept caged at all times and an aquarium shall not exceed 15 gallons and must be placed on a stable base.
- 5) All pets must be registered with the Management Office before being brought to reside on the premises and registration must be updated annually. Tenants wishing to register pets will also need to provide:
 - a) Veterinarian or State/Local authority statement indicating that the animal has received all legally required inoculations.
 - b) Proof that the animal is properly licensed pursuant to State/Local laws (if applicable).
 - c) Information sufficient to identify the animal (including a photograph).
 - d) Name, address, telephone number and signed statement from a responsible party that will care for the animal if the tenant dies, becomes incapacitated or is otherwise unable to care for the animal.
 - e) A signed statement from the tenant indicating that they are aware that they will be financially liable for any harm or damage caused by the animal and that they agree to hold the Troy Housing Authority harmless relative to such harm or damages.
 - f) An additional security deposit of \$100 for potential animal related damages. Said deposit will only be returned to tenants that move out without pet related damages or tenants who can provide proof that they no longer own the pet (written statement from new owner, shelter or

veterinarian) and, upon THA inspection, it is determined that their pet has caused no damage to their apartment or the surrounding area.

- 6) Pet waste disposal is the responsibility of the pet owner. Pet wastes are not to be left in any common public area (including grounds). Pet wastes are to be placed in a plastic bag, tied tightly, and deposited in the appropriate receptacle (cage liners are to be completely changed at least weekly, fish tank water is to be regularly filtered or changed at least weekly).
- 7) Extermination of any animal related pests is the responsibility of the pet owner.
- 8) Pet owners must comply with all applicable state/local laws governing the care and handling of pets and take necessary steps to control any noise caused by the pet.
- 9) Any pet that is continually making noise or otherwise disturbing to other residents must be permanently removed from the premises.
- 10) Residents who own pets will be responsible for expenses incurred as a result of the pet. This may include, but not be limited to, apartment fumigation, the cost of repairs or replacements of damaged property, the cost of removal or disposition of the pet if necessary.
- 11) Any pet determined to constitute a nuisance or threat to the health or safety of other residents, staff or the general public shall be removed by the appropriate community authority at the expense of the resident. This shall include, but not be limited to, the following:
 1. the animal makes noises that disrupt the peaceful enjoyment of the property for other tenants.
 2. the animal poses a threat to other tenants, staff or the general public (i.e. other people indicate that they are afraid of the animal).
 3. the animal is allowed to roam freely in common areas without being properly restrained by a leash and collar.
 4. the animal is left outdoors unsupervised in a area without a fence (this includes animals that are restrained by a collar and leash or chain). All animals outdoors must be supervised by a responsible adult.
 5. the tenant does not clean up waste material or other messes made by the animal.
- 12) Leases of all project residents shall incorporate, by reference, the pet rules.
- 13) Violation of these rules may be grounds for removal of the pet or termination of the pet-owners tenancy, or both, in accordance with applicable regulations.

14) CONTENT APPROVED: _____
Kevin G. O'Haire, Esq. THA Attorney

TENANT RELATIONS ASSISTANT

TENANT

DATE

~~~~~ END OF PET POLICY DOCUMENTS ~~~~~

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)

2.  Yes  No: Was the most recent fiscal audit submitted to HUD?  
Audit for year ending December 31, 2006

3.  Yes  No: Were there any findings as the result of that audit?

Seven findings were noted and corrected:

1. THA did not have a promissory note or subordinate mortgage on file for a \$500,000 advance made to Kennedy Senior Housing Associates, L.P. in 2006. KSHA is the entity that purchased THA's state program asset.
2. 2 of 21 employees selected for review did not have current pay-rate authorization on file.
3. 2 of 91 items sampled during expenditure review lacked proper approved invoices. 1 item did not have a delivery slip attached and 2 items did not list budget code for posting to the general ledger.
4. During a brief period in February 2006 THA was not generating a daily cash receipt listing by tenant name.
5. During a period of time in which the CFO position was vacant, THA did not follow established accounting procedures in several areas.
6. Of 40 Housing Choice Voucher files tested 3 were missing an initial application and 6 were missing evidence of an annual inspection. Also 3 of 40 Housing Assistance Payments did not agree with the contract on file.
7. Of 42 Public Housing files tested 1 was missing an initial application and 4 were missing evidence of written social security income verification. Also 2 of 42 files contained rent calculations that did not agree with actual amount charged to the tenant.

4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? NA If not, when are they due (state below)?

## **17. PHA Asset Management**

[FR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) (ny012a11 - Resident Comments)
  - Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: Made plans to more thoroughly review changes to the Public Housing Residential Lease, the Public Housing Admissions and Continued Occupancy Policies and the Section 8 Administrative Plan.

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

THA Board of Commissioners actually has 2 elected Resident representatives. Generally these representatives serve two year terms of office from 10/01/even years – 09/30/even years. On August 30, 2006 Richard B. Lewis & Nancy L. Edwards were elected to 2 year terms. However, recent developments have required the Troy Housing Authority to postpone the 2008 Tenant Commissioner elections from the last Wednesday of August to December 3, 2008 so that we could include Tenant Based Section 8 Participants in the process (we recently learned we were out of compliance with this requirement). A committee is being formed to review and officially amend the By Laws to bring them into compliance with all Federal and State laws.

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and request a place on ballot
- Other: (describe) Typically candidates producing petitions with 50 eligible signatures by June 15 in an election year. In 2008 this deadline was extended to September 30, 2008

#### b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance (public housing & Tenant Based Section 8)
- Any adult member of a resident or assisted family organization
- Other (list)

#### c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing & Tenant Based Section 8)
- Representatives of all PHA resident and assisted family organizations

- Other (list) all residents of THA public housing and Tenant Based Section 8 participants over age 18 as long as they occupied an apartment by 05/01 in an election year generally. For 2008 this requirement was extended to 08/19/08.

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

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

1. Consolidated Plan jurisdiction: (provide name here): Troy, New York
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

Identifying housing needs in the HOUSING AND COMMUNITY DEVELOPMENT STRATEGY section of this document.

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

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

## Attachments

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

Attachments to the 2009 Troy Housing Authority Agency Plan:

- ⊙ Deconcentration & Income Mixing chart
- ⊙ FY 2009 Capital Fund Program Annual Statement (Projected)
- ⊙ Implementation of Public Housing Resident Community Service Requirement
- ⊙ PHA Management Organizational Chart
- ⊙ FY 2009 Capital Fund Program 5 Year Action Plan
- ⊙ CFP 2005 Performance & Evaluation Report
- ⊙ CFP 2006 Performance & Evaluation Report
- ⊙ CFP 2007 Performance & Evaluation Report
- ⊙ CFP 2008 Performance & Evaluation Report
- ⊙ CFP Replacement Reserves P & E Report
- ⊙ Comments of Resident Advisory Board or Boards
- ⊙ Community Comments
- ⊙ Section 8 Project Basing Plan
- ⊙ RASS 2007 Follow Up Plan

| COVERED SITES                                                                                                                                                                                                                                                                                                                                                                                                                    | # UNITS | 08/2007<br>AVERAGE<br>INCOME | 08/2008<br>AVERAGE<br>INCOME | The final rule to deconcentrate poverty identifies covered developments as general occupancy developments with more than 100 units. Using these guidelines, all of our AMPS are now considered covered sites |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Corliss-Fallon AMP                                                                                                                                                                                                                                                                                                                                                                                                               | 224     | \$14,636.51                  | \$15,661.96                  |                                                                                                                                                                                                              |
| Taylor 3&4 AMP                                                                                                                                                                                                                                                                                                                                                                                                                   | 136     | \$17,878.56                  | \$18,111.91                  |                                                                                                                                                                                                              |
| Phelan-Sweeney AMP                                                                                                                                                                                                                                                                                                                                                                                                               | 113     | <b>\$13,336.84</b>           | <b>\$13,667.51</b>           |                                                                                                                                                                                                              |
| Martin Luther King AMP                                                                                                                                                                                                                                                                                                                                                                                                           | 124     | \$16,827.77                  | \$17,845.22                  |                                                                                                                                                                                                              |
| Kane-Conway-Grand AMP                                                                                                                                                                                                                                                                                                                                                                                                            | 143     | \$17,092.02                  | <b>\$19,279.64</b>           |                                                                                                                                                                                                              |
| Griswold AMP                                                                                                                                                                                                                                                                                                                                                                                                                     | 390     | \$16,044.43                  | \$16,428.25                  |                                                                                                                                                                                                              |
| Taylor 1&2                                                                                                                                                                                                                                                                                                                                                                                                                       | 143     | Presently Vacant             | Presently Vacant             |                                                                                                                                                                                                              |
| AVERAGE                                                                                                                                                                                                                                                                                                                                                                                                                          |         | \$15,742.67                  | \$16,453.71                  |                                                                                                                                                                                                              |
| 85%                                                                                                                                                                                                                                                                                                                                                                                                                              |         | \$13,381.27                  | \$13,985.65                  |                                                                                                                                                                                                              |
| 115%                                                                                                                                                                                                                                                                                                                                                                                                                             |         | \$18,104.07                  | \$18,921.76                  |                                                                                                                                                                                                              |
| Phelan-Sweeney AMP, at 83.1% of THA average continues to be below by 85% (by \$318.14). Efforts to address this will continue to include having Family Self Sufficiency Worker focus on these two developments in the months ahead. Kane-Conway-Grand AMP, at 117.2% of THA average is above 115% (by \$357.88). These units are primarily occupied by senior citizens so no action is planned to address this slight disparity. |         |                              |                              |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                              |                              |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                              |                              |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                              |                              |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                              |                              |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |                              |                              |                                                                                                                                                                                                              |

## CAPITAL FUND PROGRAM TABLES START HERE

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                          |                                                           |                                                                                                               |         |                   |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------|-------------------|-------------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                       |                                                           |                                                                                                               |         |                   |                                     |
| PHA Name: Troy Housing Authority                                                                                                                                                                                                                                   |                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250109<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:<br><b>2009</b> |
| <input checked="" type="checkbox"/> Projection for Submission with Agency Plan <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |                                                           |                                                                                                               |         |                   |                                     |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report                                                                                                                     |                                                           |                                                                                                               |         |                   |                                     |
| Line No.                                                                                                                                                                                                                                                           | Summary by Development Account                            | Total Estimated Cost                                                                                          |         | Total Actual Cost |                                     |
|                                                                                                                                                                                                                                                                    |                                                           | Original                                                                                                      | Revised | Obligated         | Expended                            |
| 1                                                                                                                                                                                                                                                                  | Total non-CFP Funds                                       |                                                                                                               |         |                   |                                     |
| 2                                                                                                                                                                                                                                                                  | 1406 Operations                                           | \$400,000.00                                                                                                  |         |                   |                                     |
| 3                                                                                                                                                                                                                                                                  | 1408 Management Improvements                              |                                                                                                               |         |                   |                                     |
| 4                                                                                                                                                                                                                                                                  | 1410 Administration                                       | \$200,000.00                                                                                                  |         |                   |                                     |
| 5                                                                                                                                                                                                                                                                  | 1411 Audit                                                |                                                                                                               |         |                   |                                     |
| 6                                                                                                                                                                                                                                                                  | 1415 Liquidated Damages                                   |                                                                                                               |         |                   |                                     |
| 7                                                                                                                                                                                                                                                                  | 1430 Fees and Costs                                       | 246,998                                                                                                       |         |                   |                                     |
| 8                                                                                                                                                                                                                                                                  | 1440 Site Acquisition                                     |                                                                                                               |         |                   |                                     |
| 9                                                                                                                                                                                                                                                                  | 1450 Site Improvement                                     | 92,002                                                                                                        |         |                   |                                     |
| 10                                                                                                                                                                                                                                                                 | 1460 Dwelling Structures                                  | 1,030,400                                                                                                     |         |                   |                                     |
| 11                                                                                                                                                                                                                                                                 | 1465.1 Dwelling Equipment—Nonexpendable                   |                                                                                                               |         |                   |                                     |
| 12                                                                                                                                                                                                                                                                 | 1470 Nondwelling Structures                               | 165,600                                                                                                       |         |                   |                                     |
| 13                                                                                                                                                                                                                                                                 | 1475 Nondwelling Equipment                                |                                                                                                               |         |                   |                                     |
| 14                                                                                                                                                                                                                                                                 | 1485 Demolition                                           |                                                                                                               |         |                   |                                     |
| 15                                                                                                                                                                                                                                                                 | 1490 Replacement Reserve                                  |                                                                                                               |         |                   |                                     |
| 16                                                                                                                                                                                                                                                                 | 1492 Moving to Work Demonstration                         |                                                                                                               |         |                   |                                     |
| 17                                                                                                                                                                                                                                                                 | 1495.1 Relocation Costs                                   |                                                                                                               |         |                   |                                     |
| 18                                                                                                                                                                                                                                                                 | 1499 Development Activities                               |                                                                                                               |         |                   |                                     |
| 19                                                                                                                                                                                                                                                                 | 1501 Collaterization or Debt Service                      |                                                                                                               |         |                   |                                     |
| 20                                                                                                                                                                                                                                                                 | 1502 Contingency                                          |                                                                                                               |         |                   |                                     |
| 21                                                                                                                                                                                                                                                                 | Amount of Annual Grant: (sum of lines 2 – 20)             | \$2,135,000.00                                                                                                |         |                   |                                     |
| 22                                                                                                                                                                                                                                                                 | Amount of line 21 Related to LBP Activities               |                                                                                                               |         |                   |                                     |
| 23                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Section 504 compliance       |                                                                                                               |         |                   |                                     |
| 24                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Security – Soft Costs        |                                                                                                               |         |                   |                                     |
| 25                                                                                                                                                                                                                                                                 | Amount of Line 21 Related to Security – Hard Costs        |                                                                                                               |         |                   |                                     |
| 26                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Energy Conservation Measures |                                                                                                               |         |                   |                                     |

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

| PHA Name: Troy Housing Authority              |                                                                    | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                       | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                    |                                                                                                 |          | Original             | Revised              | Funds Obligated   | Funds Expended |                |
|                                               |                                                                    |                                                                                                 |          |                      |                      |                   |                |                |
| NY12-1P<br>Corliss & Fallon                   | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$70,385</b>      |                      |                   |                |                |
| NY12-2P<br>Taylor 3&4                         | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$42,734</b>      |                      |                   |                |                |
| NY12-3P<br>Phelan & Sweeney                   | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$35,507</b>      |                      |                   |                |                |
| NY12-4P<br>Martin Luther King                 | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$38,963</b>      |                      |                   |                |                |
| NY12-5P<br>Kane, Conway, Grand                | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$44,933</b>      |                      |                   |                |                |
| NY12-6P<br>Griswold                           | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$122,545</b>     |                      |                   |                |                |
| NY12-7P<br>Taylor 1&2                         | <b>Operations</b><br>Allowable amount of CFP for Operations        | 1406                                                                                            |          | <b>\$44,933</b>      |                      |                   |                |                |
| <b>Total</b>                                  | <b>Operations</b>                                                  | <b>1406</b>                                                                                     |          | <b>\$400,000.00</b>  |                      |                   |                |                |
| THA-wide                                      | <b>Administration:</b><br>CFP Related Salaries & Benefits          | 1410                                                                                            |          | <b>\$200,000.00</b>  |                      |                   |                |                |
| NY12-01<br>Corliss Park                       | <b>Fees &amp; Costs:</b><br>Improve or Build Maintenance Storage   | 1430                                                                                            |          | <b>\$7,200</b>       |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Repair or Replace Exterior Panel Boxes | 1430                                                                                            |          | <b>\$2,400</b>       |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Repair or Replace Rear Doors           | 1430                                                                                            |          | <b>\$8,800</b>       |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Improve or Move Maintenance Area       | 1430                                                                                            |          | <b>\$7,200</b>       |                      |                   |                |                |

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

| PHA Name: Troy Housing Authority              |                                                                                                                | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                                   | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                                |                                                                                                 |          | Original             | Revised              | Funds Obligated   | Funds Expended |                |
| NY12-9<br>Grand St. Apts.                     | <b>Fees &amp; Costs:</b><br>Repair or Replace Panel Boxes                                                      | 1430                                                                                            |          | \$3,600              |                      |                   |                |                |
| NY12-9<br>Grand St. Apts.                     | <b>Fees &amp; Costs:</b><br>Repair or Replace Roofs                                                            | 1430                                                                                            |          | \$6,800              |                      |                   |                |                |
| NY12-9<br>Grand St. Apts.                     | <b>Fees &amp; Costs:</b><br>Repair/Repoint Exterior Brick & Block                                              | 1430                                                                                            |          | \$68,000             |                      |                   |                |                |
| NY12-02<br>Taylor Apts.                       | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-4N<br>Fallon Apts.                       | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-4S<br>Sweeney Apts.                      | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-06<br>Phelan Apts.                       | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-07<br>MLK Apts.                          | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-12<br>Griswold                           | <b>Fees &amp; Costs:</b><br>Design & Install Recreational Sprinklers                                           | 1430                                                                                            |          | \$1,333              |                      |                   |                |                |
| NY12-1P<br>Corliss & Fallon                   | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| NY12-2P<br>Taylor 3&4                         | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| NY12-3P<br>Phelan & Sweeney                   | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| NY12-4P<br>Martin Luther King                 | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

| PHA Name: Troy Housing Authority              |                                                                                                                | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                                   | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                                |                                                                                                 |          | Original             | Revised              | Funds Obligated   | Funds Expended |                |
| NY12-5P<br>Kane, Conway, Grand                | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| NY12-6P<br>Griswold                           | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| NY12-7P<br>Taylor 1&2                         | <b>Fees &amp; Costs:</b><br>THA in-house inspections of contract work and physical needs assessment activities | 1430                                                                                            |          | \$22,500             |                      |                   |                |                |
| <b>Total</b>                                  | <b>Fees &amp; Costs:</b>                                                                                       | <b>1430</b>                                                                                     |          | <b>\$246,998</b>     |                      |                   |                |                |
| NY12-02<br>Taylor Apts.                       | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,334             |                      |                   |                |                |
| NY12-4N<br>Fallon Apts.                       | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,333             |                      |                   |                |                |
| NY12-4S<br>Sweeney Apts.                      | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,333             |                      |                   |                |                |
| NY12-06<br>Phelan Apts.                       | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,334             |                      |                   |                |                |
| NY12-07<br>MLK Apts.                          | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,334             |                      |                   |                |                |
| NY12-12<br>Griswold                           | <b>Site Improvements:</b><br>Design & Install Recreational Sprinklers                                          | 1450                                                                                            |          | \$15,334             |                      |                   |                |                |
| <b>Total</b>                                  | <b>Site Improvements</b>                                                                                       | <b>1450</b>                                                                                     |          | <b>\$92,002</b>      |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Dwelling Structures:</b><br>Repair or Replace Exterior Panel Boxes                                          | 1460                                                                                            |          | \$27,600             |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Dwelling Structures:</b><br>Repair or Replace Rear Doors                                                    | 1460                                                                                            |          | \$101,200            |                      |                   |                |                |

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

| PHA Name: Troy Housing Authority              |                                                                         | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                       | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|-----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                            | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost  |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                         |                                                                                                 |          | Original              | Revised              | Funds Obligated   | Funds Expended |                |
| NY12-9<br>Grand St. Apts.                     | <b>Dwelling Structures:</b><br>Repair or Replace Panel Boxes            | 1460                                                                                            |          | <b>\$41,400</b>       |                      |                   |                |                |
| NY12-9<br>Grand St. Apts.                     | <b>Dwelling Structures:</b><br>Repair or Replace Roofs                  | 1460                                                                                            |          | <b>\$78,200</b>       |                      |                   |                |                |
| NY12-9<br>Grand St. Apts.                     | <b>Dwelling Structures:</b><br>Repair/Repoint Exterior Brick & Block    | 1460                                                                                            |          | <b>\$782,000</b>      |                      |                   |                |                |
|                                               |                                                                         |                                                                                                 |          |                       |                      |                   |                |                |
| <b>Total</b>                                  | <b>Dwelling Structures:</b>                                             | <b>1460</b>                                                                                     |          | <b>\$1,030,400</b>    |                      |                   |                |                |
| NY12-01<br>Corliss Park                       | <b>Non-Dwelling Structures:</b><br>Improve or Build Maintenance Storage | 1470                                                                                            |          | <b>\$82,800</b>       |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Non-Dwelling Structures:</b><br>Improve or Move Maintenance Area     | 1470                                                                                            |          | <b>\$82,800</b>       |                      |                   |                |                |
|                                               |                                                                         |                                                                                                 |          |                       |                      |                   |                |                |
| <b>Total</b>                                  | <b>Non-Dwelling Structures:</b>                                         | <b>1470</b>                                                                                     |          | <b>\$165,600</b>      |                      |                   |                |                |
|                                               |                                                                         |                                                                                                 |          |                       |                      |                   |                |                |
|                                               | <b>GRAND TOTAL</b>                                                      |                                                                                                 |          | <b>\$2,000,000.00</b> |                      |                   |                |                |
|                                               |                                                                         |                                                                                                 |          |                       |                      |                   |                |                |

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

**Part III: Implementation Schedule**

| PHA Name: Troy Housing Authority                 |                                             | Grant Type and Number<br>Capital Fund Program No:<br>Replacement Housing Factor No: |        |                                             |         |        | Federal FY of Grant:             |
|--------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|--------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                     |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                             | Actual | Original                                    | Revised | Actual |                                  |
| THA-wide                                         |                                             |                                                                                     |        |                                             |         |        |                                  |
| NY12-01<br>Corliss Park                          | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-7<br>MLK Apts.                              | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-7<br>MLK Apts.                              | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-7<br>MLK Apts.                              | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-9<br>Grand St. Apts.                        | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-9<br>Grand St. Apts.                        | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
| NY12-9<br>Grand St. Apts.                        | 06/30/2011                                  |                                                                                     |        | 06/30/2013                                  |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |

**POLICY REGARDING  
COMMUNITY SERVICE/SELF SUFFICIENCY WORK REQUIREMENTS  
FOR RESIDENTS OF THE TROY HOUSING AUTHORITY**

---

---

**BACKGROUND**

- I. Beginning January 1, 2001, or as soon thereafter as the final rule is implemented by the U.S. Department of Housing and Urban Development (HUD), residents of the Troy Housing Authority must comply with recently enacted Community Service or Self Sufficiency Work Activities requirements established as part of the Quality Housing and Work Responsibility Act. Under these guidelines all adult residents of public housing, except for exempt individuals, must:
  - A. Contribute 8 hours per month of community service (not including political activities); or
  - B. Participate in an economic self-sufficiency program for 8 hours per month; or
  - C. Perform 8 hours per month of combined activities as described in paragraphs (a)(1) and (a)(2) of this section.
- II. **Community Service** is defined as “the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.”
- III. **Economic self-sufficiency program** is defined as “any program designed to encourage, assist, train, or facilitate the economic independence of HUD-assisted families or to provide work for such families. These programs include programs for job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, and any program necessary to ready participant for work (including a substance abuse or mental health treatment program), or other work activities.”

IV. **Exempt individual** is defined as an adult who meets any one of the following criteria:

- A. Is 62 years or older;
- B. (i) Is a blind or disabled individual, as defined under 216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c), & who certifies because of this disability she /he is unable to comply with the service provisions of this subpart,
  - 1. "disability" means an inability to engage in substantial gainful activity by reason of a medically determinable physical or mental impairment which can be expected to result in death or has lasted or is expected to last a continuous period of not less than 12 months. Blindness means central visual acuity of 20/200 or less in the better eye with a correcting lens. An eye with a limited field of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered having a central visual acuity of 20/200 or less." [216(i)(1) or 1614 of the Social Security Act (42 U.S.C. 416(i)(1); 1382c)], or
- C. Is a primary caretaker of such individual;
- D. Is engaged in work activities;
  - 1. **WORK ACTIVITIES** means:
    - a) unsubsidized employment;
    - b) subsidized private sector employment;
    - c) subsidized public sector employment;
    - d) work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available;
    - e) on-the-job training;
    - f) job search and job readiness assistance;
    - g) community service programs;
    - h) vocational educational training (not to exceed 12 months for any individual);
    - i) job skills training directly related to employment;
    - j) education related to employment, in the case of a recipient who has not received a high school diploma or certificate of high school equivalency;
    - k) satisfactory attendance at secondary school or in a course of study leading to a certificate of general equivalence, in the case of a recipient who has not completed secondary school or received such a certificate; and
    - l) the provision of child care services to an individual who is participating in a community service program.
- E. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State, including a State-administered welfare-to-work program; or
- F. Is a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

## IMPLEMENTATION

- I. Beginning on January 01, 2001, or as soon thereafter as the final rule is implemented by the U.S. Department of Housing and Urban Development (HUD), the Community Service or Self Sufficiency Work Activities requirements established as part of the Quality Housing and Work Responsibility Act will become incorporated into the lease for all residents of the Troy Housing Authority.
  - A. Current residents will receive written notification of these new requirements and all new applicants for public housing will be advised of these requirements at the time of application.
  - B. At the time of lease renewal, or initial lease-up for new residents, all adults listed on the lease will be required to provide evidence of exemption from the Community Service or Self Sufficiency Work Activities requirements (if applicable).
  - C. All adult residents will be further required to immediately notify the Troy Housing Authority of any changes in their status (exempt or non-exempt) regarding these requirements.
  - D. Those adult residents who do not provide proof of exemption, or who become non-exempt at a later date, will be expected to make arrangements to abide by the Community Service or Self Sufficiency Work Activities requirements.
    1. Non-exempt residents will be provided with a listing of local organizations that may be able to assist them in meeting these requirements.
      - a) Community Service Organizations will include, but not be limited to:
        - (1) REACT – the Resident Empowered Action Council of Troy.
        - (2) The Volunteer Connection.
        - (3) The Salvation Army.
        - (4) The United Way.
        - (5) The Commission on Economic Opportunity.
        - (6) Unity House.
      - b) Self Sufficiency Organizations will include, but not be limited to:
        - (1) The Educational Opportunity Center.
        - (2) The Troy City School District.
        - (3) The Commission on Economic Opportunity.
        - (4) Hudson Valley Community College.
        - (5) Bryant & Stratton Institute – A Career College.
    2. Non-exempt residents will also be advised of the need for the Troy Housing Authority to receive written proof of compliance with these requirements from an independent third party on an annual basis as part of re-certification.

II. Within thirty days of the end of the twelve month lease term, the Troy Housing Authority will review compliance by all adult residents with these requirements, which will include verification of completion of qualifying activities from independent third parties.

A. Adult residents found to be out of compliance will be notified in writing of the non-compliance by the housing authority. They will be advised that the Troy Housing Authority will not renew their lease unless they provide one of the following:

1. A written plan to cure the non-compliance that the housing authority will agree and the resident will comply with.
2. Written documentation indicating that the non-compliant resident no longer resides in the unit.
3. Residents will be further be advised that serious or repeated failure of a family member to comply with the service requirement provisions is grounds for non-renewal of the lease and termination of tenancy at the end of the twelve month lease term.
4. Residents may request a grievance hearing on the Troy Housing Authority determination, and they may exercise any available judicial remedy to seek timely redress for the housing authority's non-renewal of the lease because of such determination.

III. In implementing the service requirement under this subpart, the Troy Housing Authority may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by PHA employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

**Board Of Directors**

**Executive Secretary & Administrative Assistant**

**Centralized Planning**  
Agency Plans, Grants, Res. Prgrms., Comm. Rel., Reg. Compliance

**Centralized Capital Imp.**  
A&E Contracts, Acquisition & Disposition, Energy Programs

**Centralized Public Safety**  
Patrols, Lease Enf. Investigations, Crime Data, Background Checks

**Centralized Finance**  
Accts. Rec. & Pay, Contracts, Rent Col, Site & COCC Budget Monitor

**Centralized Tenant Relations**  
Waiting List & HUD Reporting & Section 8 Management

**Centralized Maintenance**  
Inventory, Work Orders, Spec. Svcs., Inspections, Autos & Contract Svcs.

**NY012200001P**  
224 Units  
Corliss (184) & Fallon (40)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200002P**  
136 Units  
Taylor 3 & 4 (136)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200003P**  
113 Units  
Phelan (89) & Sweeney (24)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200004P**  
124 Units  
MLK (124)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200005P**  
143 Units  
Grand (42), Kane (60) & Conway (41)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200006P**  
390 Units  
Griswold (390)  
Site Managers  
Chris Deganan ( TR)  
Rich Carley (Maint.)

**NY012200007P**  
143 Units  
Taylor 1 & 2 (143)  
Vacant: Pending Replacement &/or Modernization

**S8 Tenant Based (670 Vouchers)**  
TR Assts. 3FTE  
Lndlrld Outrch, Vchr Mgmt., Recrts., & Spec. Prgm. Mntr.

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Site Supervisor**  
Carey Morrisey (Site Based TR)  
&  
Ron Marcucci (Site Based Maint.)

**Site Supervisor**  
Not Applicable (Site Based TR)  
&  
Kevin McClure (Site Based Maint.)

**Project Based Kennedy (134)**  
1 Site Coordinator  
Mkrtng, Lease Up, Recrts, Compliance & Bldg. Mgmt.

**Tenant Relations TR Asst. .6FTE**  
Lease Up, Occupancy, Recertification & Interim Changes

**Maintenance Site Mant. 4FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. .4FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 2.4FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. .25FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 2FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. .4FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 3FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. .4FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 2FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. 1FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 9.6FTE**  
Unit Turnaround, Building & Site Upkeep

**Tenant Relations TR Asst. 0FTE**  
Lease Up, Occupancy Recertification & Interim Changes

**Maintenance Site Mant. 0FTE**  
Unit Turnaround, Building & Site Upkeep

**Special S8 Prgrms TR Asst. .33FTE**  
Shelter+Care (95)  
YWCA (30)

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : 2010          |                                                                                     |                            | Activities for Year: 2011           |                                               |                |
|-----------------------|-------------------------------------|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------|-----------------------------------------------|----------------|
|                       | FFY Grant:                          | PHA FY:                                                                             | Estimated Cost             | FFY Grant:                          | PHA FY:                                       | Estimated Cost |
|                       | Development Name/Number             | Major Work Categories                                                               | Estimated Cost             | Development Name/Number             | Major Work Categories                         | Estimated Cost |
| See                   | PHA Wide Operations                 | Operations                                                                          | \$400,000.00               | PHA Wide Operations                 | Operations                                    | \$400,000.00   |
| Annual                | PHA Wide Mgmt. Improvements         | Marketing Improvements all sites                                                    | \$100,000.00               | PHA Wide Mgmt. Improvements         | Marketing Improvements all sites              | \$100,000.00   |
| Statement             | PHA Wide Administration             | CFP Related Salaries & Benefits                                                     | \$200,000.00               | PHA Wide Administration             | CFP Related Salaries & Benefits               | \$200,000.00   |
|                       | NY06P012001<br>Corliss Park Apts    | Nondwelling Structures<br>-Boiler Room Roof<br>Dwelling Structures:<br>-Bilco Doors | \$50,000.00<br>\$30,000.00 | NY06P012001<br>Corliss Park Apts    | Dwelling Structures:<br>-Interior Doors       | \$300,000      |
|                       | NY06P012002<br>John P. Taylor Apt.  |                                                                                     |                            | NY06P012002<br>John P. Taylor Apt.  |                                               |                |
|                       | NY06P012004N<br>Fallon Apts         |                                                                                     |                            | NY06P012004N<br>Fallon Apts         |                                               |                |
|                       | NY06P012004S<br>Sweeney Apts        | Site Improvement:<br>-Add Parking                                                   | \$30,000.00                | NY06P012004S<br>Sweeney Apts        | Dwelling Structures:<br>-Roof Repair          | \$90,000.00    |
|                       | NY06P012006<br>Mrg. W. Phelan Apts  | Site Improvement:<br>-Develop Vacant Land                                           | \$140,000.00               | NY06P012006<br>Mrg. W. Phelan Apts  | Dwelling Structures:<br>-Roof Repair          | \$150,000.00   |
|                       | NY06P012007<br>Martin L. King Apts. |                                                                                     |                            | NY06P012007<br>Martin L. King Apts. |                                               |                |
|                       | NY06P012008<br>Kane Apts.           |                                                                                     |                            | NY06P012008<br>Kane Apts.           | Dwelling Structures:<br>-Cabinets & Doors     | \$150,000.00   |
|                       | NY06P012009<br>Grand Street         |                                                                                     |                            | NY06P012009<br>Grand Street         | Dwelling Structures:<br>-Wood Trim & Finish   | \$110,000.00   |
|                       | NY06P0120011<br>Conway Court        | Dwelling Structures:<br>-Upgrade Elevators                                          | \$1,050,000.00             | NY06P0120011<br>Conway Court        | Dwelling Structures:<br>-Cabinets & Doors     | \$100,000.00   |
|                       | NY06P0120012<br>Griswold Hghts Apts |                                                                                     |                            | NY06P0120012<br>Griswold Hghts Apts | Dwelling Structures:<br>-Brick & Block Repair | \$400,000.00   |
|                       |                                     |                                                                                     |                            |                                     |                                               |                |
|                       | <b>Total CFP Estimated Cost</b>     |                                                                                     | \$2,000,000.00             |                                     |                                               | \$2,000,000    |



# Capital Fund Program Five-Year Action Plan

# Part I: Summary

| PHA Name<br>Troy Housing Authority  |                  |                                                                                                                 |                                                                                     |                                               |                                               | <input checked="" type="checkbox"/> Original 5-Year Plan submitted w/2008 Agency Plan<br><input type="checkbox"/> Revision No: |
|-------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Development #<br>/Name/HA-Wide      | Year 1           | Work Statement for 2010<br>FFY Grant: PHA FY:                                                                   | Work Statement for Year 2011<br>FFY Grant: PHA FY:                                  | Work Statement for 2012<br>FFY Grant: PHA FY: | Work Statement for 2013<br>FFY Grant: PHA FY: |                                                                                                                                |
|                                     | Annual Statement |                                                                                                                 |                                                                                     |                                               |                                               |                                                                                                                                |
| PHA Wide Operations                 |                  | Operations                                                                                                      | Operations                                                                          | Operations                                    | Operations                                    |                                                                                                                                |
| PHA Wide Mgmt. Improvements         |                  | Marketing Improvements all sites                                                                                | Marketing Improvements all sites                                                    | Marketing Improvements all sites              | Marketing Improvements all sites              |                                                                                                                                |
| PHA Wide Administration             |                  | CFP Related Salaries & Benefits                                                                                 | CFP Related Salaries & Benefits                                                     | CFP Related Salaries & Benefits               | CFP Related Salaries & Benefits               |                                                                                                                                |
| NY06P012001<br>Corliss Park Apts    |                  | Nondwelling Structures –<br>Maintenance Storage                                                                 | Nondwelling Structures<br>–Boiler Room Roof<br>Dwelling Structures:<br>-Bilco Doors | Dwelling Structures:<br>-Interior Doors       | Dwelling Structures:<br>-Interior Doors       |                                                                                                                                |
| NY06P012002<br>John P. Taylor Apt.  |                  |                                                                                                                 |                                                                                     |                                               | Dwelling Structures:<br>-Bay Window Repair    |                                                                                                                                |
| NY06P012004N<br>Fallon Apts         |                  |                                                                                                                 |                                                                                     |                                               | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P012004S<br>Sweeney Apts        |                  |                                                                                                                 | Site Improvement:<br>-Add Parking                                                   | Dwelling Structures:<br>-Roof Repair          | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P012006<br>Mrg. W. Phelan Apts  |                  |                                                                                                                 | Site Improvement:<br>-Develop Vacant Land                                           | Dwelling Structures:<br>-Roof Repair          | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P012007<br>Martin L. King Apts. |                  | Nondwelling Structures –<br>Maintenance Area<br>Dwelling Structures:<br>-Ext. Panel Boxes<br>-Rear Door Repairs |                                                                                     |                                               | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P012008<br>Kane Apts.           |                  |                                                                                                                 |                                                                                     | Dwelling Structures:<br>-Cabinets & Doors     | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P012009<br>Grand Street         |                  | Dwelling Structures:<br>-Panel Boxes<br>-Roof Repair<br>-Repoint Brick                                          |                                                                                     | Dwelling Structures:<br>-Wood Trim & Finish   |                                               |                                                                                                                                |
| NY06P0120011<br>Conway Court        |                  |                                                                                                                 | Dwelling Structures:<br>-Upgrade Elevators                                          | Dwelling Structures:<br>-Cabinets & Doors     | Dwelling Structures:<br>-Brick & Block Repair |                                                                                                                                |
| NY06P0120012<br>Griswold Hghts Apts |                  |                                                                                                                 |                                                                                     | Dwelling Structures:<br>-Brick & Block Repair | Dwelling Structures:<br>-Ceiling Repair/Paint |                                                                                                                                |

**Annual Statement/Performance and Evaluation Report**

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

|                                         |                                                                                                                      |                                            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>PHA Name: Troy Housing Authority</b> | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: | <b>Federal FY of Grant:</b><br><b>2005</b> |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------|

Original Annual Statement 
  Submission with Agency Plan for 2009 
  Reserve for Disasters/ Emergencies 
  Revised Annual Statement (revision no:4 )  
 Performance and Evaluation Report for Period Ending: 06/30/2008 
  Final Performance & Evaluation Report

| Line No.                                   | Summary by Development Account                            | Total Estimated Cost |                                          | Total Actual Cost |             |
|--------------------------------------------|-----------------------------------------------------------|----------------------|------------------------------------------|-------------------|-------------|
|                                            |                                                           | Original             | Revised                                  | Obligated         | Expended    |
| 1                                          | Total non-CFP Funds                                       |                      |                                          |                   |             |
| 2                                          | 1406 Operations                                           | 442,215              | 442,215                                  | 442,215           | 442,215     |
| 3                                          | 1408 Management Improvements                              |                      |                                          |                   |             |
| 4                                          | 1410 Administration                                       | 221,106              | 221,106                                  | 221,106           | 106,855     |
| 5                                          | 1411 Audit                                                |                      |                                          |                   |             |
| 6                                          | 1415 Liquidated Damages                                   |                      |                                          |                   |             |
| 7                                          | 1430 Fees and Costs                                       | 150,000              | 164,721                                  | 162,888           | 109,638     |
| 8                                          | 1440 Site Acquisition                                     |                      |                                          |                   |             |
| 9                                          | 1450 Site Improvement                                     | 995,259              | 981,076                                  | 981,076           | 981,076     |
| 10                                         | 1460 Dwelling Structures                                  | 170,723              | 170,723                                  | 170,723           | 170,723     |
| 11                                         | 1465.1 Dwelling Equipment—Nonexpendable                   | 43,843               | 43,305                                   | 43,305            | 43,305      |
| 12                                         | 1470 Nondwelling Structures                               |                      |                                          |                   |             |
| 13                                         | 1475 Nondwelling Equipment                                |                      |                                          |                   |             |
| 14                                         | 1485 Demolition                                           |                      |                                          |                   |             |
| 15                                         | 1490 Replacement Reserve                                  | 187,927              | 187,927                                  | 187,927           | 187,927     |
| 16                                         | 1492 Moving to Work Demonstration                         |                      |                                          |                   |             |
| 17                                         | 1495.1 Relocation Costs                                   |                      |                                          |                   |             |
| 18                                         | 1499 Development Activities                               |                      |                                          |                   |             |
| 19                                         | 1501 Collateralization or Debt Service                    |                      |                                          |                   |             |
| 20                                         | 1502 Contingency                                          |                      |                                          |                   |             |
| 21                                         | Amount of Annual Grant: (sum of lines 2 – 20)             | 2,211,073            | 2,211,073                                | 2,209,240         | 2,041,739   |
| 22                                         | Amount of line 21 Related to LBP Activities               |                      |                                          |                   |             |
| 23                                         | Amount of line 21 Related to Section 504 compliance       |                      |                                          |                   |             |
| 24                                         | Amount of line 21 Related to Security – Soft Costs        |                      |                                          |                   |             |
| 25                                         | Amount of Line 21 Related to Security – Hard Costs        |                      |                                          |                   |             |
| 26                                         | Amount of line 21 Related to Energy Conservation Measures |                      |                                          |                   |             |
| <b>Signature of the Executive Director</b> |                                                           | <b>Date</b>          | <b>Signature of Field Office Manager</b> |                   | <b>Date</b> |

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

**Part II: Supporting Pages**

| PHA Name: <b>Troy Housing Authority</b>       |                                                                         | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: |          |                      |                | Federal FY of Grant: <b>2005 Projected Plan</b> |                |                       |
|-----------------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|----------------|-------------------------------------------------|----------------|-----------------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                            | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                | Total Actual Cost                               |                | Status of Work        |
|                                               |                                                                         |                                                                                                               |          | Original             | Revised        | Funds Obligated                                 | Funds Expended |                       |
| PHA Wide                                      | Tenant Services, Youth Programs and Other THA Operations                | 1406                                                                                                          |          | 442,215              | 442,215        | 442,215                                         | 442,215        | COMPLETED             |
|                                               | <b>TOTAL OPERATIONS</b>                                                 | <b>1406</b>                                                                                                   |          | <b>442,215</b>       | <b>442,215</b> | <b>442,215</b>                                  | <b>442,215</b> |                       |
| PHA Wide                                      | CFP Program Salaries and Benefits                                       | 1410                                                                                                          |          | 221,106              | 221,106        | 221,106                                         | 106,855        | IN PROGRESS           |
|                                               | <b>TOTAL ADMINISTRATION</b>                                             | <b>1410</b>                                                                                                   |          | <b>221,106</b>       | <b>221,106</b> | <b>221,106</b>                                  | <b>106,855</b> |                       |
|                                               | <b>FEES &amp; COSTS</b>                                                 | <b>1430</b>                                                                                                   |          |                      |                |                                                 |                |                       |
| NY12-1<br>Corliss Park                        | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 836      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-1<br>Corliss Park                        | Inspect, Repair and Replace Roofs as needed                             |                                                                                                               |          | 150,000              | 48,084         | 48,084                                          | 22,000         | IN PROGRESS           |
| NY12-12<br>Griswold Heights                   | Inspect, Repair and Replace Roofs as needed                             |                                                                                                               |          | 0                    | 103,749        | 101,916                                         | 74,750         | IN PROGRESS           |
| NY12-7<br>MLK Apts.                           | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 0                    | 12,888         | 12,888                                          | 12,888         | COMPLETED             |
| NY12-2<br>Taylor Apts.                        | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 210      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon/Sweeney                      | Replace Storm Doors, Front & Rear                                       |                                                                                                               | 122      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon/Sweeney                      | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 164      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-6<br>Phelan Court                        | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 277      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-7<br>MLK Apts.                           | Replace Front Storm Doors                                               |                                                                                                               | 120      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-7<br>MLK Apts.                           | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 503      | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-8<br>Kane Apts.                          | Repair/Replace Ground Floor Flooring                                    |                                                                                                               |          | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |

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

**Part II: Supporting Pages**

| PHA Name: <b>Troy Housing Authority</b>       |                                                                               | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: |              |                      |                | Federal FY of Grant: <b>2005 Projected Plan</b> |                |                       |
|-----------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------|----------------------|----------------|-------------------------------------------------|----------------|-----------------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                  | Dev. Acct No.                                                                                                 | Quantity     | Total Estimated Cost |                | Total Actual Cost                               |                | Status of Work        |
|                                               |                                                                               |                                                                                                               |              | Original             | Revised        | Funds Obligated                                 | Funds Expended |                       |
| NY12-8 Kane Apts.                             | Install Electrical Handicapped Access Entry Doors                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-8 Kane Apts.                             | Interior Painting                                                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-8 Kane Apts.                             | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed       |                                                                                                               | 120          | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-9 Grand Street                           | Replace historic wood trim and finishes on facias, brick molding and cornices |                                                                                                               | 10 Buildings | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-11 Conway Court                          | Install Electrical Handicapped Access Entry Doors                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-11 Conway Court                          | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed       |                                                                                                               | 82           | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-12 Griswold Heights                      | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed       |                                                                                                               | 1,314        | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| NY12-12 Griswold Heights                      | Closure of old, abandoned oil tanks buried under ground                       |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA FUNGIBILITY |
| <b>TOTAL FEES &amp; COSTS</b>                 |                                                                               |                                                                                                               | <b>1430</b>  | <b>150,000</b>       | <b>164,721</b> | <b>162,888</b>                                  | <b>109,638</b> |                       |

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

| PHA Name: <b>Troy Housing Authority</b> |                                                                         | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2005 Projected Plan |                   |                |                       |
|-----------------------------------------|-------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|------------------------------------------|-------------------|----------------|-----------------------|
| Dev. # / Name                           | Gen. Desc of Major Work Categories                                      | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                                          | Total Actual Cost |                | Status of Work        |
|                                         |                                                                         |                                                                                                               |          | Original             | Revised                                  | Obligated         | Expended       |                       |
|                                         | <b>SITE IMPROVEMENTS</b>                                                | <b>1450</b>                                                                                                   |          |                      |                                          |                   |                |                       |
| NY12-12<br>Griswold Heights             | Closure of old, abandoned oil tanks buried under ground                 |                                                                                                               |          | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-1<br>Corliss Park                  | Trim Trees For Preparation For Roof Replacement                         |                                                                                                               |          | 32,520               | 32,520                                   | 32,520            | 32,520         | COMPLETED             |
| NY12-12<br>Griswold Heights             | Trim Trees ForPreparation For RoofReplacement                           |                                                                                                               |          | 49,000               | 49,000                                   | 49,000            | 49,000         | COMPLETED             |
| NY12-2<br>Taylor Apts.                  | Remove Cement Trash Bin                                                 |                                                                                                               |          | 4,390                | 4,390                                    | 4,390             | 4,390          | COMPLETED             |
| NY12-42<br>Sweeney Apts.                | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 0                    | 2,000                                    | 2,000             | 2,000          | COMPLETED             |
| NY12-7<br>MLK Apts.                     | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 569,680              | 544,691                                  | 544,691           | 544,691        | COMPLETED             |
| NY12-8<br>Kane Apts.                    | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 178,806              | 178,806                                  | 178,806           | 178,806        | COMPLETED             |
| NY12-9<br>Grand Street                  | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 0                    | 8,806                                    | 8,806             | 8,806          | COMPLETED             |
| NY12-11<br>Conway Court                 | Comprehensive Ground & Site Improvements                                |                                                                                                               |          | 160,863              | 160,863                                  | 160,863           | 160,863        | COMPLETED             |
|                                         | <b>TOTAL SITE IMPROVEMENTS</b>                                          |                                                                                                               |          | <b>995,259</b>       | <b>981,076</b>                           | <b>981,076</b>    | <b>981,076</b> |                       |
|                                         |                                                                         |                                                                                                               |          |                      |                                          |                   |                |                       |
|                                         | <b>DWELLING STRUCTURES</b>                                              | <b>1460</b>                                                                                                   |          |                      |                                          |                   |                |                       |
| NY12-1<br>Corliss Park                  | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 836      | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-1<br>Corliss Park                  | Inspect, Repair and Replace Roofs as needed                             |                                                                                                               |          | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-2<br>Taylor Apts.                  | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 210      | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon/Sweeney                | Replace Storm Doors, Front & Rear                                       |                                                                                                               | 122      | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon/Sweeney                | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 164      | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |
| NY12-6<br>Phelan Court                  | Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed |                                                                                                               | 277      | 0                    | 0                                        | 0                 | 0              | MOVED VIA FUNGIBILITY |

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

**Part II: Supporting Pages**

| PHA Name: <b>Troy Housing Authority</b> |                                                                                  | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: |              |                      |                | Federal FY of Grant: <b>2005 Projected Plan</b> |                |                          |
|-----------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------|----------------------|----------------|-------------------------------------------------|----------------|--------------------------|
| Dev. # / Name                           | Gen. Desc of Major Work Categories                                               | Dev. Acct No.                                                                                                 | Quantity     | Total Estimated Cost |                | Total Actual Cost                               |                | Status of Work           |
|                                         |                                                                                  |                                                                                                               |              | Original             | Revised        | Obligated                                       | Expended       |                          |
| NY12-7<br>MLK Apts.                     | Replace Front Storm Doors                                                        |                                                                                                               | 120          | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-7<br>MLK Apts.                     | Repair, Replace & Install Smoke and<br>Carbon Monoxide Detectors as needed       |                                                                                                               | 503          | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-8<br>Kane Apts.                    | Repair/Replace Ground Floor Flooring                                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-8<br>Kane Apts.                    | Install Electrical Handicapped Access<br>Entry Doors                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-8<br>Kane Apts.                    | Interior Painting                                                                |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-8<br>Kane Apts.                    | Repair, Replace & Install Smoke and<br>Carbon Monoxide Detectors as needed       |                                                                                                               | 120          | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-9<br>Grand Street                  | Replace historic wood trim and finishes<br>on facias, brick molding and cornices |                                                                                                               | 10 Buildings | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-9<br>Grand Street                  | Additional Monies For<br>Phase III Renovations                                   |                                                                                                               |              | 170,723              | 170,723        | 170,723                                         | 170,723        | COMPLETED                |
| NY12-11<br>Conway Court                 | Install Electrical Handicapped Access<br>Entry Doors                             |                                                                                                               |              | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-11<br>Conway Court                 | Repair, Replace & Install Smoke and<br>Carbon Monoxide Detectors as needed       |                                                                                                               | 82           | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
| NY12-12<br>Griswold Heights             | Repair, Replace & Install Smoke and<br>Carbon Monoxide Detectors as needed       |                                                                                                               | 1,314        | 0                    | 0              | 0                                               | 0              | MOVED VIA<br>FUNGIBILITY |
|                                         | <b>TOTAL DWELLING STRUCTURES</b>                                                 | <b>1460</b>                                                                                                   |              | <b>170,723</b>       | <b>170,723</b> | <b>170,723</b>                                  | <b>170,723</b> |                          |

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

| PHA Name: <b>Troy Housing Authority</b> |                                                         | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250105<br>Replacement Housing Factor Grant No: |          |                      |                  | Federal FY of Grant: <b>2005 Projected Plan</b> |                  |                       |
|-----------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|------------------|-------------------------------------------------|------------------|-----------------------|
| Dev. # / Name                           | Gen. Desc. of Major Work Categories                     | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                  | Total Actual Cost                               |                  | Status of Work        |
|                                         |                                                         |                                                                                                               |          | Original             | Revised          | Funds Obligated                                 | Funds Expended   |                       |
|                                         | <b>DWELLING EQUIPMENT</b>                               | <b>1465.1</b>                                                                                                 |          |                      |                  |                                                 |                  |                       |
| NY12-1<br>Corliss Park                  | Replace 15 year old refrigerators for energy efficiency |                                                                                                               | 184      | 0                    | 0                | 0                                               | 0                | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon/Sweeney                | Replace refrigerators for energy efficiency             |                                                                                                               | 64       | 0                    | 0                | 0                                               | 0                | MOVED VIA FUNGIBILITY |
| NY12-4<br>Fallon                        | Replace stoves                                          |                                                                                                               | 40       | 11,590               | 11,840           | 11,840                                          | 11,840           | COMPLETED             |
| NY12-4<br>Sweeney                       | Replace stoves                                          |                                                                                                               | 24       | 6,954                | 6,373            | 6,373                                           | 6,373            | COMPLETED             |
| NY12-8<br>Kane Apts.                    | Replace stoves                                          |                                                                                                               | 61       | 25,299               | 25,092           | 25,092                                          | 25,092           | COMPLETED             |
|                                         | <b>TOTAL DWELLING EQUIPMENT</b>                         | <b>1465.1</b>                                                                                                 |          | <b>43,843</b>        | <b>43,305</b>    | <b>43,305</b>                                   | <b>43,305</b>    |                       |
|                                         | <b>REPLACEMENT RESERVE</b>                              | <b>1490</b>                                                                                                   |          |                      |                  |                                                 |                  |                       |
| NY12-2<br>Taylor Apts.                  | Replacement Reserves                                    |                                                                                                               |          | 187,927              | 187,927          | 187,927                                         | 187,927          |                       |
|                                         | <b>REPLACEMENT RESERVE</b>                              | <b>1490</b>                                                                                                   |          | <b>187,927</b>       | <b>187,927</b>   | <b>187,927</b>                                  | <b>187,927</b>   |                       |
|                                         | <b>GRAND TOTAL</b>                                      |                                                                                                               |          | <b>2,211,073</b>     | <b>2,211,073</b> | <b>2,209,240</b>                                | <b>2,041,738</b> |                       |

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

| PHA Name: <b>Troy Housing Authority</b>          |                                             | Grant Type and Number<br>Capital Fund Program No: NY06P01250105<br>Replacement Housing Factor No: |          |                                             |          |          | Federal FY of Grant:             |
|--------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|----------|---------------------------------------------|----------|----------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                   |          | All Funds Expended<br>(Quarter Ending Date) |          |          | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                           | Actual   | Original                                    | Revised  | Actual   |                                  |
| PHA Wide                                         |                                             |                                                                                                   |          |                                             |          |          |                                  |
| NY12-1<br>Corliss Park                           | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 06/30/08 |                                  |
| NY12-2<br>Taylor Apts.                           | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 12/31/07 |                                  |
| NY12-4<br>Fallon/Sweeney                         | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 12/31/07 |                                  |
| NY12-7<br>MLK Apts.                              | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 12/31/07 |                                  |
| NY12-8<br>Kane Apts.                             | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 12/31/07 |                                  |
| NY12-9<br>Grand Street                           | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 06/30/07 |                                  |
| NY12-11<br>Conway Court                          | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 12/31/07 |                                  |
| NY12-12<br>Griswold Heights                      | 08/18/07                                    | 08/17/07                                                                                          | 08/17/07 | 08/18/09                                    | 08/17/09 | 06/30/08 |                                  |
|                                                  |                                             |                                                                                                   |          |                                             |          |          |                                  |
|                                                  |                                             |                                                                                                   |          |                                             |          |          |                                  |

# Annual Statement/Performance and Evaluation Report

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

|                                  |                                                                                                               |                              |
|----------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| PHA Name: Troy Housing Authority | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250106<br>Replacement Housing Factor Grant No: | Federal FY of Grant:<br>2006 |
|----------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|

Original Annual Statement
  Reserve for Disasters/Emergencies
  Submission with Agency Plan for 2008
  Revised Annual Statement (revision no: 1-dated 4/24/07)
  Performance and Evaluation Report for Period Ending: 06/30/08
  Final Performance and Evaluation Report

| Line No. | Summary by Development Account                            | Total Estimated Cost |           | Total Actual Cost |          |
|----------|-----------------------------------------------------------|----------------------|-----------|-------------------|----------|
|          |                                                           | Original             | Revised   | Obligated         | Expended |
| 1        | Total non-CFP Funds                                       |                      |           |                   |          |
| 2        | 1406 Operations                                           | 400,000              | 436,804   | 436,804           | 436,804  |
| 3        | 1408 Management Improvements                              |                      |           |                   |          |
| 4        | 1410 Administration                                       | 212,135              | 218,402   | 218,402           | 50,000   |
| 5        | 1411 Audit                                                |                      |           |                   |          |
| 6        | 1415 Liquidated Damages                                   |                      |           |                   |          |
| 7        | 1430 Fees and Costs                                       | 110,107              | 110,107   | 39,518            | 23,225   |
| 8        | 1440 Site Acquisition                                     |                      |           |                   |          |
| 9        | 1450 Site Improvement                                     | 280,251              | 299,853   | 0                 | 0        |
| 10       | 1460 Dwelling Structures                                  | 743,854              | 743,854   | 0                 | 0        |
| 11       | 1465.1 Dwelling Equipment—Nonexpendable                   |                      |           |                   |          |
| 12       | 1470 Nondwelling Structures                               | 375,000              | 375,000   | 0                 | 0        |
| 13       | 1475 Nondwelling Equipment                                |                      |           |                   |          |
| 14       | 1485 Demolition                                           |                      |           |                   |          |
| 15       | 1490 Replacement Reserve                                  |                      |           |                   |          |
| 16       | 1492 Moving to Work Demonstration                         |                      |           |                   |          |
| 17       | 1495.1 Relocation Costs                                   |                      |           |                   |          |
| 18       | 1499 Development Activities                               |                      |           |                   |          |
| 19       | 1501 Collateralization or Debt Service                    |                      |           |                   |          |
| 20       | 1502 Contingency                                          |                      |           |                   |          |
| 21       | Amount of Annual Grant: (sum of lines 2 – 20)             | 2,121,347            | 2,184,020 | 694,724           | 510,029  |
| 22       | Amount of line 21 Related to LBP Activities               |                      |           |                   |          |
| 23       | Amount of line 21 Related to Section 504 compliance       |                      |           |                   |          |
| 24       | Amount of line 21 Related to Security – Soft Costs        |                      |           |                   |          |
| 25       | Amount of Line 21 Related to Security – Hard Costs        |                      |           |                   |          |
| 26       | Amount of line 21 Related to Energy Conservation Measures |                      |           |                   |          |

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

| PHA Name: Troy Housing Authority              |                                                                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250106<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2006 |                   |                |                |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                              | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                           |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
|                                               | <b>OPERATIONS</b>                                                                                         | <b>1406</b>                                                                                                   |          |                      |                           |                   |                |                |
| PHA Wide                                      | Tenant Services, Youth Programs and Other THA Operations                                                  |                                                                                                               |          | 400,000              | 436,804                   | 436,804           | 436,804        | COMPLETED      |
|                                               | <b>TOTAL OPERATIONS</b>                                                                                   | <b>1406</b>                                                                                                   |          | <b>400,000</b>       | <b>436,804</b>            | <b>436,804</b>    | <b>436,804</b> |                |
|                                               | <b>ADMINISTRATION</b>                                                                                     | <b>1410</b>                                                                                                   |          |                      |                           |                   |                |                |
| PHA Wide                                      | CFP Program Salaries and Benefits                                                                         |                                                                                                               |          | 212,135              | 218,402                   | 218,402           | 50,000         | IN PROGRESS    |
|                                               | <b>TOTAL ADMINISTRATION</b>                                                                               | <b>1410</b>                                                                                                   |          | <b>212,135</b>       | <b>218,402</b>            | <b>218,402</b>    | <b>50,000</b>  |                |
|                                               | <b>FEES &amp; COSTS</b>                                                                                   | <b>1430</b>                                                                                                   |          |                      |                           |                   |                |                |
| NY12-1<br>Corliss Park                        | Expand Maintenance Facility                                                                               |                                                                                                               |          | 7,000                | 7,000                     | 0                 | 0              | DELAYED        |
| NY12-2<br>Taylor Apts.                        | Improvements to Building 4, including but not limited to: Replacement Windows, Replace Roof Membrane      |                                                                                                               |          | 46,000               | 46,000                    | 0                 | 0              | DELAYED        |
| NY12-7<br>MLK Apartments                      | Improve, Expand or Create Tenant Services Space                                                           |                                                                                                               |          | 26,000               | 26,000                    | 10,000            | 8,035          | IN PROGRESS    |
| NY12-7<br>MLK Apartments                      | Grounds improvements: retaining walls at rear entrances/surface improvements for apts. 95-101 and 108-115 |                                                                                                               |          | 12,000               | 12,000                    | 0                 | 0              | DELAYED        |
| NY12-9<br>Grand Street                        | Exterior Facade Restoration                                                                               |                                                                                                               |          | 19,107               | 19,107                    | 29,518            | 15,190         | IN PROGRESS    |
|                                               | <b>TOTAL FEES &amp; COSTS</b>                                                                             | <b>1430</b>                                                                                                   |          | <b>110,107</b>       | <b>110,107</b>            | <b>39,518</b>     | <b>23,225</b>  |                |
|                                               | <b>SITE IMPROVEMENTS</b>                                                                                  | <b>1450</b>                                                                                                   |          |                      |                           |                   |                |                |

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

| PHA Name: Troy Housing Authority              |                                                                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250106<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2006 |                   |                |                |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|---------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                              | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                           | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                           |                                                                                                               |          | Original             | Revised                   | Funds Obligated   | Funds Expended |                |
| NY12-7<br>MLK Apartments                      | Grounds improvements: retaining walls at rear entrances/surface improvements for apts. 95-101 and 108-115 |                                                                                                               |          | 132,500              | 152,102                   | 0                 | 0              | DELAYED        |
| NY12-12<br>Griswold Heights                   | Closure of old, abandoned oil tanks buried underground                                                    |                                                                                                               |          | 147,751              | 147,751                   | 0                 | 0              | IN PROGRESS    |
|                                               | <b>TOTAL SITE IMPROVEMENTS</b>                                                                            | <b>1450</b>                                                                                                   |          | <b>280,251</b>       | <b>299,853</b>            | <b>0</b>          | <b>0</b>       |                |
|                                               | <b>DWELLING STRUCTURES</b>                                                                                | <b>1460</b>                                                                                                   |          |                      |                           |                   |                |                |
| NY12-2<br>Taylor Apts.                        | Improvements to Building 4, including but not limited to: Replacement Windows, Replace Roof Membrane      |                                                                                                               |          | 500,000              | 500,000                   | 0                 | 0              | DELAYED        |
| NY12-9<br>Grand Street                        | Exterior Facade Restoration                                                                               |                                                                                                               |          | 243,854              | 243,854                   | 0                 | 0              | IN PROGRESS    |
|                                               | <b>TOTAL DWELLING STRUCTURES</b>                                                                          | <b>1460</b>                                                                                                   |          | <b>743,854</b>       | <b>743,854</b>            | <b>0</b>          | <b>0</b>       |                |
|                                               | <b>NON-DWELLING STRUCTURES</b>                                                                            | <b>1470</b>                                                                                                   |          |                      |                           |                   |                |                |
| NY12-1<br>Corliss Park                        | Expand Maintenance Facility                                                                               |                                                                                                               |          | 75,000               | 75,000                    | 0                 | 0              | DELAYED        |
| NY12-7<br>MLK Apartments                      | Improve, Expand or Create Tenant Services Space                                                           |                                                                                                               |          | 300,000              | 300,000                   | 0                 | 0              | IN PROGRESS    |
|                                               | <b>NON-DWELLING STRUCTURES</b>                                                                            | <b>1470</b>                                                                                                   |          | <b>375,000</b>       | <b>375,000</b>            | <b>0</b>          | <b>0</b>       |                |
|                                               | <b>GRAND TOTAL</b>                                                                                        |                                                                                                               |          | <b>2,121,347</b>     | <b>2,184,020</b>          | <b>694,724</b>    | <b>510,029</b> |                |

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

| PHA Name: Troy Housing Authority                 |                                             | Grant Type and Number<br>Capital Fund Program No: NY06P01250106<br>Replacement Housing Factor No: |        |                                             |         |        | Federal FY of Grant: 2006        |  |
|--------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|--------|----------------------------------|--|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                   |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |  |
|                                                  | Original                                    | Revised                                                                                           | Actual | Original                                    | Revised | Actual |                                  |  |
| PHA Wide                                         | 07/11/08                                    |                                                                                                   |        | 07/11/10                                    |         |        |                                  |  |
| NY12-1<br>Corliss Park                           | 07/11/08                                    |                                                                                                   |        | 07/11/10                                    |         |        |                                  |  |
| NY12-2<br>Taylor Apts.                           | 07/11/08                                    |                                                                                                   |        | 07/11/10                                    |         |        |                                  |  |
| NY12-12<br>Griswold Heights                      | 07/11/08                                    |                                                                                                   |        | 07/11/10                                    |         |        |                                  |  |
|                                                  |                                             |                                                                                                   |        |                                             |         |        |                                  |  |

## CAPITAL FUND PROGRAM TABLES START HERE

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |                                                                                                               |           |                   |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                                                                                                                                                                                                  |                                                           |                                                                                                               |           |                   |                              |
| PHA Name: Troy Housing Authority                                                                                                                                                                                                                                                                                                                                                                                                              |                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250107<br>Replacement Housing Factor Grant No: |           |                   | Federal FY of Grant:<br>2007 |
| <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Submission with Agency Plan for 2009 <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)<br><input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report |                                                           |                                                                                                               |           |                   |                              |
| Line No.                                                                                                                                                                                                                                                                                                                                                                                                                                      | Summary by Development Account                            | Total Estimated Cost                                                                                          |           | Total Actual Cost |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                           | Original                                                                                                      | Revised   | Obligated         | Expended                     |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total non-CFP Funds                                       |                                                                                                               |           |                   |                              |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1406 Operations                                           | 425,055                                                                                                       | 425,055   | 425,055           | 425,055                      |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1408 Management Improvements                              | 100,000                                                                                                       | 100,000   | 0                 | 0                            |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1410 Administration                                       | 212,527                                                                                                       | 212,527   | 0                 | 0                            |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1411 Audit                                                |                                                                                                               |           |                   |                              |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1415 Liquidated Damages                                   |                                                                                                               |           |                   |                              |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1430 Fees and Costs                                       | 101,200                                                                                                       | 101,200   | 0                 | 0                            |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1440 Site Acquisition                                     |                                                                                                               |           |                   |                              |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1450 Site Improvement                                     |                                                                                                               |           |                   |                              |
| 10                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1460 Dwelling Structures                                  | 1,163,800                                                                                                     | 1,286,494 | 0                 | 0                            |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1465.1 Dwelling Equipment—Nonexpendable                   |                                                                                                               |           |                   |                              |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1470 Nondwelling Structures                               |                                                                                                               |           |                   |                              |
| 13                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1475 Nondwelling Equipment                                |                                                                                                               |           |                   |                              |
| 14                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1485 Demolition                                           |                                                                                                               |           |                   |                              |
| 15                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1490 Replacement Reserve                                  | 122,694                                                                                                       | 0         | 0                 | 0                            |
| 16                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1492 Moving to Work Demonstration                         |                                                                                                               |           |                   |                              |
| 17                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1495.1 Relocation Costs                                   |                                                                                                               |           |                   |                              |
| 18                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1499 Development Activities                               |                                                                                                               |           |                   |                              |
| 19                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1501 Collateralization or Debt Service                    |                                                                                                               |           |                   |                              |
| 20                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1502 Contingency                                          |                                                                                                               |           |                   |                              |
| 21                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of Annual Grant: (sum of lines 2 – 20)             | 2,125,276                                                                                                     | 2,125,276 | 425,055           | 425,055                      |
| 22                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to LBP Activities               |                                                                                                               |           |                   |                              |
| 23                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Section 504 compliance       |                                                                                                               |           |                   |                              |
| 24                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Security – Soft Costs        |                                                                                                               |           |                   |                              |
| 25                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of Line 21 Related to Security – Hard Costs        |                                                                                                               |           |                   |                              |
| 26                                                                                                                                                                                                                                                                                                                                                                                                                                            | Amount of line 21 Related to Energy Conservation Measures |                                                                                                               |           |                   |                              |

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

| PHA Name: Troy Housing Authority              |                                                                                                         | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250107<br>Replacement Housing Factor Grant No: |            |                      | Federal FY of Grant:<br>2007 |                   |                |                |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------|----------------------|------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                            | Dev. Acct No.                                                                                                 | Quantity   | Total Estimated Cost |                              | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                         |                                                                                                               |            | Original             | Revised                      | Funds Obligated   | Funds Expended |                |
| THA-wide                                      | <b>Operations</b>                                                                                       | 1406                                                                                                          |            | <b>425,055</b>       | <b>425,055</b>               | <b>425,055</b>    | <b>425,055</b> | COMPLETED      |
| THA-wide                                      | <b>Management Improvements:</b><br>Marketing Improvements to address curb appeal, etc. at various sites | 1408                                                                                                          |            | <b>100,000</b>       | <b>100,000</b>               | <b>0</b>          | <b>0</b>       | DELAYED        |
| THA-wide                                      | <b>Administration:</b><br>CFP Related Salaries & Benefits                                               | 1410                                                                                                          |            | <b>212,527</b>       | <b>212,527</b>               | <b>0</b>          | <b>0</b>       | DELAYED        |
| NY12-01<br>Corliss Park                       | Fees & Costs:<br>Corliss Park Roof Repair                                                               | 1430                                                                                                          | 96,744 sf  | 24,000               | 24,000                       | 0                 | 0              | IN PROGRESS    |
| NY12-12<br>Griswold Heights                   | Fees & Costs:<br>Griswold Heights Roof Repair                                                           | 1430                                                                                                          | 136,505 sf | 32,000               | 32,000                       | 0                 | 0              | IN PROGRESS    |
| NY12-12<br>Griswold Heights                   | Fees & Costs:<br>Griswold Heights Ext. Masonry Repair                                                   | 1430                                                                                                          | Bldg. 7    | 5,200                | 5,200                        | 0                 | 0              | DELAYED        |
| NY12-01<br>Corliss Park                       | Fees & Costs:<br>Corliss Park Drain Trap New Clean Outs                                                 | 1430                                                                                                          | 20 bldgs.  | 8,000                | 8,000                        | 0                 | 0              | IN PROGRESS    |
| NY12-07<br>MLK Apartments                     | Fees & Costs:<br>Martin Luther King Ground Improvements: New Clean Outs and Sewer Alignment             | 1430                                                                                                          | 124 apts.  | 32,000               | 32,000                       | 0                 | 0              | IN POGRESS     |
|                                               | <b>TOTAL FEES &amp; COSTS</b>                                                                           | <b>1430</b>                                                                                                   |            | <b>101,200</b>       | <b>101,200</b>               | <b>0</b>          | <b>0</b>       |                |

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

| PHA Name: Troy Housing Authority              |                                                                                                          | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250107<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br>2007 |                   |                |                |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                                                             | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                              | Total Actual Cost |                | Status of Work |
|                                               |                                                                                                          |                                                                                                               |          | Original             | Revised                      | Funds Obligated   | Funds Expended |                |
| NY12-01<br>Corliss Park                       | Dwelling Structures:<br>Corliss Park Roof Repair                                                         | 1460                                                                                                          |          | 276,000              | 276,000                      | 0                 | 0              | IN PROGRESS    |
| NY12-12<br>Griswold Heights                   | Dwelling Structures:<br>Griswold Heights Roof Repair                                                     | 1460                                                                                                          |          | 368,000              | 368,000                      | 0                 | 0              | IN PROGRESS    |
| NY12-12<br>Griswold Heights                   | Dwelling Structures:<br>Griswold Heights Ext. Masonry Work                                               | 1460                                                                                                          | Bldg. 7  | 59,800               | 59,800                       | 0                 | 0              | DELAYED        |
| NY12-01<br>Corliss Park                       | Dwelling Structures:<br>Corliss Park Drain Trap New Clean Outs                                           |                                                                                                               |          | 92,000               | 92,000                       | 0                 | 0              | DELAYED        |
| NY12-07<br>MLK Apartments                     | Dwelling Structures:<br>Martin Luther King Ground<br>Improvements: New Clean Outs and<br>Sewer Alignment | 1460                                                                                                          |          | 368,000              | 490,694                      | 0                 | 0              | DELAYED        |
|                                               | <b>TOTAL DWELLING STRUCTURES</b>                                                                         | <b>1460</b>                                                                                                   |          | <b>1,163,800</b>     | <b>1,286,494</b>             | <b>0</b>          | <b>0</b>       |                |
| NY12-02<br>Taylor Apts.                       | <b>Replacement Reserve:</b><br>Taylor Buildings 1 & 2                                                    | 1490                                                                                                          |          | <b>122,694</b>       | <b>0</b>                     | <b>0</b>          | <b>0</b>       | CANCELLED      |
|                                               | <b>GRANT TOTAL</b>                                                                                       |                                                                                                               |          | <b>2,125,276</b>     | <b>2,125,276</b>             | <b>0</b>          | <b>0</b>       |                |
|                                               |                                                                                                          |                                                                                                               |          |                      |                              |                   |                |                |
|                                               |                                                                                                          |                                                                                                               |          |                      |                              |                   |                |                |
|                                               |                                                                                                          |                                                                                                               |          |                      |                              |                   |                |                |

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

| PHA Name: Troy Housing Authority                 |                                                 | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250107<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant:<br>2007 |                   |                |                |
|--------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------|----------------------|------------------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide<br>Activities | General Description of Major Work<br>Categories | Dev. Acct No.                                                                                                 | Quantity | Total Estimated Cost |                              | Total Actual Cost |                | Status of Work |
|                                                  |                                                 |                                                                                                               |          | Original             | Revised                      | Funds Obligated   | Funds Expended |                |
|                                                  |                                                 |                                                                                                               |          |                      |                              |                   |                |                |
|                                                  |                                                 |                                                                                                               |          |                      |                              |                   |                |                |
|                                                  |                                                 |                                                                                                               |          |                      |                              |                   |                |                |

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

| PHA Name: Troy Housing Authority                 |                                             | Grant Type and Number<br>Capital Fund Program No: NY06P01250107<br>Replacement Housing Factor No: |        |                                             |         | Federal FY of Grant:<br>2007 |                                  |
|--------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|------------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                                   |        | All Funds Expended<br>(Quarter Ending Date) |         |                              | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                           | Actual | Original                                    | Revised | Actual                       |                                  |
| THA-wide                                         | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
| NY12-01<br>Corliss Park                          | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
| NY12-12<br>Griswold Heights                      | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
| NY12-01<br>Corliss Park                          | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
| NY12-07<br>MLK Apartments                        | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
| NY12-02<br>Taylor Apts.                          | 09/13/2009                                  |                                                                                                   |        | 09/13/2011                                  |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |
|                                                  |                                             |                                                                                                   |        |                                             |         |                              |                                  |





## CAPITAL FUND PROGRAM TABLES START HERE

| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                                                                                          |                                                           |                                                                                                               |         |                   |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                                                                                       |                                                           |                                                                                                               |         |                   |                              |
| PHA Name: Troy Housing Authority                                                                                                                                                                                                                                   |                                                           | Grant Type and Number<br>Capital Fund Program Grant No: NY06P01250108<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:<br>2008 |
| <input type="checkbox"/> Projection for Submission with Agency Plan <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |                                                           |                                                                                                               |         |                   |                              |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report                                                                                                                     |                                                           |                                                                                                               |         |                   |                              |
| Line No.                                                                                                                                                                                                                                                           | Summary by Development Account                            | Total Estimated Cost                                                                                          |         | Total Actual Cost |                              |
|                                                                                                                                                                                                                                                                    |                                                           | Original                                                                                                      | Revised | Obligated         | Expended                     |
| 1                                                                                                                                                                                                                                                                  | Total non-CFP Funds                                       |                                                                                                               |         |                   |                              |
| 2                                                                                                                                                                                                                                                                  | 1406 Operations                                           | \$426,840.00                                                                                                  |         |                   |                              |
| 3                                                                                                                                                                                                                                                                  | 1408 Management Improvements                              | \$106,710.00                                                                                                  |         |                   |                              |
| 4                                                                                                                                                                                                                                                                  | 1410 Administration                                       | \$213,420.00                                                                                                  |         |                   |                              |
| 5                                                                                                                                                                                                                                                                  | 1411 Audit                                                |                                                                                                               |         |                   |                              |
| 6                                                                                                                                                                                                                                                                  | 1415 Liquidated Damages                                   |                                                                                                               |         |                   |                              |
| 7                                                                                                                                                                                                                                                                  | 1430 Fees and Costs                                       | \$104,000.00                                                                                                  |         |                   |                              |
| 8                                                                                                                                                                                                                                                                  | 1440 Site Acquisition                                     |                                                                                                               |         |                   |                              |
| 9                                                                                                                                                                                                                                                                  | 1450 Site Improvement                                     | \$116,380.00                                                                                                  |         |                   |                              |
| 10                                                                                                                                                                                                                                                                 | 1460 Dwelling Structures                                  | \$1,166,852.00                                                                                                |         |                   |                              |
| 11                                                                                                                                                                                                                                                                 | 1465.1 Dwelling Equipment—Nonexpendable                   |                                                                                                               |         |                   |                              |
| 12                                                                                                                                                                                                                                                                 | 1470 Nondwelling Structures                               |                                                                                                               |         |                   |                              |
| 13                                                                                                                                                                                                                                                                 | 1475 Nondwelling Equipment                                |                                                                                                               |         |                   |                              |
| 14                                                                                                                                                                                                                                                                 | 1485 Demolition                                           |                                                                                                               |         |                   |                              |
| 15                                                                                                                                                                                                                                                                 | 1490 Replacement Reserve                                  |                                                                                                               |         |                   |                              |
| 16                                                                                                                                                                                                                                                                 | 1492 Moving to Work Demonstration                         |                                                                                                               |         |                   |                              |
| 17                                                                                                                                                                                                                                                                 | 1495.1 Relocation Costs                                   |                                                                                                               |         |                   |                              |
| 18                                                                                                                                                                                                                                                                 | 1499 Development Activities                               |                                                                                                               |         |                   |                              |
| 19                                                                                                                                                                                                                                                                 | 1501 Collaterization or Debt Service                      |                                                                                                               |         |                   |                              |
| 20                                                                                                                                                                                                                                                                 | 1502 Contingency                                          |                                                                                                               |         |                   |                              |
| 21                                                                                                                                                                                                                                                                 | Amount of Annual Grant: (sum of lines 2 – 20)             | \$2,134,202.00                                                                                                |         |                   |                              |
| 22                                                                                                                                                                                                                                                                 | Amount of line 21 Related to LBP Activities               |                                                                                                               |         |                   |                              |
| 23                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Section 504 compliance       |                                                                                                               |         |                   |                              |
| 24                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Security – Soft Costs        |                                                                                                               |         |                   |                              |
| 25                                                                                                                                                                                                                                                                 | Amount of Line 21 Related to Security – Hard Costs        |                                                                                                               |         |                   |                              |
| 26                                                                                                                                                                                                                                                                 | Amount of line 21 Related to Energy Conservation Measures |                                                                                                               |         |                   |                              |

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

| PHA Name: Troy Housing Authority              |                                                                        | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                           | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                        |                                                                                                 |          | Original             | Revised              | Funds Obligated   | Funds Expended |                |
| THA-wide                                      | <b>Operations</b>                                                      | 1406                                                                                            |          | <b>\$426,840.00</b>  |                      |                   |                |                |
| THA-wide                                      | <b>Management Improvements:</b><br>Marketing Improvements to all sites | 1408                                                                                            |          | <b>\$106,710.00</b>  |                      |                   |                |                |
| THA-wide                                      | <b>Administration:</b><br>CFP Related Salaries & Benefits              | 1410                                                                                            |          | <b>\$213,420.00</b>  |                      |                   |                |                |
| NY12-01<br>Corliss Park                       | <b>Fees &amp; Costs:</b><br>Brick & Block Repair All Buildings         | 1430                                                                                            |          | \$16,000.00          |                      |                   |                |                |
| NY12-02<br>Taylor Apts.                       | <b>Fees &amp; Costs:</b><br>Taylor 4 Roof Repair                       | 1430                                                                                            |          | \$4,800.00           |                      |                   |                |                |
| NY12-6<br>Phelan Court                        | <b>Fees &amp; Costs:</b><br>Stabilize Retaining Wall                   | 1430                                                                                            |          | \$10,000.00          |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Roof Repairs All Buildings                 | 1430                                                                                            |          | \$8,000.00           |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Redesign Plumbing/Drainage All Apts.       | 1430                                                                                            |          | \$22,800.00          |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Fees &amp; Costs:</b><br>Repair/Replace Stair Treads All Apts.      | 1430                                                                                            |          | \$4,560.00           |                      |                   |                |                |
| NY12-8<br>Kane Apts.                          | <b>Fees &amp; Costs:</b><br>Install Handicap Access Entrance Doors     | 1430                                                                                            |          | \$860.00             |                      |                   |                |                |
| NY12-11<br>Conway Court                       | <b>Fees &amp; Costs:</b><br>Install Handicap Access Entrance Doors     | 1430                                                                                            |          | \$860.00             |                      |                   |                |                |
| NY12-11<br>Conway Court                       | <b>Fees &amp; Costs:</b><br>Install Site Signage                       | 1430                                                                                            |          | \$120.00             |                      |                   |                |                |
| NY12-12<br>Griswold Heights                   | <b>Fees &amp; Costs:</b><br>Roof Repair/Add Gutters All Buildings      | 1430                                                                                            |          | \$36,000.00          |                      |                   |                |                |
| <b>Total</b>                                  | <b>Fees &amp; Costs:</b>                                               | <b>1430</b>                                                                                     |          | <b>\$104,000.00</b>  |                      |                   |                |                |

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

| PHA Name: Troy Housing Authority              |                                                                       | Grant Type and Number<br>Capital Fund Program Grant No:<br>Replacement Housing Factor Grant No: |          |                       | Federal FY of Grant: |                   |                |                |
|-----------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------|-----------------------|----------------------|-------------------|----------------|----------------|
| Development Number<br>Name/HA-Wide Activities | General Description of Major Work Categories                          | Dev. Acct No.                                                                                   | Quantity | Total Estimated Cost  |                      | Total Actual Cost |                | Status of Work |
|                                               |                                                                       |                                                                                                 |          | Original              | Revised              | Funds Obligated   | Funds Expended |                |
|                                               |                                                                       |                                                                                                 |          |                       |                      |                   |                |                |
| NY12-6<br>Phelan Court                        | <b>Site Improvement:</b><br>Stabilize Retaining Wall                  | 1450                                                                                            |          | \$115,000.00          |                      |                   |                |                |
| NY12-11<br>Conway Court                       | <b>Site Improvement:</b><br>Install Site Signage                      | 1450                                                                                            |          | \$1,380.00            |                      |                   |                |                |
| <b>Total</b>                                  | <b>Site Improvement:</b>                                              |                                                                                                 |          | <b>\$116,380.00</b>   |                      |                   |                |                |
|                                               |                                                                       |                                                                                                 |          |                       |                      |                   |                |                |
| NY12-01<br>Corliss Park                       | <b>Dwelling Structures:</b><br>Brick & Block Repair All Buildings     | 1460                                                                                            |          | \$184,000.00          |                      |                   |                |                |
| NY12-02<br>Taylor Apts.                       | <b>Dwelling Structures:</b><br>Taylor 4 Roof Repair                   | 1460                                                                                            |          | \$55,200.00           |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Dwelling Structures:</b><br>Roof Repairs All Buildings             | 1460                                                                                            |          | \$92,000.00           |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Dwelling Structures:</b><br>Redesign Plumbing/Drainage All Apts.   | 1460                                                                                            |          | \$262,200.00          |                      |                   |                |                |
| NY12-7<br>MLK Apts.                           | <b>Dwelling Structures:</b><br>Repair/Replace Stair Treads All Apts.  | 1460                                                                                            |          | \$52,440.00           |                      |                   |                |                |
| NY12-8<br>Kane Apts.                          | <b>Dwelling Structures:</b><br>Install Handicap Access Entrance Doors | 1460                                                                                            |          | \$9,890.00            |                      |                   |                |                |
| NY12-11<br>Conway Court                       | <b>Dwelling Structures:</b><br>Install Handicap Access Entrance Doors | 1460                                                                                            |          | \$9,890.00            |                      |                   |                |                |
| NY12-12<br>Griswold Heights                   | <b>Dwelling Structures:</b><br>Roof Repair/Add Gutters All Buildings  | 1460                                                                                            |          | \$501,232.00          |                      |                   |                |                |
| <b>Total</b>                                  | <b>Dwelling Structures:</b>                                           | <b>1460</b>                                                                                     |          | <b>\$1,166,852.00</b> |                      |                   |                |                |
|                                               |                                                                       |                                                                                                 |          |                       |                      |                   |                |                |
|                                               | <b>GRAND TOTAL</b>                                                    |                                                                                                 |          | <b>\$2,134,202.00</b> |                      |                   |                |                |
|                                               |                                                                       |                                                                                                 |          |                       |                      |                   |                |                |

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

| PHA Name: Troy Housing Authority                 |                                             | Grant Type and Number<br>Capital Fund Program No:<br>Replacement Housing Factor No: |        |                                             |         |        | Federal FY of Grant:             |
|--------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|--------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                     |        | All Funds Expended<br>(Quarter Ending Date) |         |        | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                             | Actual | Original                                    | Revised | Actual |                                  |
| THA-wide                                         |                                             |                                                                                     |        |                                             |         |        |                                  |
| NY12-01<br>Corliss Park                          | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-02<br>Taylor Apts.                          | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-6<br>Phelan Court                           | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-7<br>MLK Apts.                              | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-8<br>Kane Apts.                             | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-11<br>Conway Court                          | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
| NY12-12<br>Griswold Heights                      | 06/30/2010                                  |                                                                                     |        | 06/30/2012                                  |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |
|                                                  |                                             |                                                                                     |        |                                             |         |        |                                  |

**Annual Statement  
P and E Report on  
Replacement Reserve**

**US Department of Housing and Urban Development**  
Office of Public and Indian Housing

OMB Approval 2577-0157

Comprehensive Grant Program

See Page 3 for Instructions and Public Reporting burden statement

**Part I Summary**

|                                              |                                                                                                                                                                                                                                                                                     |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HA Name<br><br><b>Troy Housing Authority</b> | Submission (mark one)<br><input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Revised Annual Statement / Revision No. <u>4</u><br><input checked="" type="checkbox"/> Performance & Evaluation Report as of <b>6/30/08</b> (submitted with 2009 Annual Plan) |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.               | Estimated    | Actual       |
|--------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
| 1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below) <b>T-Bill Rate = 3.08704%</b> | 213,065.71   | 300,315.05   |
| 2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)                                                         | 296,541.99   | 296,541.99   |
| 3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)                                 | -83,476.28   | 3,773.06     |
| 4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)                                                     | 187,927.00   | 187,927.00   |
| 5. Replacement Reserve Balance at End of Previous Program Year (account 2830)                                                  | 6,901,942.32 | 6,901,942.32 |
| 6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)                 | 7,006,393.04 | 7,093,642.38 |

| Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity | Estimated Cost    |                  | Actual Cost       |
|--------------------------------------------------------------------------------------------------------------------|-------------------|------------------|-------------------|
| Summary by Account (6200 subaccount)                                                                               | Column 1 Original | Column 2 Revised | Column 3 Expended |
| 1. Reserved                                                                                                        |                   |                  |                   |
| 2. 1406 Operations                                                                                                 |                   |                  |                   |
| 3. 1408 Management Improvements                                                                                    |                   |                  |                   |
| 4. 1410 Administration                                                                                             | 108,059.00        | 108,059.00       | 42,000.00         |
| 5. 1415 Liquidated Damages                                                                                         |                   |                  |                   |
| 6. 1430 Fees and Costs                                                                                             | 551,537.00        | 557,756.00       | 17,670.50         |
| 7. 1440 Site Acquisition                                                                                           |                   |                  |                   |
| 8. 1450 Sites Improvement                                                                                          | 226,000.00        | 226,000.00       |                   |
| 9. 1460 Dwelling Structures                                                                                        | 6,115,410.00      | 6,115,410.00     | 236,871.49        |
| 10. 1465 Dwelling Equipment -Nonexpendable                                                                         | 50,000.00         | 50,000.00        |                   |
| 11. 1470 Nondwelling Structures                                                                                    |                   |                  |                   |
| 12. 1475 Nondwelling Equipment                                                                                     |                   |                  |                   |
| 13. 1485 Demolition                                                                                                |                   |                  |                   |
| 14. 1495 Relocation Costs                                                                                          | 52,000.00         | 52,000.00        |                   |
| 15. 1498 Mod Used for Development                                                                                  |                   |                  |                   |
| 15.5 1502 Contingency                                                                                              | 0.00              | 0.00             | 0.00              |
| 16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)                                                        | 7,103,006.00      | 7,109,225.00     | 296,541.99        |
| 17. 1420.7 Replacement Reserve Interest Income                                                                     | 0.00              | 0.00             | 300,315.05        |
| 18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)                                                | 7,103,006.00      | 7,109,225.00     | -3,773.06         |
| 19. Amount of line 16 related to LBP Activities                                                                    |                   |                  |                   |
| 20. Amount of line 16 related to Section 504 Compliance                                                            |                   |                  |                   |
| 21. Amount of line 16 related to Emergencies                                                                       |                   |                  |                   |

|                                     |      |                                   |      |
|-------------------------------------|------|-----------------------------------|------|
| Signature of the Executive Director | Date | Signature of Field Office Manager | Date |
|-------------------------------------|------|-----------------------------------|------|



**Annual Statement  
P and E Report  
on Replacement Reserve  
Comprehensive Grant Program**

**US Department of Housing and Urban Development  
Office of Public and Indian Housing**

| Development            | General Description of                                                                                                                                                                                                                                                                              | Account | Total Estimated Cost |                      | Total Actual Cost            |                             | Status of Proposed Work |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------|----------------------|------------------------------|-----------------------------|-------------------------|
| Number/Name            | Major Work Categories                                                                                                                                                                                                                                                                               | Number  | Original             | Revised <sup>1</sup> | Funds Obligated <sup>1</sup> | Funds Expended <sup>1</sup> |                         |
| HA-Wide                | Activities                                                                                                                                                                                                                                                                                          |         |                      |                      |                              |                             |                         |
| NY012-002              | <b>DWELLING STRUCTURES</b>                                                                                                                                                                                                                                                                          | 1460    | 6,115,410.00         | 6,115,410.00         | 5,816,090.51                 | 5,816,090.51                | COMPLETED               |
| John P.<br>Taylor Apts | Asbestos & lead abatement, renovate 1st floor for The Ark, demolition of floors 2-9 for 64 new apts., replace elevators, new bathrooms & kitchens, new boilers/gas service, new hot water quipment,sprinklers, new electric service, individual apt. meters, new interior & exterior lighting, etc. |         |                      |                      |                              |                             |                         |
|                        | <b>Sub-Total</b>                                                                                                                                                                                                                                                                                    |         | <b>6,115,410.00</b>  | <b>6,115,410.00</b>  | <b>5,816,090.51</b>          | <b>5,816,090.51</b>         |                         |
| NY012-002              | <b>DWELLING EQUIPMENT</b>                                                                                                                                                                                                                                                                           | 1465    | 50,000.00            | 50,000.00            | 44,164.00                    | 44,164.00                   | COMPLETED               |
| John P.<br>Taylor Apts | Ranges & Refrigerators; replace existing ranges & refrigerators with energy efficient appliances                                                                                                                                                                                                    |         |                      |                      |                              |                             |                         |
|                        | <b>Sub-Total</b>                                                                                                                                                                                                                                                                                    |         | <b>50,000.00</b>     | <b>50,000.00</b>     | <b>44,164.00</b>             | <b>44,164.00</b>            |                         |
| NY012-002              | <b>RELOCATION COST</b>                                                                                                                                                                                                                                                                              | 1495    | 52,000.00            | 52,000.00            | 52,000.00                    | 46,771.78                   | COMPLETED               |
| John P.<br>Taylor Apts | Tenant moving and The Ark relocation costs                                                                                                                                                                                                                                                          |         |                      |                      |                              |                             |                         |
|                        | <b>Sub-Total</b>                                                                                                                                                                                                                                                                                    |         | <b>52,000.00</b>     | <b>52,000.00</b>     | <b>52,000.00</b>             | <b>46,771.78</b>            |                         |
| NY012-002              | <b>CONTINGENCY</b>                                                                                                                                                                                                                                                                                  | 1502    | 0.00                 | 0.00                 | 0.00                         | 0.00                        |                         |
| John P.<br>Taylor Apts | Provide funds for unforeseeable change orders                                                                                                                                                                                                                                                       |         |                      |                      |                              |                             |                         |
|                        | <b>Sub-Total</b>                                                                                                                                                                                                                                                                                    |         | <b>0.00</b>          | <b>0.00</b>          | <b>0.00</b>                  | <b>0.00</b>                 |                         |
|                        | <b>TOTAL</b>                                                                                                                                                                                                                                                                                        |         | <b>7,103,006.00</b>  | <b>7,109,225.00</b>  | <b>6,790,869.08</b>          | <b>6,785,640.86</b>         |                         |

<sup>1</sup>To be completed at the end of the program year.

# 2008 AGENCY PLAN - RESIDENT ADVISORY COUNCIL

## COMMENTS FROM MEETING ON SEPTEMBER 25, 2008

### Meeting Participants

| PRESENT        | REPRESENTING                                              |
|----------------|-----------------------------------------------------------|
| Rose Adams     | REACT, Inc., Vice President (lives in Corliss Park)       |
| Nancy Edwards  | REACT, Inc. (lives in Corliss Park)                       |
| Mary Munhall   | REACT, Inc. (lives in Corliss Park)                       |
| Darlene Gentry | Martin Luther King Apartments                             |
| Tom Hulihan    | Troy Housing Authority                                    |
|                |                                                           |
| ABSENT         |                                                           |
| Richard Lewis  | REACT, Inc., President (lives in Grand Street Apartments) |
| Paul Moses     | Taylor Adult and Youth Resident Council                   |

Meeting participants acknowledged the need to get more residents on the Resident Advisory Board (REACT, Inc. Board of Directors). They expressed an interest in reaching out to existing Tenant Associations as well as figuring out ways to get active Tenant Associations at sites where none exist. Tom Hulihan said there may be a Social Work Intern who can help with this process.

The 2009 Troy Housing Authority Agency Plan was then reviewed with the Resident Advisory Board and they offered the following comments, questions and observations:

### Flat Rent Increases Proposed for 2009 (remember these were not increased in 2008)

|                                          |                                        |
|------------------------------------------|----------------------------------------|
| Studio Apartment ... From \$423 to \$514 | Three Bedroom .... From \$642 to \$779 |
| One Bedroom ..... From \$439 to \$533    | Four Bedroom ..... From \$701 to \$851 |
| Two Bedroom ..... From \$536 to \$651    | Five Bedroom ..... From \$806 to \$978 |

- This is just way too much of an increase with no improved services.
- We pay so much rent and we can't even have a small pool for our kids or use a hose to cool them off or on our gardens.
- These rents would be fair and reasonable if the quality of the apartments was better.
- How many people are on the Flat Rent?
- Increasing the Flat Rent only forces the good tenants out.
- When problems come up with tenants Troy Housing Authority needs to do a better job of addressing them to improve the quality of our properties.
- If the Flat Rent people move out the people that move in will be paying significantly less in rent and this will have a negative impact on the overall budget.

### Capital Fund Program Plans for 2009 through 2013

- If the water in the recreational sprinklers is recycled how will Troy Housing Authority assure that it is safe and sanitary? Who will test and change it on a daily basis?
- Now that Tenant Associations are expected to purchase supplies and maintain community rooms and buildings we will need more money from Troy Housing Authority for paper towels, soap, toilet paper and other cleaning supplies.

Proposed changes to the Admissions and Continued Occupancy Plans were then reviewed with the Resident Advisory Board and they offered the following comments, questions and observations:

**Applicants denied housing will need to pay past due balances before receiving a Fair Hearing**

- This seems like a good idea.

**Additional Security Deposit requirements for persons who make alterations to their apartments**

- Will there be a grandfathering in for people who made alterations to their apartments before the lease said we couldn't?
- Is it even legal to add to a security deposit once someone has moved into an apartment?
- What about alterations that were made with Troy Housing Authority approval and with contractors that were approved by Troy Housing Authority (e.g. installing electrical outlets for dryers, adding a second cable television outlet, adding a security system, ...)?

**Evictions for repeated violations of the lease**

- Regarding destruction of property, defacement, or removal of property by tenants or guests – there is not enough enforcement in this area.
- We don't see Public Safety in our sites nearly enough as they should be there.
- Troy Housing Authority needs to be stronger with the tenants.

**Regarding Payments not made by the 10<sup>th</sup> of the month receiving a \$35 precept fee and if the 10<sup>th</sup> is on a Holiday or weekend the payment will be due on the preceding day as well as there being a \$75 warrant fee if the rent is not paid by the court date.**

- These fees are already in place, but is it legal to make a due date earlier than the date in a contract?
- Troy Housing Authority needs to do a better job of letting tenants know when the Rent Collection window is open. The hours could be posted regularly in Post Script, but the window is also closed on court days which are not the same each month and many tenants don't know when the court dates are.

Proposed changes to the Housing Choice Voucher Administrative Plans were then reviewed with the Resident Advisory Board and they offered the following comments, questions and observations:

**Applicants denied housing will need to pay past due balances before receiving a Fair Hearing**

- This seems like a good idea.

**When a Section 8 Landlord notifies the Troy Housing Authority that they have corrected items that failed during a Housing Quality Standards (HQS) inspection and we go out and re-inspect and find the items not corrected we will deny the Request for Tenancy Approval. If the property owner wants to then make the necessary repairs and have us re-inspect the apartment there will be a \$40 fee to cover administrative costs.**

- This seems like a good idea.



**Serving The Community Since 1944**

APARTMENTS UNDER MANAGEMENT: *Conway Court ♦ Corliss Park ♦ Arnold E. Fallon Grand Street ♦ Griswold Heights ♦ Edward A. Kane ♦ John F. Kennedy ♦ Martin Luther King Margaret W. Phelan ♦ Catherine M. Sweeney ♦ John P. Taylor ♦ Section 8 Rental Assistance*

**COMMISSIONERS**

Vincent P. Jimino  
*Chair*  
Nancy L. Edwards  
*Vice-Chair*  
John M. Fetscher  
Richard B. Lewis  
Sondra A. Little  
Jay D. Vandenburg  
Caroline J. Wilcox

William B. Meissner  
*Executive Secretary*

## 2008 AGENCY PLAN – PUBLIC COMMENT MEETING

### September 23, 200 5:30 PM at Kane Apartments

### Participants

| NAME | REPRESENTING |
|------|--------------|
|      |              |

Meeting was scheduled for this date and Publicly Noticed in The Troy Record on Tuesday, July 29, 2008. Tom Hulihan, Director of Planning and Program Development, was at the site from 5:15PM to 5:45PM but no one from the public came to comment on the plan.

**SECTION 8 PROJECT-BASED VOUCHERS**  
**PLANS FOR 2004-2009**  
**(ny012a14)**

The Troy Housing Authority plans to pursue the project-basing of Section 8 Vouchers, up to the maximum allowable, in accordance with the Initial Guidance on Revisions to PHA Project Based Assistance Program published in the Federal Register on January 16, 2001 (66 FR 3605). Based on the number of Section 8 Vouchers we will administer in 2004 (804), the housing authority may pursue project-basing up to 160 vouchers. Such project-basing will occur within the City of Troy in areas and buildings that are most suited to the populations being served. The addition of 121 Section 8 Vouchers acquired through the voluntary conversion of units at Troy Hill Apartments means that we may now Project Base up to 185 vouchers.

Presently within the City of Troy, participants within the Section 8 Program are finding it increasingly more difficult to locate apartments that meet their needs and measure up to Housing Quality Standards. This is especially true for our frail elderly population and for families with young children. For the frail elderly there are a limited number of apartments that are handicapped adaptable and offer the array of services they need to remain in the community. Additionally, due to the age of the housing stock within the city, many families with young children are finding it difficult to locate apartments that are free of the hazards associated with lead-based paint.

During 2004 & 2005 the Troy Housing Authority project-based former NYS Public Housing units revitalized using Low-Income Housing Tax Credits at the John F. Kennedy Towers at 2100 Sixth Avenue (in Qualified Census Tract 407). The 265 very small studio and 1-bedroom units at Kennedy Towers have been transformed into 135 spacious one and two bedroom apartments that are all handicapped adaptable (134 have been project based). Additionally, the Troy Housing Authority may pursue during 2008 and 2009, the project-basing of units that have been freed of the hazards associated with lead paint and are otherwise suited to families with young children. Project basing of such units for these populations is consistent with the PHA Plan for the Troy Housing Authority and will assure the greater availability of such units for Section 8 participants now and into the future. The exact location of these units has not yet been determined.

## RASS Follow-up Plans for the 2007 Survey

### THA-wide Response Rate 34% (161 of 494) National Rate 9%

|                                                       |       |       |
|-------------------------------------------------------|-------|-------|
| Maintenance & Repair:                                 | 86.3% |       |
| All questions scored above 75% - great work.          |       |       |
| Communication:                                        | 68.4% |       |
| Provision of information about maintenance & repairs: |       | 74.3% |
| Management responsive to questions & concerns:        |       | 71.9% |
| Management is courteous & professional:               |       | 74.4% |
| Safety:                                               | 70.7% |       |
| Feeling safe in apartment or home:                    |       | 74.0% |
| Feeling safe in your building:                        |       | 73.6% |
| Bad lighting is a problem:                            |       | 72.0% |
| Resident screening is ineffective:                    |       | 68.3% |
| Services:                                             |       |       |
| All questions scored above 75% - great work.          |       |       |
| Neighborhood Appearance:                              |       | 68.7% |
| Upkeep of common areas:                               |       | 71.6% |
| Upkeep of building exteriors:                         |       | 72.1% |
| Upkeep of parking areas:                              |       | 70.6% |
| Upkeep of recreation areas:                           |       | 64.3% |
| Noise is a problem:                                   |       | 69.6% |

| THA-wide Action Plan(s) to address above:                                                                                                                                                                                                     | Sources of Funds                                                                          | Anticipated Completion Date |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------|
| <b>Communication:</b> Adm. will assure that tenants are notified of planned maintenance & repairs when possible. Adm. will assure that tenant concerns are responded to & that tenants are treated in a courteous & professional manner.      | Operating Budget                                                                          | October 15, 2008            |
| <b>Safety:</b> Adm. efforts to initiate site-based community policing will continue, Adm. will direct maintenance personnel to evaluate & address lighting at each site & Adm. will assure that all appropriate screening measures are taken. | Operating Budget                                                                          | October 15, 2008            |
| <b>Neighborhood Appearance:</b> Adm. will re-allocate funding resources to address site appearance issues and will direct Public Safety staff to address noise issues as appropriate.                                                         | Capital Funding (inc. former replacement reserve funds) and proceeds from property sales. | October 15, 2008            |