

**MINUTES OF THE RESIDENT ADVISORY BOARD MEETING OF
OCTOBER 2, 2008
AGENCY PLAN REVIEW FY 2009
ny028a01**

Staff Attendees: Richard Homenick, Sandra Baxter, Tom Bellick,
Steve Dermentzis, Melissa Elwertowski, Paul Feldman,
Tony Fyvie, Virginia Santiago, Carol Weintraub,
Art Zampella

PH Attendees: Joan Johnson, Shirley O'Rourke

S8 Attendees: Ron Alheim

The meeting was called to order by the Executive Director, Richard Homenick. Introductions were made.

Richard Homenick, Executive Director: Mr. Homenick welcomed all. He suggested including the Citywide Leadership members in the Resident Advisory Board. Meetings would be held several times a year.

Shirley O'Rourke, RAB Member: Ms. O'Rourke asked if the Citywide Leadership meetings would be changed to this type of meeting?

Richard Homenick: Mr. Homenick said the format would be discussed at the next Citywide meeting. At these meetings, all housing authority processes, policies, and updates on Capital Fund would be discussed, and we can get ongoing ideas for the Agency Plan all year long.

Mr. Homenick said there were no significant element changes to the Agency Plan since last year. There are no dramatic shifts, such as designated housing for elderly and disabled families, demolition and/or disposition, conversion of public housing, or project-based vouchers.

Mr. Homenick continued saying that Schenectady Municipal Housing Authority is a high performing agency in both Public Housing and Section 8. The audit issues we had were programmatic and cleared. Most importantly we have met HUD's criteria for conversion to asset management, which will provide SMHA with more Public Housing subsidy. We have set up Project Managers for our three Asset Management Projects: Melissa Elwertowski is Project Manager for Eastside, which includes Steinmetz Homes, MacGathan Townhouses, and Maryvale Apartments; Sandra Baxter is Project Manager for Downtown to include Ten Eyck Apartments, Schonowee Village and Lincoln Heights; and Tom Bellick is Project Manager for Yates Village. Mr. Homenick asked Sandra Baxter to give an overview of her projects.

Sandra Baxter, Project Manager (Downtown): Ms. Baxter said this year has been very busy with rehabbing the Ten Eyck lobby and selected hallways. She said her

developments are at 97% occupancy. By being a Project Manager of three sites, she said her job can be more one-on-one with the tenants.

Tom Bellick, Project Manager (Yates): Mr. Bellick said he manages 300 apartments on Van Vranken Avenue and has been serving these residents since the beginning of the year. He is in the midst of a large effort for conservation of energy, through a State grant. This grant will, in part, improve the balancing of heat in the apartments. Yates Villages has a lot of youth. He works with the Boys and Girls Clubs and the YWCA Day Care, as well as closely working with the Maintenance and Occupancy Departments.

Ron Alheim, Section 8 : With soaring costs of energy, how much are we projecting to save?

Richard Homenick: Mr. Homenick explained we had an energy audit. Our expenditures were reviewed and it is projected, with the energy projects outlined, SMHA can realize a savings that can be used to fund the energy projects. We will borrow against the savings and pay off the improvements. If there is any savings beyond the project costs, we can put that to use in other Capital need areas.

Ron Alheim: There are enclosures in our National Grid bills each month with energy saving tips. Can the savings keep the Boys and Girls Clubs and the YWCA open?

Richard Homenick: Mr. Homenick said that could happen. The main thing is that the \$7M in energy projects will be paid through energy savings. He then introduced Melissa Elwertowski.

Melissa Elwertowski, Project Manger (Eastside): Ms. Elwertowski said she had been in the Project Manager position since January. She walks the sites daily, manages Maintenance staff, and monitors clean up. These sites will continue to get better. She has relationships with the Boys and Girls Clubs, YWCA, and Community Gardens project on her sites.

Steve Dermentzis, Homeownership: Mr. Dermentzis said he monitors three programs relating to homeownership. The first is the Section 8 homeownership program. He explained this is where the Section 8 HAP money is used to pay mortgages. The next is the Schenectady Home Ownership Program (SHOP), and the last house is presently under contract. Once sold, the program will end at SMHA. The third program, Schenectady Home Improvement Program (SHIP), gives grant money to eligible clients to fix their houses. This program is administered by Better Neighborhoods, Inc. (BNI). With the credit crunch, it is difficult to find clients. Mr. Homenick commented that he has purposely curtailed homeownership programs; it is just not the market for them. We cannot find buyers, we must pay taxes on the properties, pay utilities, and we have to maintain them (lawns and snow removal) until they get sold. It is expensive when the

property just sits there. In addition, we are seeing and have been seeing a lot of foreclosures on these properties. We do not anticipate doing much in the homeownership area for a while. The Section 8 homeownership program will continue. We have been administering this program since 2001, and we will analyze the trend.

Ron Alheim: Mr. Alheim said he believes stopping homeownership for low-income people is wrong. Perhaps it should be suspended. He suggested meeting with Bank of America to work out deals on foreclosed properties.

Tony Fyvie, Modernization Program Coordinator: Mr. Fyvie pointed out while it is true we have curtailed our interest in homeownership, the City of Schenectady still offers those opportunities. The grants we presently have are ending.

Ron Alheim: Mr. Alheim said it would look better if handled by the Housing Authority.

Richard Homenick: This is not an issue of appearances, but of financial risk on SMHA's part when we purchase a house, rehab it and put it on the market for sale. Currently it has taken 1 to 2-1/2 years to sell a house, and we carry all expenses until that sale. SMHA has lost money on every homeownership program it has operated because they do not fund the heavy indirect costs involved. In past programs, we have used our public housing general operating funds to pay for staff salary, benefits as well as other indirect costs. The new HUD funding system, Asset Management, does not allow this financing across cost centers, nor can our public housing program afford it.

Tony Fyvie: We bought houses across the board. Steve Dermentzis has had talks with the City, and the City will be rehabbing nine of them.

Ron Alheim: Mr. Alheim asked if SMHA has programs for counseling [prospective home buyers]?

Tony Fyvie: BNI is contracted to provide homeownership counseling and all that entails.

Tom Bellick: Mr. Bellick said there are the same number of opportunities with the City; SMHA is not preventing those opportunities.

Richard Homenick: Mr. Homenick agreed with Mr. Bellick. He said BNI and the Community Land Trust are doing an excellent job. Those agencies exist for that purpose, and they are having a hard time, as they admitted in a recent Schenectady Gazette article. SMHA did this program in the 90's, and the financial climate was different than it is today. SMHA's program was good when the market was good and HUD funds were abundant and able to cover all direct and indirect costs. SMHA cannot take the risk any longer with loss of taxpayer dollars at stake.

Steve Dermentzis: Mr. Dermentzis pointed out that applicants cannot afford more than a \$40K mortgage, and today, grant-supported houses are selling for a minimum of \$60K.

Richard Homenick: Foreclosures on these properties are commonplace, Mr. Homenick said. We receive notice on a dozen foreclosures a year on the homes we bought, rehabilitated and sold to low-income people as a housing authority in the 1990's and early 2000. The programs appeared successful then, but are failing now.

Ron Alheim: Mr. Alheim questioned whether these homebuyers had credit counseling available to them.

Steve Dermentzis: Budget and homeownership counseling is provided by BNI; however, homeowners get laid off, the taxes go up, energy costs rise, etc. When they qualify to purchase a home, the monthly mortgage is figured on 30% of their monthly income.

Shirley O'Rourke, Public Housing Tenant: Ms. O'Rourke asked if residents have to be on Section 8 to purchase a house?

Richard Homenick: Mr. Homenick said no. Residents can go through the City programs.

Ron Alheim: Mr. Alheim asked if the administration has changed at BNI, as a friend of his had problems with that agency a while ago?

Steve Dermentzis: There is a new assistant, Ellie Pepper, Mr. Dermentzis replied. Ed August is still the Director. SMHA's experience with BNI has been positive.

Richard Homenick: Mr. Homenick said there are some problems in all agencies. He then introduced Paul Feldman to speak on the Section 8 program.

Paul Feldman, Section 8 Program Coordinator: Mr. Feldman said everything is going well with the Section 8 program. His department got a perfect score in the SEMAP audit. The wait list was opened this year and 1,004 applications were received. Presently SMHA has 1,328 vouchers: 1,272 are under contract, and 50 applicants have been issued vouchers and are out there looking for apartments. Mr. Feldman said he is looking to replace an employee who resigned.

Richard Homenick - The Section 8 department is running very well, Mr. Homenick said, even though it is operating on a shoestring budget. Unlike Public Housing, Section 8 is a standalone program. Congress is sensitive to the program, but less sensitive to the administration of it. Joe Mastrianni, on the other hand, runs the Section 8 program for the counties and his program can manage well under HUD's funding stream. He does not have union employees or the rich benefits that SMHA has. Therefore, he operates

with a lot less overhead and can manage within the available funding. SMHA struggles due to union demands, higher wages, retirement and other benefits.

Ron Alheim: Mr. Alheim said he has a hard time getting through on the phone to Section 8.

Paul Feldman: Mr. Feldman said this should not be a problem, as phone voice messages are answered promptly.

Ron Alheim: It would be nice to have a person answer the telephone, instead of leaving a voice message, Mr. Alheim complained. He suggested hiring senior helpers or contacting AARP or colleges for interns.

Paul Feldman: Mr. Feldman responded that we cannot have volunteer help; we have tried and the CSEA Union has grieved it; they have grieved this issue more than once.

Richard Homenick: Mr. Homenick pointed out the Taylor law of 1964 has not been amended to allow for cost saving measures like this. The unions argue if you need the work, hire a union member. Other agencies can bargain and utilize volunteers, our Unions will not allow it. We could litigate it, and that could cost \$10K. We must choose our battles, and this is not one of them. However, it would help balance our budget and possibly prevent lay-off of personnel.

Ron Alheim: What about a part time employee just to answer phones and answer tenants questions?

Richard Homenick: Mr. Homenick said we used to have someone who did that and it caused problems. A part time clerk wouldn't have the in depth of knowledge and would have to know Section 8 and Public Housing regulations in order to answer questions, and would have to be familiar with the individual's case files.

Ron Alheim: How about a recently retired person?

Richard Homenick: Mr. Homenick reminded all that money is tight. He said he couldn't agree more that hearing a person on the phone is preferable, but it is not typical in the industry today.

Ron Alheim: Mr. Alheim asked if there was money for overtime in the budget?

Paul Feldman: Mr. Feldman responded that his department is using the back of paper to print on; that's how tough it is.

Richard Homenick: Mr. Homenick said we will document Mr. Alheim's concerns and consider improvements. Mr. Homenick asked Mr. Fyvie to give an overview of SMHA's Capital Fund Programs.

Tony Fyvie: Mr. Fyvie explained that the Capital Fund Program keeps our projects up to Housing Quality Standards (HQS). He went over various upcoming projects throughout all developments. Mr. Fyvie also provided information on the Energy Performance Contract (EPC) SMHA recently executed. He said it is great time for our housing authority to do this, as we can realize payback in 20 years; previously the payback time was 12 years. We will receive \$7.6M with \$395K guaranteed from ESCO. The ESCO is projecting \$460K in energy savings, giving us approximately \$75K for other Capital Fund projects.

Mr. Alheim: Are the furnaces going to be smaller?, Mr. Alheim asked.

Tony Fyvie: Mr. Fyvie said the new furnaces will run at 90% efficiency versus the present ones that are operating at 70% efficiency. He pointed out we will see great savings, such as with zoning heat in the Yates Village apartments.

Richard Homenick: Mr. Homenick said Ron Kahlstorf was not available to meet right now, so Mr. Homenick will go over the next agenda item, financials.

Mr. Homenick reassured all that SMHA is in a stable financial condition, but subsidy is shrinking annually and expenses are rising annually. Over the last year, we have done creative budgeting and reorganization, none of which limits direct services to our tenants. According to HUD's assessment, our staffing goes along with their standards. SMHA has had many Federal reviews, such as field office reviews and financial reviews. However, Congress is cutting SMHA's eligibility money, and we have budgeted for that cut each year. It is becoming clearer lately that the study and funding formula developed by Harvard, known as the Harvard Study, would cut SMHA's subsidy \$340K, unless we could meet certain HUD criteria. Mr. Homenick said he is pleased that we have met the criteria and would be losing only \$19K, or 5% of the \$340K. It is still a loss, however.

Ron Alheim: Mr. Alheim asked if we have anyone in house to write grants?

Richard Homenick: HUD is cutting down on grants available through them, Mr. Homenick responded. We have received grants from the private sector for capital fund and archiving projects. The problem with grants, he continued, is that lately there is not enough money in the grant for administration of the grant, and HUD will not allow taking money from other HUD funding to administer grants. We are currently administering numerous grant that have been awarded to us in recent years for tenant services, and

were able to include enough administrative dollars to cover all costs associated with grant implementation.

Tom Bellick: Mr. Bellick pointed out that housing authorities are not eligible for Microsoft grants.

Richard Homenick: Mr. Homenick introduced Virginia Santiago to speak about her programs in Family Self-sufficiency (FSS).

Virginia Santiago, FSS Director: Ms. Santiago said she administers four grants. The Family Self-sufficiency grant serves 70 participants. The other three grants provide other services, and all grants are on target or ahead of schedule

Richard Homenick: Mr. Homenick said the grants administered by Ms. Santiago are all HUD grants.

Mr. Homenick asked if there are any related questions pertaining to the Agency Plan?

Ron Alheim: Mr. Alheim said he went through the budgets and did not see raises for the employees.

Richard Homenick: Mr. Homenick said raises were given to the 1037B union members and management staff in the Spring. He pointed out that the CSEA members have not received a raise, as their contract has not been settled. CSEA does not understand or possibly believe the financial condition of SMHA as provided by our Finance Director, Ron Kahlstorf, who is a CPA. The CSEA union's financial analyst, whose credentials have not been given to Mr. Homenick, refuses to believe SMHA's figures, unlike the 1037B union. The 1037B union made concessions with new hires.

Ron Alheim: Mr. Alheim noted that SMHA has to do a lot of shuffling with Capital Fund projects.

Richard Homenick: Mr. Homenick said when emergencies crop up, plans can be amended. Overall, there is no waste here, everyone works hard, and there is no duplication, said Mr. Homenick.

Ron Alheim: Mr. Alheim asked if SMHA has had any meetings with the Congressional staff?

Richard Homenick: Yes, I visited all State and Federal staff this year in Albany, and once each year I visit staff in Washington, D.C. A visit will be scheduled after the elections regarding our camera project earmark proposal. The District Attorney will be in attendance.

Ron Alheim: Mr. Alheim said he has heard a lot less problems at the Steinmetz Homes and Yates Village developments.

Shirley O'Rourke: What happens if you put cameras out and find later they are not working?, Ms. O'Rourke asked.

Richard Homenick: Mr. Homenick said cameras are working well in Albany and Washington.

Ron Alheim: Mr. Alheim pointed out that the cameras are working well in New York City.

Art Zampella, Security Coordinator: Mr. Zampella said people are moving up from New York City to the Schenectady area.

Richard Homenick: There were no comments on the policy resolutions. Mr. Homenick thanked all for coming to the meeting and for their participation.

NARRATIVE DESCRIBING SMHA'S ANALYSIS OF THE RESIDENT ADVISORY BOARD RECOMMENDATIONS AND THE DECISIONS MADE ON THESE RECOMMENDATIONS

RAB Comment: Mr. Alheim said he believes stopping homeownership for low-income people is wrong. Perhaps it should be suspended. He suggested meeting with Bank of America to work out deals on foreclosed properties. The City is administering homeownership programs and it would look better if handled by the Housing Authority.

SMHA Response: This is not an issue of appearances, but of financial risk on SMHA's part when we purchase a house, rehab it and put it on the market for sale. Currently it has taken 1 to 2-1/2 years to sell a house in this market, and we carry all expenses until that sale. SMHA has lost money on every homeownership program it has operated because they do not fund the heavy indirect costs involved. In past programs, we have used our public housing general operating funds to pay for staff salary, benefits as well as other indirect costs. The new HUD funding system, Asset Management, does not allow this financing across cost centers, nor can our public housing program afford it. In addition, many of the homes sold under prior homeownership programs have foreclosed after making a huge investment in the properties. BNI and the Community Land Trust are doing an excellent job with homeownership. Those agencies

exist for that purpose, and they are having a hard time, as they admitted in a recent Schenectady Gazette article. SMHA did this program in the 90's, and the financial climate was different than it is today. SMHA's program was good when the market was good and HUD funds were abundant and able to cover all direct and indirect costs. SMHA cannot take the risk any longer with loss of taxpayer dollars at stake.

RAB Comment: Mr. Alheim asked if SMHA has programs for counseling [prospective home buyers]?

SMHA Response: SMHA has a contract with BNI to provide homeownership counseling to current and prospective homeowners.

RAB Comment: Mr. Alheim questioned whether these homebuyers had credit counseling available to them.

SMHA Response: Budget and homeownership counseling is provided by BNI; however, homeowners get laid off, the taxes go up, energy costs rise, etc. When they qualify to purchase a home, the monthly mortgage is figured on 30% of their monthly income.

RAB Comment: It would be nice to have a person answer the telephone, instead of leaving a voice message, Mr. Alheim complained. He suggested hiring senior helpers or contacting AARP or colleges for interns.

SMHA Response: We cannot have volunteer help; we have tried and the CSEA Union has grieved it; they have grieved this issue more than once. The Taylor law of 1964 has not been amended to allow for cost saving measures like this. The unions argue if you need the work, hire a union member. Other agencies can bargain and utilize volunteers; our Unions will not allow it. We could litigate it, and that could cost \$10K. We must choose our battles, and this is not one of them. However, it would help balance our budget and possibly prevent lay-off of personnel.

RAB Comment: Mr. Alheim said he went through the budgets and did not see raises for the employees.

SMHA Response: Mr. Homenick said raises were given to the 1037B union members and management staff in the Spring. He pointed out that the CSEA members have not received a raise, as their contract has not been settled. CSEA does not understand or possibly believe the financial condition of SMHA as provided by our Finance Director, Ron Kahlstorf, who is a CPA. The CSEA union's financial analyst, whose credentials have not been given to Mr. Homenick, refuses to believe SMHA's figures, unlike the 1037B union. The 1037B union made concessions with new hires.

◆◆◆◆◆

###

ny028b01

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

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

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NY06P02850106 Replacement Housing Factor Grant No:		2006	
Schenectady Municipal Housing Authority		Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report			
Performance and Evaluation Report for Period Ending: 9-30-2008					
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
		Original			Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	315,927	315,927	315,927	315,927
3	1408 Management Improvements	179,206	173,383	161,888	161,888
4	1410 Administration (may not exceed 10% of line 21)	157,963	157,963	157,963	157,963
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000	75,000	75,000	30,326
8	1440 Site Acquisition				
9	1450 Site Improvement	271,347	82,652	82,351	63,096
10	1460 Dwelling Structures	426,140	609,039	590,454	510,628
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	20,000	20,000
12	1470 Non-dwelling Structures	1	15,819	665	665
13	1475 Non-dwelling Equipment	123,451	124,452	121,978	66,763
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	10,600	5,600	4,233	4,233
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,579,635	1,579,635	1,530,459	1,331,489
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security -- Soft Costs	70,680	70,680	70,680	70,680
24	Amount of line 20 Related to Security -- Hard Costs	25,000	36,000	33,526	0
25	Amount of line 20 Related to Energy Conservation Measures	42,321	37,672	37,672	29,403

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

redk 12/18/08

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

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

Part I: Summary	
PHA Name: Schenectady Municipal Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P02850106 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No: Date of CFFP: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008	FFY of Grant: 2006 FFY of Grant Approval:
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost
	Revised ²
Signature of Executive Director	Original Date
	Obligated Date
	Total Actual Cost ¹
	Expended

ced 12/18/08

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

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

Part II: Supporting Pages									
PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850106 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
NY028000110	Upgrade Elevators	1460	100%	10,000	18,756	18,156	3,225		
NY028000110	Upgrade Tenant Accounting Heat	1460	100%	12,000	8,268	8,268	8,268		
NY028000110	Main Roof Replacement	1460	100%	173,952	161,300	161,300	161,300		
NY028000110	Replace Simplex Panel Upgrade	1460	100%	33,000	20,000	18,968	18,968		
NY028000110	Parking Lot Upgrade	1450	100%	22,118	19,500	19,200	19,200		
NY028000110	Install HC Accessible Door	1470	0%	1	1	0	0		
NY028000110	Upgrade Tenant Hallways	1460	98%	0	115,000	113,052	51,535		
NY028000110	Rug Replacement admin offices	1470	100%	0	15,618	665	665		
NY028000130	Concrete/Railings Restoration	1450	100%	1	1	0	0		
NY028000130	Replace Roadway	1450	30%	34,227	34,227	34,227	34,227		
NY028000130	Emergency Boiler/Replace	1460	100%	22,319	22,319	22,319	22,319		
NY028000130	Upgrade Boilers	1460	100%	9,400	9,400	9,400	9,400		
NY028000130	Upgrade Boiler & Energy Audit	1460	5%	1	1	0	0		
NY028000110	Upgrade Elevators	1460	0%	3,000	0	0	0		
NY028000110	Demo Chimneys and Cap Force	1460	20%	12,400	3,831	3,831	3,831		
NY028000110	Masonry/Brick Repairs	1450	100%	30,000	0	0	0		
NY028000110	Brick Sealing of 5 Buildings	1450	100%	60,000	0	0	0		

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

Red 12/18/08

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

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

Part II: Supporting Pages		Federal FFY of Grant:					
PHA Name: Schenectady Municipal Housing Authority		2006					
Grant Type and Number Capital Fund Program Grant No: NY06P02850106 Replacement Housing Factor Grant No:		CFPP (Yes/No):					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised ¹		
		Funds Obligated ²	Funds Expended ²				
NY028000110	Domestic Hot Water Upgrade	1460	100%	0	23,682	23,682	
NY028000110	Paint Lintels	1450	100%	65,000	20,924	9,669	
NY028000110	Replace/Repair Metal Roofs	1460	20%	5,000	5,000	5,000	
NY028000110	Paint Stairwells	1460	100%	65,161	65,161	65,161	
NY028000110	Install Insecticide Sprayers on Traps	1460	0%	1	1	0	
NY028000110	Brick Seal 8 Buildings	1450	100%	60,000	0	0	
NY028000110	Concrete/Railing Site Renovations	1450	100%	1	8,000	0	
NY028000110	Replace Shingles on Canopy Roofs	1460	100%	20,000	20,000	20,000	
NY028000110	Replace Metal in Valley of Roofs	1460	100%	31,063	31,063	31,063	
NY028000110	Replace/Repair Chimney	1460	100%	28,840	28,840	28,840	
NY028000110	Window Replaced/Bath Ventilation	1460	0%	1	1	0	
NY028000110	Relocation of tenant in for work on	1495.1	100%	10,600	5,600	4,233	
NY028000120	Replace Bathroom Vanities Force	1460	100%	1	1	0	
NY028000120	Replace Kitchen Counter tops	1460	100%	1	1	0	
NY028000120	Emergency Floor Replacement in	1460	100%	0	61,414	58,036	
NY028000120	Emergency Structural Repairs in	1460	100%	0	15,000	0	

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

Rede 12/18/08

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

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

Part II: Supporting Pages									
PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850106			Federal FFY of Grant: 2006				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Operations	1406	100%	315,927	315,927	315,927	315,927		
PHA Wide	Staff Training for Computer.	1408	100%	10,000	10,000	10,000	10,000		
PHA Wide	Tenant Investigator	1408	100%	25,000	25,000	25,000	25,000		
PHA Wide	Security Coordinator Contract	1408	100%	25,680	25,680	25,680	25,680		
PHA Wide	Off Duty Police for Foot Patrols	1408	100%	20,000	20,000	20,000	20,000		
PHA Wide	Public Housing Use Vehicle	1408	100%	15,712	15,712	15,712	15,712		
PHA Wide	Computer Software	1408	100%	15,000	15,000	3,505	3,505		
PHA Wide	Family Self Sufficiency	1408	100%	32,814	26,991	26,991	26,991		
NY028000110	Senior Service Coordinator	1408	100%	35,000	35,000	35,000	35,000		
PHA Wide	Mod Staff Salaries & Benefits	1410	100%	157,963	157,963	157,963	157,963		
PHA Wide	A/E Fees	1430	100%	75,000	75,000	75,000	30,326		
PHA Wide	Stove and Refrigerators	1465	100%	20,000	20,000	20,000	20,000		
PHA Wide	Maintenance Equipment	1475	100%	51,977	41,978	41,978	20,289		
PHA Wide	Security Cameras & Key FOB's	1475	100%	25,000	36,000	33,526	0		
PHA Wide	Personal Computers, Printers,	1475	100%	46,474	46,474	46,474	46,474		

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

cash 12/23/2008

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

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

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NY06P02850206 Replacement Housing Factor Grant No:		2006	
Schenectady Municipal Housing Authority		Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Final Performance and Evaluation Report		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending: 9-30-2008		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	26,729	26,729	26,729	26,729
3	1408 Management Improvements	1,555	1,555	1,555	1,555
4	1410 Administration (may not exceed 10% of line 21)	13,364	13,364	13,364	13,364
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	3,927	3,927	0
8	1440 Site Acquisition				
9	1450 Site Improvement	18,000	4,527	4,527	4,527
10	1460 Dwelling Structures	59,000	41,773	29,345	22,873
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	5,000	36,773	36,773	17,486
13	1475 Non-dwelling Equipment	5,000	5,000	5,000	5,000
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	133,648	133,648	121,220	91,534
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	1,555	1,555	1,555	1,555
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

cedk 12/18/08

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

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

Part I: Summary		FFY of Grant: 2006	
PHA Name: Schenectady Municipal Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P02850206 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No. _____ Date of CFFP: _____	FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost	Total Actual Cost ¹
Line	Summary by Development Account	Revised ²	Obligated
Signature of Executive Director	Signature of Public Housing Director	Date	Date

CDH 12/18/08

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

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: NY06P02850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007	FFY of Grant Approval:	
PHA Name: Schenectady Municipal Housing Authority					
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
Line		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	333,285	223,265	45,000	45,000
3	1408 Management Improvements	196,500	151,500	122,048	111,091
4	1410 Administration (may not exceed 10% of line 21)	166,632	166,632	166,632	166,632
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000	130,000	54,832	38,785
8	1440 Site Acquisition				
9	1450 Site Improvement	580,000	756,000	333,673	126,661
10	1460 Dwelling Structures	202,930	136,930	72,014	47,878
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	14,180	12,712
12	1470 Non-dwelling Structures	22,000	12,000	0	0
13	1475 Non-dwelling Equipment	70,000	70,000	30,972	6,511
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,666,327	1,666,327	839,351	555,270
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	79,000	79,000	71,651	61,824
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Rede 12/18/08

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

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

Part I: Summary		FFY of Grant: 2007	
PHA Name: Schenectady Municipal Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No. NY06P02850107 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No. _____ Date of CFFP: _____			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Expended
Signature of Executive Director		Signature of Public Housing Director	Date

EGH 12/18/08

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

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

Part II: Supporting Pages									
PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P02850107+ CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007			Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
NY028000110	Upgrade Tenant Hallways	1460	1%	180,000	53,929	0	0		
NY028000110	Upgrade Lobby Floor/Paint Admin	1470	75%	10,000	10,000	8,844	8,844		
NY028000110	Admin/Comm Room Roof	1460	100%	0	60,000	57,722	33,586		
NY028000120	Upgrade Porch Entries	1450	60%	300,000	179,000	0	0		
NY028000130	Repair/Replace Maint. Garage Roof	1470	100%	12,000	12,000	0	0		
NY028000130	Upgrade Roadway	1450	75%	40,000	40,000	0	0		
NY028000130	Repair/Replace Catch basins	1450	100%	15,000	15,000	0	0		
NY028000130	Upgrade Porch Rails, steps	1450	75%	175,000	170,000	0	0		
NY028000110	Sewer Investigation of Site	1430	100%	10,000	10,000	0	0		
NY028000110	Metal Repair, concrete, painting	1450	80%	50,000	50,500	46,958	26,433		
NY028000110	Domestic Hot Water Upgrade	1460	100%	22,930	1	0	0		
NY028000110	Upgrade Elevators	1460	15%	0	3,000	0	0		
NY028000110	Demo Chimneys and Cap Force	1460	10%	0	10,000	5,448	5,448		
NY028000110	Masonry/Brick Repairs	1450	100%	0	104,500	104,500	45,906		
NY028000110	Brick Sealing of 5 Buildings	1450	100%	0	141,999	141,500	54,322		
NY028000110	Paint Lintels	1450	100%	0	55,000	40,715	0		
NY028000110	Brick Seal 8 Buildings	1450	100%	0	1	0	0		

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

² To be completed for the Performance and Evaluation Report.

Roh 12/23/08

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

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

Part II: Supporting Pages									
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA Wide	Operations	1406	100%	333,265	223,265	45,000	45,000		
PHA Wide	Security Coordinator Contract	1408	100%	34,000	34,000	34,000	34,000		
PHA Wide	Off Duty Police for Foot Patrols	1408	100%	20,000	20,000	12,651	12,651		
PHA Wide	Tenant Investigator	1408	100%	25,000	25,000	25,000	15,172		
PHA Wide	FSS Coordinator	1408	0%	45,000	0	0	0		
NY028000110	Congregate Housing Services	1408	100%	40,000	40,000	40,000	40,000		
PHA Wide	Staff Training	1408	100%	10,000	10,000	7,980	6,851		
PHA Wide	Computer Software	1408	100%	20,000	20,000	0	0		
PHA Wide	Board Commissioner Training	1408	100%	2,500	2,500	2,417	2,417		
PHA Wide	Dwelling Equipment	1465	100%	20,000	20,000	14,180	12,712		
PHA Wide	Maintenance Equipment	1475	100%	45,000	45,000	5,972	0		
PHA Wide	Computer, phone, copier, equip.	1475	100%	25,000	25,000	25,000	6,511		
PHA Wide	A/E Fees	1430	100%	65,000	65,000	16,047	0		
PHA Wide	Administration	1410	100%	166,632	166,632	166,632	166,632		
PHA Wide	Front Line Costs	1430	100%	0	55,000	38,785	38,785		

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

² To be completed for the Performance and Evaluation Report.

Cdh 12/23/08

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

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

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: NY06P02850108 Replacement Housing Factor Grant No: _____ Date of CFPP: _____		FFY of Grant: 2008 FFY of Grant Approval: _____	
PHA Name: Schenectady Municipal Housing Authority		Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008		Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
		Total Estimated Cost		Total Actual Cost ¹	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	326,280	0	0	0
3	1408 Management Improvements	148,000	863	863	863
4	1410 Administration (may not exceed 10% of line 21)	163,140	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	595,000	0	0	0
10	1460 Dwelling Structures	193,981	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	0	0	0
12	1470 Non-dwelling Structures	25,000	0	0	0
13	1475 Non-dwelling Equipment	85,000	6,171	6,171	531
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,631,401	7,034	7,034	1,394
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	80,000	863	863	863
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	18,430	0	0	0

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

EGH 12/18/08

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

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

Part I: Summary		FFY of Grant: 2008	
PHA Name: Schenectady Municipal Housing Authority		FFY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No. NY06F02850108 <input checked="" type="checkbox"/> Replacement Housing Factor Grant No. _____ Date of CFFP: _____			
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2008 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line		Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Expended
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

edm 12/18/08

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

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

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. NY06P02850109		2009	
Schenectady Municipal Housing Authority		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
Date of CFFP:					
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
Original Annual Statement		Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line	Description	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	311,280			
3	1408 Management Improvements	181,000			
4	1410 Administration (may not exceed 10% of line 21)	163,140			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	155,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	300,000			
10	1460 Dwelling Structures	380,981			
11	1465 I Dwelling Equipment—Nonexpendable	30,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	95,000			
14	1485 Demolition	15,000			
15	1492 Moving to Work Demonstration				
16	1495 I Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	1,631,401			
21	Amount of line 20 Related to LEP Activities	2,000			
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs	91,000			
24	Amount of line 20 Related to Security – Hard Costs	25,000			
25	Amount of line 20 Related to Energy Conservation Measures	12,000			

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

CRK 01/23/2009

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Schenectady Municipal Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P02850109	Replacement Housing Factor Grant No:	FFY of Grant Approval:
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant	Total Estimated Cost	Revised ²	Total Actual Cost ¹
Line Summary by Development Account	Original	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>	Date 01/23/2009	Signature of Public Housing Director	
		Date	NY06P02850109

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:	
PHA Name: Schenectady Municipal Housing Authority		Capital Fund Program Grant No: NY06P02850109		2009	
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		CFFP (Yes/No): NO	
General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
			Original	Revised ¹	
		Funds Obligated ²	Funds Expended ²		
NY028000110	Operations	100	101,280		
NY028000110	Operations	100	100,000		
NY028000120	Operations	100	110,000		
NY028000110	Foot Patrols	100	5,000		
NY028000120	Foot Patrols	100	5,000		
NY028000130	Foot Patrols	100	5,000		
NY028000110	Congregate Housing Services	50	40,000		
NY028000110	Tenant Investigator	100	11,200		
NY028000120	Tenant Investigator	100	8,400		
NY028000130	Tenant Investigator	100	8,400		
COCC	Administration	100	163,140		
NY028000110	Board Commissioner Training	100	2,000		
NY028000120	Board Commissioner Training	100	1,500		
NY028000130	Board Commissioner Training	100	1,500		
NY028000110	Front Line Costs	100	30,000		
NY028000120	Front Line Costs	100	30,000		
NY028000130	Front Line Costs	100	30,000		

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

Rede 01/23/2009

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

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

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:	
PHA Name: Schenectady Municipal Housing Authority		Capital Fund Program Grant No: NY06P02850109		2009	
Development Number Name/PHA-Wide Activities		Replacement Housing Factor Grant No:		CFPP (Yes/No): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
General Description of Major Work Categories		Development Account No.		Total Estimated Cost	
		Quantity		Total Actual Cost	
		Revised ¹		Funds Obligated ²	
		Original		Funds Expended ²	
		Status of Work			
NY028000110	Security Cameras, FOB's, Strikes.	1475	100	25,000	
NY028000110	A/E Fees	1430	100	10,000	
NY028000120	A/E Fees	1430	100	27,500	
NY028000130	A/E Fees	1430	100	27,500	
NY028000110	Maintenance Equipment	1475	100	15,000	
NY028000120	Maintenance Equipment	1475	100	15,000	
NY028000130	Maintenance Equipment	1475	100	15,000	
NY028000110	Computers, Printers, Phones, Office	1475	100	10,000	
NY028000120	Computers, Printers, Phones, Office	1475	100	7,500	
NY028000130	Computers, Printers, Phones, Office	1475	100	7,500	
NY028000130	Site Project (concrete, Grading, etc)	1450	35	300,000	
NY028000130	Bathroom Renovation	1460	100	58,000	
NY028000120	Furnace Replacement	1460	50	12,000	
NY028000120	Bathroom Renovation	1460	25	300,000	
NY028000120	Dwelling Equipment	1465	100	10,000	
NY028000130	Dwelling Equipment	1465	100	10,000	
NY028000110	Dwelling Equipment	1465	100	10,000	
NY028000110	Remove Chimneys on Roof	1460	50	10,981	
NY028000110	Demolish Concrete Shed & Gas	1485	100	15,000	

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

CEH 01/23/2009

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary

PHA Name/Number Schenectady Municipal
Housing Authority NY06P02850109

Locality (City/County & State) Schenectady, New York

Original 5-Year Plan Revision No:

A.	Development Number and Name	Work Statement for Year 1 FFY : 2009	Work Statement for Year : 2 FFY : 2010	Work Statement for Year : 3 FFY : 2011	Work Statement for Year: 4 FFY: 2012	Work Statement for Year: 5 FFY: 2013
B.	Physical Improvements Subtotal	713,981	713,981	713,981	723,981	713,981
C.	Management Improvements	173,000	173,000	173,000	173,000	173,000
D.	PHA-Wide Non-dwelling Structures and Equipment	95,000	95,000	95,000	85,000	95,000
E.	Administration	163,140	163,140	163,140	163,140	163,140
F.	Other (1430 A/E Fees Front line costs)	160,000	160,000	160,000	160,000	160,000
G.	Operations	326,280	326,280	326,380	326,280	326,280
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	1,631,401	1,631,401	1,631,104	1,631,401	1,631,401
L.	Total Non-CFP Funds					
M.	Grand Total	1,631,401	1,631,401	1,631,401	1,631,401	1,631,401

Rede 12/23/2008

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary (Continuation)

PHA Name/Number Schenectady Municipal Housing Authority NY06P02850109		Locality (City/county & State) Schenectady, New York				Revision No:
Development Number and Name	Work Statement for Year: 1 FFY: 2009	Work Statement for Year: 2 FFY: 2010	Work Statement for Year: 3 FFY: 2011	Work Statement for Year: 4 FFY: 2012	Work Statement for Year: 5 FFY: 2013	
	Annual Statement					
NY028000110 Downtown Schonowee Village		223,000	55,000	23,000	245,000	
NY028000110 Downtown Lincoln Heights		70,000	75,000	160,000	163,981	
NY028000110 Downtown Ten Eyck		0	170,000	92,000	75,000	
NY028000120 Eastside MacGathans Townhouses		0	265,981		0	
NY028000120 Eastside Maryvale Apts.		0	0	45,000	0	
NY028000120 Eastside Steinmetz Homes		267,981	120,000	135,981	0	
NY028000130 Yates Village		145,000	28,000	268,000	230,000	
B. Physical Improvement Subtotal		713,981	713,981	723,981	713,981	
C. Management Improvements		173,000	173,000	173,000	173,000	
D. PHA Wide Non-Dwelling Structures and Equipment		95,000	95,000	85,000	95,000	
E. Administration		163,140	163,140	163,140	163,140	
F. Other (Front Line Costs & A/E Fee's)		160,000	160,000	160,000	160,000	
G. Operations		326,280	326,280	326,280	326,280	
H. Demolition		0	0	0	0	
I. Development		0	0	0	0	

Cah 12/23/2008

Capital Fund Program—Five-Year Action Plan

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

Expires 4/30/2011

J.	Capital Fund Financing -- Debt Service	0	0	0	0
K.	Total CFP Funds (estimated)	1,631,401	1,631,401	1,631,401	1,631,401
L.	Total Non-CFP Funds	0	0	0	0
M.	Grand Total	1,631,401	1,631,401	1,631,401	1,631,401

cedx 12/23/2008

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY 2009	Work Statement for Year: 2 FFY: 2010			Work Statement for Year: 3 FFY: 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	NY028000110 DT Schonover Village Boilers	3	100,000	NY028000110 DT Lincoln Heights Insulate/Ventilate Building Areas	85	75,000
Annual	Domestic Hot Water	2	30,000	NY028000120 ES MacGathan Townhouses Gas Furnace Conversion	50	20,000
Stat/center	Renovate Exterior of Building 4 Site Work	100	75,000	Ext. Lighting/ Sitework Kitchen & Bath Updates	1	50,000
		100	18,000	Stair Replacement	10	98,000
	NY028000110 DT Lincoln Heights Masonry Work	100	35,000	Plumbing Upgrade	50	20,000
	Landscaping/Site Work	100	35,000			77,981
	NY028000130 Yates Village Landscaping/Site Work	100	20,000	NY028000120 ES Steinmetz Homes Sitework/Masonry	1	100,000
	Painting	100	25,000	Dryer Vents Replaced	81	20,000
	Roof Replacement	10	30,000	NY028000110 DT Schonover Village Correct Drainage at Bldg 5 Entrance	1	15,000
	Plumbing	100	50,000	Renovate Lobby Entrances	4	30,000
	Ranges	60	20,000	Replace smoke detectors in common areas	5	10,000
				NY028000130 Yates Village Replace A/C in Comm. Room & Office Spaces	1	20,000
				NY028000110 DT Ten Eyck		

CSK (2/25/2011)

Capital Fund Program—Five-Year Action Plan

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

	NY028000120 ES Steinmetz Homes			Duct Cleaning	1	5,000
	Bathroom Renovation	60	247,981	Offices Remodeled	1	90,000
	Dryer Vents Replaced	81	20,000	Carpet Replaced in Admin Areas	4	75,000
	PHA Wide – Dwelling Equipment	20	8,000	PHA Wide – Dwelling Equipment	20	8,000
	PHA Wide Non- Dwelling equipment	100	95,000	PHA Wide Non- Dwelling equipment	100	95,000
	Subtotal of Estimated Cost		\$808,981	Subtotal of Estimated Cost		\$808,981

Cody 12/23/08

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY 2009	Work Statement for Year: 4 FFY: 2012			Work Statement for Year: 5 FFY: 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	NY028000130 Yates Village			NY028000130 Yates Village		
	Playground Upgrade	1	20,000	Roof Replacement	2	200,000
	Roof Replacement	2	200,000	Ext. Lighting	1	22,000
	Paving / Clean Storm line & basins	1	40,000	NY028000110 DT Schonowee Village		
	NY028000110 DT Lincoln Heights			Roofs	2	110,000
	Brick clean / Seal	4	70,000	Intercom System	1	10,000
	Kitchen & Bath Rehab	10	90,000	Windows	1	80,000
	NY028000120 ES Maryvale Apts.			Paving	2	15,000
	Roofs	2	15,000	Battery Back-Up Elevators	7	30,000
	Sitework/Drainage/ Paving/ Masonry	1	30,000	NY028000110 DT Lincoln Heights		
	NY028000120 ES			Roofs	2	20,000
	Steinmetz Homes			Comm. Room Roof	1	8,000
	Roadway Paving	1	40,000	Road Paving	1	30,981
	Roof Replacement	5	45,000	Apartment Flooring	55	90,000
	Flooring	25	50,981	Clean Ducts / registers	55	15,000
	NY028000110 DT Ten Eyck			NY028000110 DT Ten Eyck		
	Bathroom Renovation	20	77,000	Elevator Upgrade	2	10,000
	Replace Closet Doors - Force Account	20	15,000	Update Main Electric Panel	1	20,000
	NY028000110 DT Schonowee Village			Exterior Doors	1	15,000

Reda 12/23/2008

Capital Fund Program—Five-Year Action Plan

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

Exterior Doors	10	12,000	Southside Hallway Renovation	1	25,000
Elevator Upgrade	7	11,000	Masonry	1	5,000
PHA Wide – Dwelling Equipment	20	8,000	PHA Wide – Dwelling Equipment	20	8,000
PHA Wide Non-Dwelling equipment	100	85,000	PHA Wide Non-Dwelling equipment	100	95,000
Subtotal of Estimated Cost				Subtotal of Estimated Cost	
				\$808,981	

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year : 2 FFY: 2010		Work Statement for Year: 3 FFY : 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
NY028000110 DOWNTOWN AMP (Schonowee Village; Lincoln Heights; Ten Eyck)	NY028000110 DOWNTOWN AMP (Schonowee Village; Lincoln Heights; Ten Eyck)		NY028000110 DOWNTOWN AMP (Schonowee Village; Lincoln Heights; Ten Eyck)	
Staff Training	Staff Training	5,000	Staff Training	5,000
Congregate Care Service Coordinator	Congregate Care Service Coordinator	40,000	Congregate Care Service Coordinator	40,000
Foot Patrols	Foot Patrols	18,000	Foot Patrols	18,000
Computer Software	Computer Software	5,000	Computer Software	5,000
Tenant Investigator	Tenant Investigator	9,334	Tenant Investigator	9,334
Security Coordinator	Security Coordinator	15,200	Security Coordinator	15,200
Board Commissioner Training	Board Commissioner Training	2,000	Board Commissioner Training	2,000
NY028000120 Eastside AMP (MacGathans; Maryvale; Steinmetz)	NY028000120 Eastside AMP (MacGathans; Maryvale; Steinmetz)		NY028000120 Eastside AMP (MacGathans; Maryvale; Steinmetz)	
Staff Training	Staff Training	5,000	Staff Training	5,000
Foot Patrols	Foot Patrols	7,000	Foot Patrols	7,000

(4/2008)

John 12/23/2008

Capital Fund Program—Five-Year Action Plan

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

	Computer Software	5,000	Computer Software	5,000
	Tenant Investigator	9,333	Tenant Investigator	9,333
	Security Coordinator	11,400	Security Coordinator	11,400
	Board Commissioner Training	1,500	Board Commissioner Training	1,500
	NY028000130 Yates Village AMP		NY028000130 Yates Village AMP	
	Staff Training	5,000	Staff Training	5,000
	Foot Patrols	7,000	Foot Patrols	7,000
	Computer Software	5,000	Computer Software	5,000
	Tenant Investigator	9,333	Tenant Investigator	9,333
	Security Coordinator	11,400	Security Coordinator	11,400
	Board Commissioner Training	1,500	Board Commissioner Training	1,500
	PHA Wide Operations	326,280	PHA Wide Operations	326,280
	PHA Wide Administration	163,140	PHA Wide Administration	163,140
	PHA Wide A/E Fee's	70,000	PHA Wide A/E Fee's	70,000
	PHA Wide Front Line Costs	90,000	PHA Wide Front Line Costs	90,000
	Subtotal of Estimated Cost	\$822,420	Subtotal of Estimated Cost	\$822,420

Red 12/23/08

Capital Fund Program—Five-Year Action Plan

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

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year: 4 FFY: 2012		Work Statement for Year: 5 FFY: 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	NY028000110 DOWNTOWN AMP (Schonowee Village; Lincoln Heights; Ten Eyck)		NY028000110 DOWNTOWN AMP (Schonowee Village; Lincoln Heights; Ten Eyck)	
	Staff Training	5,000	Staff Training	5,000
	Congregate Care Service Coordinator	40,000	Congregate Care Service Coordinator	40,000
	Foot Patrols	18,000	Foot Patrols	18,000
	Computer Software	5,000	Computer Software	5,000
	Tenant Investigator	9,334	Tenant Investigator	9,334
	Security Coordinator	15,200	Security Coordinator	15,200
	Board Commissioner Training	2,000	Board Commissioner Training	2,000
	NY028000120 Eastside AMP (MacGathans; Maryvale; Steinmetz)		NY028000120 Eastside AMP (MacGathans; Maryvale; Steinmetz)	
	Staff Training	5,000	Staff Training	5,000
	Foot Patrols	7,000	Foot Patrols	7,000
	Computer Software	5,000	Computer Software	5,000
	Tenant Investigator	9,333	Tenant Investigator	9,333
	Security Coordinator	11,400	Security Coordinator	11,400
	Board Commissioner Training	1,500	Board Commissioner Training	1,500
	NY028000130 Yates Village AMP		NY028000130 Yates Village AMP	
	Staff Training	5,000	Staff Training	5,000
	Foot Patrols	7,000	Foot Patrols	7,000
	Computer Software	5,000	Computer Software	5,000
	Tenant Investigator	9,333	Tenant Investigator	9,333
	Security Coordinator	11,400	Security Coordinator	11,400
	Board Commissioner Training	1,500	Board Commissioner Training	1,500
	PHA Wide Operations	326,280	PHA Wide Operations	326,280
	PHA Wide Administration	163,140	PHA Wide Administration	163,140
	PHA Wide A/E Fee's	70,000	PHA Wide A/E Fee's	70,000
	PHA Wide Front Line Costs	90,000	PHA Wide Front Line Costs	90,000

cash in 12/2008

Capital Fund Program—Five-Year Action Plan

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

Expires 4/30/2011

Subtotal of Estimated Cost	\$822,420	Subtotal of Estimated Cost	\$822,420
----------------------------	-----------	----------------------------	-----------

Ed 12/23/2008

(4/2008)

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>SCHENECTADY MUNICIPAL HOUSING AUTHORITY</u> PHA Code: <u>NY028</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1009</u> Number of HCV units: <u>1328</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. N/A					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: -					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. -					

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: **None**
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Central Office and Downtown AMP, 375 Broadway, Schenectady, NY 12305

Eastside AMP, 300 Fasciola Drive, Schenectady, NY 12304

Yates AMP, 2450 Van Vranken Avenue, E-34, Schenectady, NY 12308

6.13 Violence against Women Act (VAWA) Policy for Public Housing, Section 8, and Shelter Plus Care Program

The Schenectady Municipal Housing Authority adopted a policy on the Violence Against Women Act on September 25, 2007 (Resolution #45/09/07), for the purpose of reducing domestic violence, dating violence and stalking, and to prevent the victims of such violence from becoming homeless. This policy has been incorporated into the SMHA Admissions and Continued Occupancy Policy, the SMHA Shelter Plus Care Policy, and the SMHA Housing Choice Voucher Administrative Plan.

It is the Schenectady Municipal Housing Authority's goal to support and assist victims of domestic violence, dating violence, sexual assault, or stalking, in that prior to taking adverse action against an applicant or tenant, any reported domestic situation is reviewed and considered against the rights afforded to them by the Violence Against Women Act. The Schenectady Municipal Housing Authority collaborates with, and makes referrals to, domestic violence professionals at the local YWCA, City Mission and Department of Social Services.

1) Provision of services to victims:

General Services: There are approximately three million dollars worth of human services provided to all tenants and in some cases neighbors on one or more of our seven public housing sites in the City of Schenectady. Most, but not all, of these services are offered at our Family Investment Center at Steinmetz Homes, or our Family Self Sufficiency Center at Yates Village (Directory of Services kept in main Administrative office).

Specialized Services of particular importance to victims of domestic violence, dating violence, sexual assault or stalking: Foremost among these would have to be our referrals to the YWCA Domestic Violence Program, which includes a Domestic Violence Shelter, a long-term housing placement program, and domestic violence counseling. It is the preeminent domestic violence program in the City. They receive special notification from the Schenectady Police Department whenever a domestic violence problem is discovered.

Domestic violence counselors can see victims on site when desired, although we have found that often victims do not want to be seen visiting with a counselor on-site and prefer to be counseled at the main YWCA.

We provide space for YWCA run licensed child care center at the FSS Center at Yates Village, and a YWCA sponsored Pre-K classroom at the FIC at Steinmetz Homes. As a part of our ROSS training voucher program, we underwrite residual costs to the tenant for child care after other available dollars are accounted for (YWCA/SMHA Memorandum of Agreement is available for public review at the main Administrative Office). This program which combines training subsidies, child care and transportation assistance is ideally suited to assist victims of violence get back on their feet and has been used as such.

2) Helping victims maintain housing: Of prime importance would have to be our VAWA Policy which we have incorporated as part of our PH ACOP, our Section 8 Administrative Plan, and our Shelter Plus Care Policy Manual (VAWA policy statement is available for review at main Administrative office). This policy provides assurance that SMHA has considered the ramifications of the Violence Against Women Act, and has made local provisions to insure compliance and more. We also have many MOA/Referral Agreements with various agencies dealing with domestic violence victims, troubled families, foster care prevention programs, Headstart and early childhood development programs, etc. to encourage their clients to fill out housing applications.

3) Preventing violence and enhancing victim safety: We have for many years encouraged and assisted victims of domestic violence in seeking orders of protection. We have also complemented their efforts by filing "Persona Non Grata" letters affecting violent spouses and other violent criminals with the Schenectady Police Department. This allows police to arrest at will these individuals on public housing property.

We consider victim requests for apartment transfer when tenant safety matters are concerned.

As far as prevention is concerned, we emphasize referral of ALL public housing tenants to needed service (The Office SMHA Quickly Referral Guide is available for review at the main Administrative Office). We encourage all staff persons to assist tenant in acquiring the services they need. This effort is magnified in the case of those families we enroll in the Family Self Sufficiency Program. We have open, unlimited enrollment in this program with HUD approved voluntary capacity levels far above the required slots.

We also co-sponsor a "Father's Housing Program" along with Parsons Child and Family Center and Family and Child Services of Schenectady (Father's Housing Program Agreement available for review at the Administrative Office). Together we staff and provide meeting space to a group of custodial and non-custodial fathers living in Schenectady County, who are determined to be and become responsible and supportive fathers, regularly paying court ordered child support, spending time with their children, etc.

6.0

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>7(d) Homeownership</p> <p>The Schenectady Municipal Housing Authority began its Section 8 Voucher Homeownership Program on January 1, 2002, based on the final rule published in the Federal Register on September 12, 2000.</p> <p>We currently have 23 families that have purchased homes, 120 applicants, 2 families under contract to purchase and 0 families that are close to being eligible to purchase. The rest of our applicants are working on credit, budget or other issues.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attachment ny028b01</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment ny028c01</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. HIGH PERFORMING PHA</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. HIGH PERFORMING PHA</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. HIGH PERFORMING PHA</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" HIGH PERFORMING PHA</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ATTACHMENTS 11(a) through 11(e) and 11(g) Submitted electronically to PHAPlanCertifications@HUD.gov

ATTACHMENT - 11(f) RAB Comments
See ny028a01

ATTACHMENT 11(h) Capital Fund Program Annual Statement/Performance and Evaluation Report HUD-50075.1

See ny028b01

ATTACHMENT 11(i) Capital Fund Program Five-Year Action Plan HUD-50075.2

See ny028c01

<p>PHA Certifications of Compliance with PHA Plans and Related Regulations</p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011</p>
---	---

Ms. Johnson moved and Mr. Kosiur seconded Resolution #1 for review and approval. The motion was passed with 6 ayes - 1 absent (Porterfield).

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 04/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

SCHENECTADY MUNICIPAL HOUSING AUTHORITY

NY028

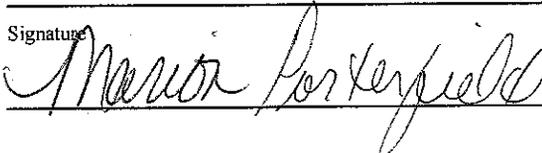
PHA Name

PHA Number/HA Code

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

Annual PHA Plan for Fiscal Years 20⁰⁹ - 20__

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

Name of Authorized Official	Title
Marion Porterfield	Chairperson
Signature 	Date 12/30/2008

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

SCHENECTADY MUNICIPAL HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Ten Eyck Apartments, 375 Broadway, Schenectady, Schenectady County, New York 12305
- Lincoln Heights, Hamilton Street and Veeder Avenue, Schenectady, Schenectady County, New York 12305
- Schonowee Village, Hamilton and Millard Streets, Schenectady, Schenectady County, New York 12305
- Steinmetz Homes, 118 Henry Street, Schenectady, Schenectady County, New York 12304
- Maryvale Apartments, Starling Avenue, Schenectady, Schenectady County, New York 12304
- MacGathan Townhouses, Jerry Street, Schenectady, Schenectady County, New York 12304
- Yates Village, Van Vranken Avenue, Schenectady, Schenectady County, New York 12308

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

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

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

Name of Authorized Official Richard E. Homenick	Title Executive Director
Signature 	Date 10/06/2008

Certification of Payments to Influence Federal Transactions

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

Applicant Name

SCHENECTADY MUNICIPAL HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND

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

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

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

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

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

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

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

Name of Authorized Official

Richard E. Homenick

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/06/2008

DISCLOSURE OF LOBBYING ACTIVITIES

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

(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Schenectady Municipal Housing Authority 375 Broadway Schenectady, NY 12305 Congressional District, if known: 21st	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Richard E. Homenick</u> Title: <u>Executive Director</u> Telephone No.: <u>(518)386-7000</u> Date: <u>10/06/2008</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: SCHENECTADY MUNICIPAL HOUSING AUTHORITY Page 1 of 1

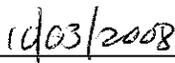
-

CIVIL RIGHTS CERTIFICATION

The Schenectady Municipal Housing Authority does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990. This is the continuation of our long-standing anti-discrimination tradition.



Executive Director



Date

Certification 11 (g) CHALLENGED ELEMENTS

I, Richard E. Homenick, Executive Director of Schenectady Municipal Housing Authority, certify there are no challenged elements of the Public Housing plan.



Richard E. Homenick, Executive Director

10/03/2008
Date