

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Troy Housing Authority</u> PHA Code: <u>NY012</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,273</u> Number of HCV units: <u>925</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	<p>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:</p> <p style="text-align: center;">The Troy Housing Authority strives to improve the quality of life within the City of Troy by providing decent, safe and sanitary homes to the families and individuals who choose to live in our settings; increasing the availability of economic opportunities and affordable housing to promote self-sufficiency and homeownership; and assuring equal access to fair housing for everyone in the community.</p> <p style="text-align: center;">Recognizing that efficient operations are essential in order to continue to perform the vital role that we play in the community, we commit ourselves to open communication, professionalism and fiscal responsibility as we develop partnerships with others to best meet the needs of our residents, whom we recognize as our most valuable asset.</p>					

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.

GOALS & OBJECTIVES	PROGRESS REPORT FOR 2009
<p>1. Expand the supply of assisted housing to the fullest extent needed by:</p> <ul style="list-style-type: none"> a. Applying for additional rental vouchers b. Reducing public housing vacancies c. Leveraging private & public funds to create additional housing opportunities d. Acquiring or build units or developments 	<p>Our application for 50 Family Unification Program vouchers was denied by HUD. Vacancies have been significantly reduced. We applied for \$10M from HUD for Public Housing Transformation to replace units at Taylor 1&2 with senior housing but did not receive these funds. We are exploring other options.</p>
<p>2. Improve the quality of assisted housing by:</p> <ul style="list-style-type: none"> a. Improving public housing management by attaining/maintaining PHAS High Performer status b. Improving voucher management by SEMAP attaining/maintaining High Performer status c. Increasing customer satisfaction as indicated on RASS surveys. d. Improve specific management functions through centralization of operations and technological interfacing of all departments and services while retaining site based support to assure that we effectively manage and account for our assets at the property (site and AMP) level. e. Renovating, modernize or replacing public housing units: Taylor Apts. Buildings 1&2 & others as needed f. Demolishing or disposing of obsolete public housing. g. Providing replacement public housing: for units taken out of service. h. Providing replacement vouchers when this is the most suitable option. 	<p>Our most recent PHAS score, for 2007 (last updated 10/23/08), was 88 (2 points below High Performer status. Our SEMAP score of 100 has enabled us to maintain High Performer status. Our Resident Satisfaction score remained 9 out of 10. We continue to improve specific management functions through centralization of operations and we are working on getting HUD to acknowledge our successes in this area. We are exploring an upgrade of our technological resources (EmPHAsys Flex to Elite). We have applied for funding to replace Taylor 1&2 and our Demolition Application is nearly approved. We are hoping to replace the 140 units at Taylor 1 & 2 with senior housing. We are presently exploring funding options.</p>
<p>3. Increase assisted housing choices by:</p> <ul style="list-style-type: none"> a. Providing voucher mobility counseling. b. Conducting outreach efforts to potential voucher landlords c. Evaluating and setting appropriate voucher payment standards d. Expanding homeownership opportunities e. Converting public housing to vouchers if assessment determines need or desire to convert. f. Continue to offer prospective tenants 3 apartment choices which do not include sites they have already declined based on site location. This approach offers the most flexibility while retaining an ability to address concentration and income mixing concerns 	<p>Voucher Mobility Counseling and Landlord Outreach efforts have continued. Our Voucher Homeownership Program continues to have several participants. We continue to use a centralized waiting list and offer prospective tenants 3 apartment choices. We continue to work with the City of Troy and the Troy Housing Development Corporation on additional Homeownership Programs that will utilize HOME funds to provide homeownership opportunities to members of low income communities, including public housing residents.</p>
<p>4. Provide an improved living environment by:</p> <ul style="list-style-type: none"> a. Deconcentrating poverty by bringing higher income households into lower income developments: b. Promoting income mixing by assuring access for lower income families in higher income sites c. Continuing public housing security improvements. d. Assuring that tenants understand the expectations of living in a community environment. 	<p>Deconcentration of poverty and promotion of income mixing has been achieved for 2009. All sites (AMPs) are within the proscribed band of 85% to 115% of the average of \$17,270.81 (a 5% increase over last year). Public Safety and Lease Enforcement efforts have increased. In addition to the Lease, tenants are reminded of expectations through newsletter articles and soon via a Tenant Handbook.</p>
<p>5. Promote self-sufficiency and asset development of assisted households by:</p> <ul style="list-style-type: none"> a. Increasing the number/percentage of employed persons in assisted families by maintaining an average better than New York State. b. Providing access to supportive services to improve employability: transportation, day care, education, job training, etc. c. Providing supportive services to increase independence for the elderly or families with disabilities. 	<p>The number of residents reporting income from wages remained at 50% so far in 2009 (NYS average is 42%). Our PHFSS Program continues as does our ROSS Family Program and our ROSS Neighborhood Network Program. We continue to work with Social Work Interns to bring services to our residents (especially the elderly and families with disabilities).</p>
<p>6. Ensure equal opportunity and affirmatively further fair housing</p> <ul style="list-style-type: none"> a. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: b. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: c. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities. 	<p>The Troy Housing Authority remains committed to carrying out the duty to affirmatively further fair housing opportunities for classes protected under the Fair Housing Act. Protected classes include race, color, national origin, religion, sex, disability, and familial status. This will include addressing issues raised in the Analysis of Impediments (AI) to Fair Housing identified by the City of Troy.</p>
<p>7. Take proactive measures to serve the needs of child & adult victims of domestic violence, dating violence, sexual assault, or stalking by:</p> <ul style="list-style-type: none"> a. Notifying all public housing tenants, Section 8 voucher participants and Section 8 landlords of their rights and obligations under the Violence Against Women Act (VAWA). b. Making referrals and Collaborate with local service providers (e.g. Unity House, Traveler’s Aide, etc.) to help such families obtain services that may enable them to stay in their home away from the person or persons placing them at risk. c. Taking any necessary legal action to terminate the tenancy of any person committing criminal acts of physical violence against family members or others. 	<p>Notification to tenants occurred in the January-March 2008 issue of Post Script and is being discussed during initial lease up and through the recertification process. Individual issues regarding domestic violence are handled professionally, making referrals to service providers, by the Resident Program Coordinator and Tenant Relations staff. Lease enforcement & public safety are mindful of domestic violence issues and address it appropriately. Of the 5,205 calls responded to by public safety personnel in 2008, 102 involved domestic incidents (1.95%, down from 2.20% in 2007 & 2.45% in 2006).</p>

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(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.</p> <ol style="list-style-type: none"> 1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 2) Financial Resources. Modified regularly based on resources available. Maintained by the Comptroller in the Business Office (1 Eddy's Lane, Troy, New York 12180). 3) Rent Determination. Under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 4) Operation and Management. Under review as part of this plan process. Maintained on file in Tenant Relations and Maintenance Offices (125 River Street, Troy, New York 12180). 5) Grievance Procedures. Included in the Admissions and Continued Occupancy Policies under revision as part of this plan process. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 6) Designated Housing for Elderly and Disabled Families. None at this time. As designations occur materials will be maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 7) Community Service and Self-Sufficiency. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 8) Safety and Crime Prevention. Maintained by Public Safety and Lease Enforcement Offices (125 River Street, Troy, New York 12180 and 1 Eddy's Lane, Troy, New York 12180). 9) Pets. Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180). 10) Civil Rights Certification. Maintained on file in the Administrative Offices (1 Eddy's Lane, Troy, New York 12180). 11) Fiscal Year Audit. Maintained by the Comptroller in the Business Office (1 Eddy's Lane, Troy, New York 12180). 12) Asset Management. Awaiting HUD approval of our Asset Management Plan. Maintained on file in the Administrative Offices (1 Eddy's Lane, Troy, New York 12180). 13) Violence Against Women Act (VAWA). Maintained on file in Tenant Relations Offices (125 River Street, Troy, New York 12180).
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>A demolition application for John P. Taylor Apartment Buildings 1 and 2 (NY012200007P) was submitted to SAC on December 16, 2008 and is awaiting final approval. John P. Taylor Apartments Building 1 and 2 are family high-rise buildings consisting of 143 units (17 One-Bedroom units, 75 Two-Bedroom units, 46 Three-Bedroom Units, 1 Four-Bedroom Unit and 4 Units taken off line). The buildings will be demolished shortly after approved by HUD. We are exploring financing options to replace these units with senior apartments.</p> <p>The Troy Housing Authority administers a Section 8 Homeownership Program and, in affiliation with the Troy Housing Development Corporation and the City of Troy, we administer a Community Housing Development Organization Homeownership Program.</p> <p>The Troy Housing Authority plans to pursue the project-basing of Section 8 Vouchers, up to the maximum allowable, in accordance with the Initial Guidance on Revisions to PHA Project Based Assistance Program published in the Federal Register on January 16, 2001 (66 FR 3605). Based on the number of Section 8 Vouchers we will administer in 2004 (804), the housing authority could project-base up to 160 vouchers. The addition of 121 Section 8 Vouchers acquired through the voluntary conversion of units at Troy Hill Apartments means that we may now Project Base up to 185 vouchers. Presently we have 134 units have been project based at Kennedy Towers so we have the capacity to Project Base 51 more. Within the City of Troy, participants within the Section 8 Program are finding it increasingly more difficult to locate apartments that meet their needs and measure up to Housing Quality Standards. This is especially true for our frail elderly population and for families with young children. For the frail elderly there are a limited number of apartments that are handicapped adaptable and offer the array of services they need to remain in the community. Additionally, due to the age of the housing stock within the city, many families with young children are finding it difficult to locate apartments that are free of the hazards associated with lead-based paint.</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>
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>
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>9.0</p>	<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.</p> <p>The need for affordable housing in the City of Troy is ever-present and very real across all family types and racial and ethnic groups. Through our Public Housing and Housing Choice Voucher Program we provide rental assistance to 2,055 households. However, according to the Community Fact Sheet for the City of Troy prepared by the Capital District Regional Planning Commission (last revised September 2003) there are 3,791 households in the City of Troy Below the Poverty Level (19% of all Households in the City). This means that 1,736 households below the poverty level a not receiving assistance from the Troy Housing Authority. Not surprisingly our Public Housing Waiting list has 970 applicants (on July 20, 2009) waiting an average of 426 days. Racially, this group is comprised of 509 White Households, 443 Black Households, 9 Indian/Alaskan Households and 9 Asian Households. Ethnically, this group is comprised of 800 Non-Hispanic Households and 170 Hispanic Households. 580 of the applicants are seeking a One Bedroom Apartment (predominantly senior citizens living alone). Our Section 8 Waiting list is presently closed (on July 20, 2009) with 360 waiting an average of 767 days. Racially, this group is comprised of 157 White Households, 199 Black Households, and 4 Indian/Alaskan Households. Ethnically, this group is comprised of 300 Non-Hispanic Households and 60 Hispanic Households. 209 of the applicants are seeking a Four+ Bedroom Apartment (large families).</p>
<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Troy Housing Authority will continue to address the housing needs of low-, very low- and extremely low- income households in the City of Troy by continuing to run our assets (agency, sites, departments, programs and services) in an effective and efficient manner. In order to maximize our resources in the most cost-effective manner this at times involves the centralization of certain departments, programs and services (e.g. intake, waiting list, recertification, rent collection, maintenance dispatch, maintenance receiving and inventory handling, etc.) and de-centralization of other departments, programs and services (e.g. maintenance, public safety and resident programs, etc.) Presently we are striving to demonstrate to HUD, and garner their approval, of our method of managing our assets (which has been endorsed by three independent entities the United Group (a local real estate development and property management company); the Troy Rehabilitation and Improvement Program, Inc. (TRIP, Inc. is a Charter Member of Neighbor Works and manages a significant amount of affordable housing in Troy); and Omni Housing Development, L.L.C. (another local real estate development and property management company); and, most importantly, by the Resident Empowered Action Council of Troy, Inc. (REACT, Inc. is the City-wide Resident Organization for all Troy Housing Authority residents). We are presently also seeking advocates from our elected representatives at the Federal level in our efforts to garner HUD approval of our Asset Management approaches.</p> <p>We realize that our existing inventory of Public Housing and Housing Choice Vouchers do not fully meet the need of all persons living at or below poverty in our jurisdiction (as evidenced by our Housing Needs statement in response to number 9). Therefore, we commit to maintaining our existing inventory, expanding the supply of affordable housing options whenever possible, significantly reducing or eliminating our vacancies and reducing our unit turnaround time as much as possible (presently we are turning over units in much less than the HUD standard - 20 days). We are also carefully screening all applicants, verifying family income and family size information for all of our existing program participants, helping our tenants improve their living situation through various economic independence and self sufficiency programs, and setting our Flat rents at 75% of the FMR to assure that our affordable housing resources are provided to the families that need it the most in our community. We also partner with various community agencies who provide Shelter Plus Care and Section 8 Mod Rehab Housing. Finally, we are implementing conservation and other cost saving measures so that the Troy Housing Authority continues as a viable public housing agency meeting the needs of low-, very low- and extremely low- income households in the City of Troy well into the future. Presently, a few tenants are having slight difficulty adjusting to some of these conservation and other cost saving measures (including better controls on heating and ventilation, more efficient lighting, reduction of water consumption efforts, etc.) but in the long run we feel it is better to run an efficient housing authority well into the future than it is to let a few tenants let our precious resources go out the window or down the drain.</p>
<p>10.0</p>	<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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>All of the employees of the Troy Housing Authority are encouraged to live up to our Mission each and every day. Our Goal and Objective review is incorporated in response to item 5.2 adjacent to each corresponding goal and objective.</p> <p>The plans set forth in this document are the official plans of the Troy Housing Authority. Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals and objectives of the agency and which require formal approval of the Board of Commissioners. We understand that any such changes will require a full public hearing process and HUD review before implementation.</p>
<p>11.0</p>	<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>

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

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

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

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

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

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

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

**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 01/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

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.

Troy Housing Authority

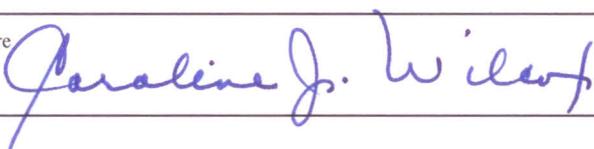
NY012

PHA Name

PHA Number/HA Code

- X 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴
- X Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

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

Name of Authorized Official	Title
Caroline J. Wilcox	Board Chairperson
Signature 	Date
	October 2, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Troy Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Authority receiving Operating Subsidy and Capital Fund Program grants

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.)

See attached list

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 William B. Meissner	Title Executive Secretary
Signature 	Date October 9, 2009

APPLICANT NAME & ADDRESS	PROGRAM/ACTIVITY
Troy Housing Authority (NY012) One Eddy's Lane Troy, New York 12180	Public Housing Authority Agency Plan (Five Year Plan and Annual Action Plan) including Capital Improvement

Project #	Project Name and Location
NY 12 – 01	Corliss Park Apartments Off Northern Drive Troy (Rensselaer County), New York 12182
NY 12 – 02	John P. Taylor Apartments Congress & River Streets Troy (Rensselaer County), New York 12180
NY 12 – 03	John J. Ahern Apartments Ferry Street & Seventh Avenue Troy (Rensselaer County), New York 12180
NY 12 – 4N	Arnold E. Fallon Apartments Glen Avenue & President Street Troy (Rensselaer County), New York 12180
NY 12 – 4S	Catherine M. Sweeney Apartments Fourth & Trenton Streets Troy (Rensselaer County), New York 12180
NY 12 – 06	Margaret W. Phelan Apartments Thompson & Hopkins Street Troy (Rensselaer County), New York 12180
NY 12 – 07	Martin Luther King Apartments Eddy's Lane Troy (Rensselaer County), New York 12180
NY 12 – 08	Edward A. Kane Apartments 5 115 th Street Troy (Rensselaer County), New York 12182
NY 12 – 09	Grand Street Apartments Fifth Avenue and Grand Street Troy (Rensselaer County), New York 12180
NY 12 – 11	Conway Court Apartments 12 Conway Court Troy (Rensselaer County), New York 12180
NY 12 – 12	Griswold Heights Apartments Madison & Spring Avenues Troy (Rensselaer County), New York 12180
Project Based Section 8 Program	Kennedy Towers 2100 Sixth Avenue Troy Rensselaer County, New York 12180

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Troy Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Authority Receiving Operating Subsidy and Capital Fund Program grants

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.

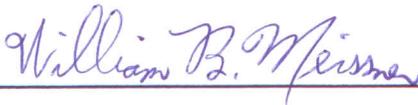
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 William B. Meissner	Title Executive Secretary
Signature 	Date (mm/dd/yyyy) 10/09/2009

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input 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: Troy Housing Authority, One Eddy's Lane, Troy, NY 12180 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: US Dept. of Housing & Urban Development (HUD)	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 (if individual, last name, first name, MI): NA	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): NA	
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>William B. Meissner</u> Print Name: <u>William B. Meissner</u> Title: <u>Executive Secretary</u> Telephone No.: <u>518-273-3600 x 65</u> Date: <u>10-9-2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

2010 AGENCY PLAN - RESIDENT ADVISORY COUNCIL

COMMENTS FROM MEETING ON SEPTEMBER 24, 2009

Meeting Participants

PRESENT	REPRESENTING
Nancy Edwards	REACT, Inc. and Corliss Park
Mary Munhall	Corliss Park
Virginia Clark	Taylor Apartments
Darlene Robert	Griswold Heights
Yvonne Curry	Taylor Apartments
Tom Hulihan	Troy Housing Authority

Meeting participants acknowledged the need to get more residents on the Resident Advisory Board (REACT, Inc. Board of Directors). They expressed an interest in reaching out to existing Tenant Associations as well as figuring out ways to get active Tenant Associations at sites where none exist.

The 2010 Troy Housing Authority Agency Plan was then reviewed with the Resident Advisory Board along with the Proposed Revisions to the Troy Housing Authority Admissions and Continued Occupancy Plan, the Dwelling Lease and the Section 8 Administrative Plan. The Resident Advisory Board offered the following comments, questions and observations:

General Comments About Troy Housing Authority Operations

Bill Meissner is doing a great job as Executive Secretary. He is Mr. No Nonsense. As long as you tell it to him straight he will listen and do what he can.

Agency Plan Goals and Objectives

Resident Advisory Board was in agreement with Goals and Objectives. They were disappointed to learn that we did not get awarded \$10 Million for Public Housing Transformation. They were glad to hear that we were looking into other options for financing the demolition of Taylor 1 & 2 and replacing it with senior apartments.

Resident Advisory Board appreciated the objective of "Assuring that tenants understand the expectations of living in a community environment," but they acknowledged that this was a daunting task.

Capital Fund Program Plans for 2010 through 2014

Resident Advisory Board stressed the need for something to be done about mold build up in bathrooms, especially at Griswold Heights. They said bleach was not effective in combating the problem. Tom Hulihan explained an additive is being used in paint when painting the apartments and improved ventilation may address this as well. Resident Advisory Board said they did not see improved ventilation in the Capital Fund Program Plans for Griswold Heights.

Resident Advisory Board is excited about installation of new double hung windows.

Proposed Revisions to the Troy Housing Authority Admissions and Continued Occupancy Plan, the Dwelling Lease and the Section 8 Administrative Plan

1. Closing Windows and Doors Policy

Resident Advisory Board expressed that they should be able to open their windows to provide fresh air, especially if they are paying for their own heat. They also indicated that they felt that circulating the air could alleviate some of the mold issues. Tom Hulihan explained that there should be ventilation in apartments without opening windows but Resident Advisory Board indicated that the mold problem is getting worse and that Black Fur Mold has been seen and some residents are talking about going to the Health Department. They acknowledged that hanging wet laundry in apartments and unvented clothes dryers may be contributing to the problem. They requested that someone from the Capital Improvements Office and Maintenance Department come to Tenant Meetings to explain the ventilation systems and how to combat mold.

2. Air Conditioning Policy

Resident Advisory Board acknowledged that Plexiglas looks much better than other items used for installation. They appreciated being able to purchase the Plexiglas at cost from the Troy Housing Authority but they questioned why maintenance was only installing the air conditioners at Taylor and requiring residents at other sites to self install.

3. Trash Collection Policy

Resident Advisory Board acknowledged the great improvements in appearance at all sites, especially Martin Luther King, as a result of better methods and greater enforcement of the Trash Collection Policy.

4. Abandonment Policy

Resident Advisory Board was in agreement with this policy.

5. Photographing Residents Policy

Resident Advisory Board had mixed feelings about this policy. Some members felt that this was a good practice for security measures (e.g. maintenance being able to verify someone's identity when they call and say they were locked out of their apartment) but other members felt that this was an invasion of privacy and they wanted to know about the consequences of refusing to have your picture taken.

6. Flat Rents

Resident Advisory Board said this increase was not bad compared to previous years. Regarding rents in general they did express concern about rent being calculated based on all income, including temporary income like overtime. It was pointed out that if their income decreases (or increases) they should notify Tenant Relations and request a recalculation. It was also suggested that they enroll in the Family Self Sufficiency Program.

7. Retroactive Rent Charges

Resident Advisory Board members agreed with this policy. They said people shouldn't cheat and all household members should be on the lease.

8. Illegal Tenants

Resident Advisory Board members agreed with this policy. They specifically said boyfriends should be on the lease. However, they said they are hearing from some people who have been caught that the Troy Housing Authority's surveillance techniques are illegal (especially picture taking). They said that there are rumors circulating that there are cameras on light poles monitoring everyone's comings and goings. Tom Hulihan indicated that the Troy Housing Authority worked in cooperation with the HUD Inspector General in determining what could be done to prove that an illegal tenant was actually living in an apartment.

9. Energy Efficient Light Bulbs

It was explained to the Resident Advisory Board that the Troy Housing Authority has determined that another way to assure greater energy efficiency is to "go green" relative to lighting by mandating that all lighting fixtures use energy efficient light bulbs. It was pointed out that the Troy Housing Authority recently installed energy efficient light bulbs in every fixture in every apartment and that when these burn out tenants will be expected to replace them with new energy efficient light bulbs which they may purchase through the maintenance department. It was pointed out that these cost more than standard light bulbs but last longer and use less energy. The Resident Advisory Board expressed that this was a good move for the Troy Housing Authority and that tenants that pay their own utilities will actually save money.

Other Items of Interest and Concern Expressed by the Resident Advisory Board

They commended the Troy Housing Authority for the very successful Family Fun Day. Those that attended said that they had a great time and it was a great chance for community building.

They expressed the need for more AmeriCorps Members and were disappointed to hear that our program had not been renewed for 2009-2010 due to lack of funds at the federal level. They were glad to hear that we will be re-applying for 2010-2011 and that more funding will be available as part of the Edward Kennedy Serve America Act.

They were glad to hear that Neighborhood Networks was initiating a Career Closet and they offered to donate clothing to this worthwhile project.

They pointed out that Phelan Court and Taylor Apartments are the only sites with community rooms that do not have computers with internet access. Tom Hulihan agreed to work on this item.

They expressed a desire to paint a new mural on the wall under the Congress Street Bridge near the basketball courts. They said Kevin McClure has offered to provide the paint but they said they are interested in having an artist assist with the mural design and painting. Tom Hulihan offered to assist them in applying for an Art\$ Grant from the Arts Center for the Capital Region.

They expressed concern about the lack of lighting under the Congress Street Bridge. They said they have called the City of Troy and the Department of Transportation and each says it is the others responsibility. Tom Hulihan suggested that they ask Kevin McClure or Ron Marcucci to assist in intervening.

They congratulated Nancy Edwards on the recent purchase of a home and they were reassured when Nancy said she would be staying on as REACT Director.



Serving The Community Since 1944

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

COMMISSIONERS
Caroline J. Wilcox
Chair
Jay D. Vandenburg
Vice-Chair
John M. Fetscher
Vincent P. Jimino
Sondra A. Little
Paul E. Moses
Reine E. Parker

William B. Meissner
Executive Secretary

2010 AGENCY PLAN – PUBLIC COMMENT MEETING

September 29, 2009 6:00 PM at Kane Apartments

Participants

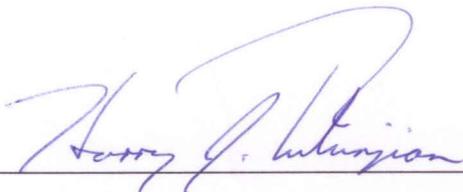
NAME	REPRESENTING

Meeting was scheduled for this date and Publicly Noticed in The Troy Record on Saturday, August 8, 2009.

Tom Hulihan, Director of Planning and Program Development arrived at meeting location at 5:45PM and stayed until 6:30PM. No members of the public came to discuss the plan.

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

I, Harry J. Tutunjian the Mayor certify that the Five Year and
Annual PHA Plan of the Troy Housing Authority is consistent with the Consolidated Plan of
the City of Troy, New York prepared pursuant to 24 CFR Part 91.

 10/02/09

Signed / Dated by Appropriate State or Local Official

Part I: Summary

PHA Name: Troy Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No: _____ Date of CFFP: _____	FFY of Grant: 2010 FFY of Grant approval: _____
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Projection for Submission with Agency Plan Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000.00			
3	1408 Management Improvements	\$100,000.00			
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$270,198.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$322,000.00			
10	1460 Dwelling Structures	\$2,701,120.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$84,160.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service				
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)	\$4,077,478.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of the Executive Director <i>William B. Weisner</i>	Date 11/25/2009	Signature of the Public Housing Director	Date
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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

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385				
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734				
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507				
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963				
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933				
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545				
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933				
Total	Operations	1406		\$400,000.00				
THA-wide	Administration: CFP Related Salaries & Benefits	1410		\$200,000.00				
Total	Administration	1410		\$200,000.00				
NY12-1P Corliss & Fallon	Fees & Costs Corliss Boiler Room Roof Repair/Replace	1430		\$4,000				

Part II: Supporting Pages

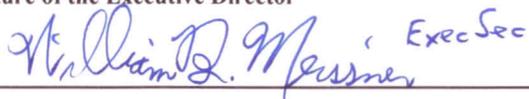
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Fees & Costs Bilco Doors Repair/Replce	1430		\$2,400				
NY12-1P Corliss & Fallon	Fees & Costs Install Double Hung Windows	1430		\$58,880				
NY12-1P Corliss & Fallon	Fees & Costs Fallon Upgrade Community Room Roof & Ext.	1430		\$1,600				
NY12-2P Taylor 3&4	Fees & Costs Taylor 3&4 Window & Roof Repair/Replace	1430		\$44,000				
NY12-3P Phelan & Sweeney	Fees & Costs Phelan Brick & Block Repair	1430		\$8,000				
NY12-3P Phelan & Sweeney	Fees & Costs Sweeney Kitchen & Bath Repair/Upgrade	1430		\$9,600				
NY12-4P Martin Luther King	Fees & Costs Repair retaining wall & underground utilities	1430		\$24,000				
NY12-5P Kane, Conway, Grand	Fees & Costs Kane Upgrade yard, walks & install gazebo	1430		\$3,000				
NY12-5P Kane, Conway, Grand	Fees & Costs Conway Upgrade Elevators	1430		\$84,000				
NY12-5P Kane, Conway, Grand	Fees & Costs Conway Install gazebo	1430		\$1,000				
NY12-5P Kane, Conway, Grand	Fees & Costs Grand Ext. repair & bsmnt ent. upgrade	1430		\$28,000				
NY12-6P Griswold	Fees & Costs DHW Boiler Tube Replacement	1430		\$1,718				
NY12-7P Taylor 1&2	Fees & Costs None at the time	1430		\$0				
TOTAL	Fees & Costs	1430		\$267,798				
NY12-4P Martin Luther King	Site Improvements Repair retaining wall & underground utilities	1450		\$276,000				
NY12-5P Kane, Conway, Grand	Site Improvements Kane Upgrade yard, walks & install gazebo	1450		\$34,500				

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-5P Kane, Conway, Grand	Site Improvements Conway Install gazebo	1450		\$11,500				
TOTAL	Site Improvements	1450		\$322,000				
NY12-1P Corliss & Fallon	Dwelling Structures Bilco Doors Repair/Reploace	1460		\$27,600				
NY12-1P Corliss & Fallon	Dwelling Structures Install Double Hung Windows	1460		\$677,120				
NY12-2P Taylor 3&4	Dwelling Structures Taylor 3&4 Window & Roof Repair/Replace	1460		\$506,000				
NY12-3P Phelan & Sweeney	Dwelling Structures Phelan Brick & Block Repair	1460		\$92,000				
NY12-3P Phelan & Sweeney	Dwelling Structures Sweeney Kitchen & Bath Repair/Upgrade	1460		\$110,400				
NY12-5P Kane, Conway, Grand	Dwelling Structures Conway Upgrade Elevators	1460		\$966,000				
NY12-5P Kane, Conway, Grand	Dwelling Structures Grand Ext. repair & bsmnt ent. upgrade	1460		\$322,000				
TOTAL	Dwelling Structures	1460		\$2,701,120				
NY12-1P Corliss & Fallon	Non-Dwelling Structures Corliss Boiler Room Roof Repair/Replace	1470		\$46,000				
NY12-1P Corliss & Fallon	Non-Dwelling Structures Upgrade Community Room Roof & ext.	1470		\$18,400				
NY12-6P Griswold	Non-Dwelling Structures DHW Boiler Tube Replacement	1470		\$19,760				
TOTAL	Non-Dwelling Structures	1470		\$84,160				

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		Locality (City/County & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement	\$2,608,000	\$2,740,000	\$3,844,000	\$2,74,000	
C.	Management Improvements		\$100,000	\$100,000	\$100,000	\$100,000	
D.	PHA-Wide Non-dwelling Structures and Equipment				\$30,000		
E.	Administration		\$200,000	\$200,000	\$200,000	\$200,000	
F.	Other						
G.	Operations		\$400,000	\$400,000	\$400,000	\$400,000	
H.	Demolition						
I.	Development						
J.	Capital Fund Financing – Debt Service						
K.	Total CFP Funds						
L.	Total Non-CFP Funds						
M.	Grand Total		\$3,308,000	\$3,440,000	\$4,574,000	\$3,440,000	
Signature of the Executive Director			Date	Signature of the Public Housing Director		Date	
			11/19/2009				

Part I: Summary (Continuation)

PHA Name/Number	Locality (City/county & State)	<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
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A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	Total Per Site
		Annual Statement					
	NY06P012001 Corliss Park Apts		\$360,000	\$925,000	\$1,570,000	\$2,020,000	\$4,875,000
	NY06P012002 John P. Taylor Apt.		\$532,000	\$0	\$190,000	\$85,000	\$807,000
	NY06P012004N Fallon Apts		\$0	\$200,000	\$50,000	\$0	\$250,000
	NY06P012004S Sweeney Apts		\$145,000	\$0	\$90,000	\$25,000	\$260,000
	NY06P012006 Mrg. W. Phelan Apts		\$0	\$0	\$506,000	\$140,000	\$646,000
	NY06P012007 Martin L. King Apts.		\$496,000	\$0	\$30,000	\$100,000	\$626,000
	NY06P012008 Kane Apts.		\$0	\$35,000	\$293,000	\$150,000	\$478,000
	NY06P012009 Grand Street		\$0	\$0	\$110,000	\$0	\$110,000
	NY06P0120011 Conway Court		\$0	\$20,000	\$225,000	\$100,000	\$345,000
	NY06P0120012 Griswold Hghts Apts		\$1,075,000	\$1,560,000	\$780,000	\$400,000	\$3,815,000
			\$2,608,000	\$2,740,000	\$3,844,000	\$3,020,000	\$12,212,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA Wide	Operations	\$400,000.00	PHA Wide	Operations	\$400,000.00
Annual	PHA Wide Mgmt. Imp.	Marketing Imp. all sites	\$100,000.00	PHA Wide Mgmt. Imp.	Marketing Imp. all sites	\$100,000.00
Statement	PHA Wide Adm.	CFP Related Sal/ Bens.	\$200,000.00	PHA Wide Adm.	CFP Related Sal. Benes.	\$200,000.00
	NY06P012001 Corliss Park Apts	Dwelling Structures: -Repair/Replace Zone Valves & Controls*	\$360,000.00	NY06P012001 Corliss Park Apts	Dwelling Structures: -Repair/Upgrade Bathrooms & Kitchens	\$925,000.00
	NY06P012002 John P. Taylor Apt.	Dwelling Structures: <i>Double hung windows</i>	<i>\$532,000.00</i>	NY06P012002 John P. Taylor Apt.		
	NY06P012004N Fallon Apts			NY06P012004N Fallon Apts	Dwelling Structures: -Repair/Upgrade Bathrooms & Kitchens	\$200,000
	NY06P012004S Sweeney Apts	Site Improvement: -Add Parking -Retaining wall replace	\$30,000.00 \$115,000.00	NY06P012004S Sweeney Apts		
	NY06P012006 Mrg. W. Phelan Apts			NY06P012006 Mrg. W. Phelan Apts		
	NY06P012007 Martin L. King Apts.	Dwelling Structures: <i>Double hung windows</i>	<i>\$496,000.00</i>	NY06P012007 Martin L. King Apts.		
	NY06P012008 Kane Apts.			NY06P012008 Kane Apts.	Dwelling Structures: -Brick & Block Repair	\$35,000.00
	NY06P012009 Grand Street			NY06P012009 Grand Street		
	NY06P0120011 Conway Court			NY06P0120011 Conway Court	Dwelling Structures: -Brick & Block Repair	\$20,000.00
	NY06P0120012 Griswold Hgts Apts	Dwelling Structures: -Upgrade radiators & valves* -Improve attic access & insulate*	\$750,000.00 \$325,000.00	NY06P0120012 Griswold Hgts Apts	Dwelling Structures: <i>-Double hung windows</i>	\$1,560,000.00
	Subtotal of Estimated Cost		\$3,308,000.00	Subtotal of Estimated Cost		\$3,440,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	PHA Wide	Operations	\$400,000.00	PHA Wide	Operations	\$400,000.00
	PHA Wide Mgmt. Improvements	Marketing Improvements all sites	\$100,000.00	PHA Wide Mgmt. Improvements	Marketing Improvements all sites	\$100,000.00
	PHA WideAdm	CFP Related	\$200,000.00	PHA Wide Adm	CFP Related Sal / Bens	\$200,000.00
	NY06P012001 Corliss Park Apts	Dwelling Structures: -Interior Doors Site Improvements - perimeter fields	1,520,000.00 \$50,000.00	NY06P012001 Corliss Park Apts	Dwelling Structures: -Interior Doors	\$2,020,000.00
	NY06P012002 John P. Taylor Apt.	Dwelling Structures: -Bay Window Repair	\$190,000.00	NY06P012002 John P. Taylor Apt.	Dwelling Structure: -Ramp mason/lighting	\$85,000.00
	NY06P012004N Fallon Apts	Dwelling Structures: -Brick & Block Repair	\$50,000.00	NY06P012004N Fallon Apts		
	NY06P012004S Sweeney Apts	Dwelling Structures: -Roof Repair	\$90,000.00	NY06P012004S Sweeney Apts	Dwelling Structures: - Brick & Block Repair	\$25,000.00
	NY06P012006 Mrg. W. Phelan Apts	Dwelling Structures: -Double hung windows - Roof Repair	<i>\$356,000.00</i> <i>\$150,000.00</i>	NY06P012006 Mrg. W. Phelan Apts	Site Improvement: -Develop Vacant Land	\$140,000.00
	NY06P012007 Martin L. King Apts.	Non-dwelling Structures: -Windows in Mansion	\$30,000.00	NY06P012007 Martin L. King Apts.	Dwelling Structures: -Brick & Block Repair	\$100,000.00
	NY06P012008 Kane Apts.	Dwelling Structures: -Double hung windows -1 st Floor Heat	<i>\$240,000.00</i> <i>\$53,000.00</i>	NY06P012008 Kane Apts.	Dwelling Structures: -Cabinets & Doors	\$150,000.00
	NY06P012009 Grand Street	Dwelling Structures: -Wood Trim & Finish	\$110,000.00	NY06P012009 Grand Street		
	NY06P0120011 Conway Court	Site improvements: -upgrade yard / walks Dwelling Structures: -Double hung windows -1st Floor Heat	\$25,000.00 <i>\$160,000.00</i> <i>\$40,000.00</i>	NY06P0120011 Conway Court	Dwelling Structures: -Cabinets & Doors	\$100,000.00
	NY06P0120012 Griswold Hghts Apts	Dwelling Structures: -Ceiling Repair/Paint	\$780,000.00	NY06P0120012 Griswold Hghts Apts	Dwelling Structures: -Brick & Block Repair	\$400,000.00
	Subtotal of Estimated Cost		\$4,544,000.00	Subtotal of Estimated Cost		\$

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY _____		Work Statement for Year: _____ FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

Part I: Summary					
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250105 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2005 FFY of Grant Approval: _____	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Submission with Agency Plan for _____ <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance & Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	442,215	442,215	442,215	442,215
3	1408 Management Improvements	0	0		
4	1410 Administration (may not exceed 10% of line 21)	221,106	221,106	221,106	221,106
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	164,721	162,888	162,888	141,565
8	1440 Site Acquisition				
9	1450 Site Improvement	981,076	982,909	982,909	982,909
10	1460 Dwelling Structures	170,723	170,723	170,723	170,723
11	1465.1 Dwelling Equipment—Nonexpendable	43,305	43,305	43,305	43,305
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	187,927	187,927	187,927	187,927
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities ⁴				
19a	9000 Collateralization or Debt Service paid by PHA				
19ba	1501 Collateralization or Debt Service paid Via System of Direct Payment				
20	1502 Contingency (may not exceed 8% of line 21)				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,211,073	2,211,073	2,211,073	2,189,750
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
Signature of the Executive Director <i>William D. Messinger</i>		Date 11/19/2009	Signature of Field Office Manager		Date

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

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005 Projected Plan		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Tenant Services, Youth Programs and Other THA Operations	1406		442,215	442,215	442,215	442,215	COMPLETED
	TOTAL OPERATIONS	1406		442,215	442,215	442,215	442,215	
PHA Wide	CFP Program Salaries and Benefits	1410		221,106	221,106	221,106	221,106	COMPLETED
	TOTAL ADMINISTRATION	1410		221,106	221,106	221,106	221,106	
	FEES & COSTS	1430						
NY12-1 Corliss Park	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		836	0	0			
NY12-1 Corliss Park	Inspect, Repair and Replace Roofs as needed			48,084	77,723	77,723	56,400	IN PROGRESS
NY12-12 Griswold Heights	Inspect, Repair and Replace Roofs as needed			103,749	72,277	72,277	72,277	COMPLETED
NY12-7 MLK Apts.	Comprehensive Ground & Site Improvements			12,888	12,888	12,888	12,888	COMPLETED
NY12-2 Taylor Apts.	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		210	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon/Sweeney	Replace Storm Doors, Front & Rear		122	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon/Sweeney	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		164	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-6 Phelan Court	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		277	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-7 MLK Apts.	Replace Front Storm Doors		120	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-7 MLK Apts.	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		503	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-8 Kane Apts.	Repair/Replace Ground Floor Flooring			0	0	0	0	MOVED VIA FUNGIBILITY

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 Projected Plan			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-8 Kane Apts.	Install Electrical Handicapped Access Entry Doors			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-8 Kane Apts.	Interior Painting			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-8 Kane Apts.	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		120	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-9 Grand Street	Replace historic wood trim and finishes on facias, brick molding and cornices		10 Buildings	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-11 Conway Court	Install Electrical Handicapped Access Entry Doors			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-11 Conway Court	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		82	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-12 Griswold Heights	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		1,314	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-12 Griswold Heights	Closure of old, abandoned oil tanks buried under ground			0	0	0	0	MOVED VIA FUNGIBILITY
TOTAL FEES & COSTS		1430		164,721	162,888	162,888	141,565	

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

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 Projected Plan			
Dev. # / Name	Gen. Desc of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
	SITE IMPROVEMENTS	1450						
NY12-12 Griswold Heights	Closure of old, abandoned oil tanks buried under ground			0	0			
NY12-1 Corliss Park	Trim Trees For Preparation For Roof Replacement			32,520	32,520	32,520	32,520	COMPLETED
NY12-12 Griswold Heights	Trim Trees ForPreparation For RoofReplacement			49,000	49,000	49,000	49,000	COMPLETED
NY12-2 Taylor Apts.	Remove Cement Trash Bin			4,390	4,390	4,390	4,390	COMPLETED
NY12-42 Sweeney Apts.	Comprehensive Ground & Site Improvements			2,000	16,033	16,033	16,033	COMPLETED
NY12-7 MLK Apts.	Comprehensive Ground & Site Improvements			544,691	565,977	565,977	565,977	COMPLETED
NY12-8 Kane Apts.	Comprehensive Ground & Site Improvements			178,806	0	0	0	MOVED VIA FUNGIBILITY
NY12-9 Grand Street	Comprehensive Ground & Site Improvements			8,806	164,197	164,197	164,197	COMPLETED
NY12-11 Conway Court	Comprehensive Ground & Site Improvements			160,863	150,792	150,792	150,792	COMPLETED
	TOTAL SITE IMPROVEMENTS			981,076	982,909	982,909	982,909	
	DWELLING STRUCTURES	1460						
NY12-1 Corliss Park	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		836	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-1 Corliss Park	Inspect, Repair and Replace Roofs as needed			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-2 Taylor Apts.	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		210	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon/Sweeney	Replace Storm Doors, Front & Rear		122	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon/Sweeney	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		164	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-6 Phelan Court	Repair, Replace & Install Smoke and Carbon Monoxide Detectors as needed		277	0	0	0	0	MOVED VIA FUNGIBILITY

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

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

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

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 Projected Plan			
Dev. # / Name	Gen. Desc. of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	DWELLING EQUIPMENT	1465.1						
NY12-1 Corliss Park	Replace 15 year old refrigerators for energy efficiency		184	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon/Sweeney	Replace refrigerators for energy efficiency		64	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-4 Fallon	Replace stoves		40	11,590	11,840	11,840	11,840	COMPLETED
NY12-4 Sweeney	Replace stoves		24	6,954	6,373	6,373	6,373	COMPLETED
NY12-8 Kane Apts.	Replace stoves		61	25,299	25,092	25,092	25,092	COMPLETED
	TOTAL DWELLING EQUIPMENT	1465.1		43,843	43,305	43,305	43,305	
	REPLACEMENT RESERVE	1490						
NY12-2 Taylor Apts.	Replacement Reserves			187,927	187,927	187,927	187,927	COMPLETED
	REPLACEMENT RESERVE	1490		187,927	187,927	187,927	187,927	
	GRAND TOTAL			2,211,073	2,211,073	2,211,073	2,189,750	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01250105 Replacement Housing Factor No:				Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide							
NY12-1 Corliss Park	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-2 Taylor Apts.	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-4 Fallon/Sweeney	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-6 Phelan Court	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-7 MLK Apts.	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-8 Kane Apts.	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-9 Grand Street	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-11 Conway Court	08/18/07	08/17/07		08/18/09	08/17/09		
NY12-12 Griswold Heights	08/18/07	08/17/07		08/18/09	08/17/09		

Part I: Summary					
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250106 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2006 FFY of Grant Approval: _____	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3-dated 7/24/08) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	436,804	436,804	436,804	436,804
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	218,402	218,402	218,402	136,792
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	36,519	46,519	46,519	35,568
8	1440 Site Acquisition				
9	1450 Site Improvement	0	2,667	2,667	2,667
10	1460 Dwelling Structures	1,492,295	1,479,628	1,479,628	1,479,628
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	0	0		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by 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)	2,184,020	2,184,020	2,184,020	2,091,459
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of the Executive Director 		Date 11/19/2009		Signature of the Public Housing Director _____	
				Date _____	

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

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	OPERATIONS	1406						
PHA Wide	Tenant Services, Youth Programs and Other THA Operations			436,804	436,804	436,804	436,804	COMPLETED
	TOTAL OPERATIONS	1406		436,804	436,804	436,804	436,804	
	ADMINISTRATION	1410						
PHA Wide	CFP Program Salaries and Benefits			218,402	218,402	218,402	218,402	COMPLETED
	TOTAL ADMINISTRATION	1410		218,402	218,402	218,402	218,402	
	FEES & COSTS	1430						
NY12-1 Corliss Park	Expand Maintenance Facility			0	0	0	0	DELAYED
NY12-2 Taylor Apts.	Improvements to Building 4, including but not limited to: Replacement Windows, Replace Roof Membrane			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-7 MLK Apartments	Improve, Expand or Create Tenant Services Space			0	10,000	10,000	10,000	COMPLETED
NY12-7 MLK Apartments	Grounds improvements: retaining walls at rear entrances/surface improvements for apts. 95-101 and 108-115			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-8 Kane Apartments	Repair/Replace Ground Floor Flooring			7,001	7,001	7,001	2,529	COMPLETED
NY12-9 Grand Street	Exterior Facade Restoration			29,518	29,518	29,518	23,039	IN PROGRESS
	TOTAL FEES & COSTS	1430		36,519	46,519	46,519	35,568	

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	SITE IMPROVEMENTS	1450						
NY12-7 MLK Apartments	Grounds improvements: retaining walls at rear entrances/surface improvements for apts. 95-101 and 108-115			0	2,667	2,667	2,667	COMPLETED
NY12-12 Griswold Heights	Closure of old, abandoned oil tanks buried underground			0	0	0	0	MOVED VIA FUNGIBILITY
	TOTAL SITE IMPROVEMENTS	1450		0	2,667	2,667	2,667	
	DWELLING STRUCTURES	1460						
NY12-1 Corliss Park Apts.	Install new roofs			719,055	706,388	706,388	706,388	COMPLETED
NY12-2 Taylor Apts.	Improvements to Building 4, including but not limited to: Replacement Windows, Replace Roof Membrane			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-9 Grand Street	Exterior Facade Restoration			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-12 Griswold Heights Apts.	Install new roofs			773,240	773,240	773,240	773,240	COMPLETED
	TOTAL DWELLING STRUCTURES	1460		1,492,295	1,479,628	1,479,628	1,479,628	
	NON-DWELLING STRUCTURES	1470						
NY12-1 Corliss Park	Expand Maintenance Facility			0	0	0	0	DELAYED
NY12-7 MLK Apartments	Improve, Expand or Create Tenant Services Space			0	0	0	0	MOVED VIA FUNGIBILITY
	NON-DWELLING STRUCTURES	1470		0	0	0	0	
	GRAND TOTAL			2,184,020	2,184,020	2,184,020	2,091,459	

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

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program No: NY06P01250106 Replacement Housing Factor No:					Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA Wide	07/11/08			07/11/10				
NY12-1 Corliss Park Apts.	07/11/08			07/11/10				
NY12-8 Kane Apts.	07/11/08			07/11/10				
NY12-9 Grand Street Apts.	07/11/08			07/11/10				
NY12-12 Griswold Heights Apts.	07/11/08			07/11/10				

Part I: Summary					
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250107 Replacement Housing Factor Grant No: _____ Date of CFFP: _____		FFY of Grant: 2007 FFY of Grant Approval: _____	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	425,055	425,055	425,055	425,055
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	212,527	212,527	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	46,689	34,022	34,022	34,022
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,441,005	1,453,672	1,453,672	1,110,870
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by 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)	2,125,276	2,125,276	1,912,749	1,569,947
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of the Executive Director		Signature of the Public Housing Director		Date	
<i>William B. Messine</i>				11/19/2009	

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Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
THA-wide	Operations	1406		425,055	425,055	425,055	425,055	COMPLETED
THA-wide	Management Improvements: Marketing Improvements to address curb appeal, etc. at various sites	1408		0	0	0	0	MOVED VIA FUNGIBILITY
THA-wide	Administration: CFP Related Salaries & Benefits	1410		212,527	212,527	0	0	DELAYED
NY12-01 Corliss Park	Fees & Costs: Corliss Park Roof Repair	1430	96,744 sf	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-12 Griswold Heights	Fees & Costs: Griswold Heights Roof Repair	1430	136,505 sf	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-12 Griswold Heights	Fees & Costs: Griswold Heights Ext. Masonry Repair	1430	Bldg. 8	0	0	0	0	DELAYED
NY12-01 Corliss Park	Fees & Costs: Corliss Park Drain Trap New Clean Outs	1430	20 bldgs.	0	0	0	0	MOVED VIA FUNGIBILITY
NY12-07 MLK Apartments	Fees & Costs: Martin Luther King Ground Improvements: New Clean Outs and Sewer Alignment	1430	124 apts.	46,689	34,022	34,022	34,022	COMPLETED
	TOTAL FEES & COSTS	1430		46,689	34,022	34,022	34,022	

Part II: Supporting Pages

PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-01 Corliss Park	Dwelling Structures: Corliss Park Roof Repair	1460		694,342	707,009	707,009	533,304	IN PROGRESS
NY12-12 Griswold Heights	Dwelling Structures: Griswold Heights Roof Repair	1460		746,663	746,663	746,663	577,566	IN PROGRESS
NY12-12 Griswold Heights	Dwelling Structures: Griswold Heights Ext. Masonry Work	1460	Bldg. 8	0	0	0	0	DELAYED
NY12-01 Corliss Park	Dwelling Structures: Corliss Park Drain Trap New Clean Outs			0	0	0	0	MOVED VIA FUNGIBILITY
NY12-07 MLK Apartments	Dwelling Structures: Martin Luther King Ground Improvements: New Clean Outs and Sewer Alignment	1460		0	0	0	0	MOVED VIA FUNGIBILITY
TOTAL DWELLING STRUCTURES		1460		1,441,005	1,453,672	1,453,672	1,110,870	
NY12-02 Taylor Apts.	Replacement Reserve: Taylor Buildings 1 & 2	1490		0	0	0	0	CANCELLED
GRANT TOTAL				2,125,276	2,125,276	2,125,276	1,569,947	

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

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

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

Part I: Summary						
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended ³	
1	Total non-CFP Funds					
2	1406 Operations	426,840	426,840	426,840	426,840	
3	1408 Management Improvements (may not exceed 20% of line 21) ³	106,710	106,710	0	0	
4	1410 Administration	213,420	213,420	0	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	104,000	104,000	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement	116,380	116,380	0	0	
10	1460 Dwelling Structures	1,166,852	1,166,852	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
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)	2,134,202	2,134,202	0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of Line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of the Executive Director <i>William B. Messner</i>		Date 11/19/2009		Signature of the Public Housing Director Date		

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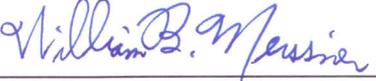
Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
THA-wide	Operations	1406		426,840	426,840	426,840	426,840	COMPLETED
THA-wide	Management Improvements: Marketing Improvements to all sites	1408		106,710	106,710	0	0	DELAYED
THA-wide	Administration: CFP Related Salaries & Benefits	1410		213,420	213,420	0	0	DELAYED
NY12-01 Corliss Park	Fees & Costs: Brick & Block Repair All Buildings	1430		16,000	16,000	0	0	DELAYED
NY12-02 Taylor Apts.	Fees & Costs: Taylor 4 Roof Repair	1430		4,800	4,800	0	0	DELAYED
NY12-6 Phelan Court	Fees & Costs: Stabilize Retaining Wall	1430		10,000	10,000	0	0	DELAYED
NY12-7 MLK Apts.	Fees & Costs: Roof Repairs All Buildings	1430		8,000	8,000	0	0	DELAYED
NY12-7 MLK Apts.	Fees & Costs: Redesign Plumbing/Drainage All Apts.	1430		22,800	22,800	0	0	DELAYED
NY12-7 MLK Apts.	Fees & Costs: Repair/Replace Stair Treads All Apts.	1430		4,560	4,560	0	0	DELAYED
NY12-8 Kane Apts.	Fees & Costs: Install Handicap Access Entrance Doors	1430		860	860	0	0	DELAYED
NY12-11 Conway Court	Fees & Costs: Install Handicap Access Entrance Doors	1430		860	860	0	0	DELAYED
NY12-11 Conway Court	Fees & Costs: Install Site Signage	1430		120	120	0	0	DELAYED
NY12-12 Griswold Heights	Fees & Costs: Roof Repair/Add Gutters All Buildings	1430		36,000	36,000	0	0	DELAYED
Total	Fees & Costs:	1430		104,000	104,000	0	0	

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-6 Phelan Court	Site Improvement: Stabilize Retaining Wall	1450		115,000	115,000	0	0	DELAYED
NY12-11 Conway Court	Site Improvement: Install Site Signage	1450		1,380	1,380	0	0	DELAYED
Total	Site Improvement:			116,380	116,380	0	0	
NY12-01 Corliss Park	Dwelling Structures: Brick & Block Repair All Buildings	1460		184,000	184,000	0	0	DELAYED
NY12-02 Taylor Apts.	Dwelling Structures: Taylor 4 Roof Repair	1460		55,200	55,200	0	0	DELAYED
NY12-7 MLK Apts.	Dwelling Structures: Roof Repairs All Buildings	1460		92,000	92,000	0	0	DELAYED
NY12-7 MLK Apts.	Dwelling Structures: Redesign Plumbing/Drainage All Apts.	1460		262,200	262,200	0	0	DELAYED
NY12-7 MLK Apts.	Dwelling Structures: Repair/Replace Stair Treads All Apts.	1460		52,440	52,440	0	0	DELAYED
NY12-8 Kane Apts.	Dwelling Structures: Install Handicap Access Entrance Doors	1460		9,890	9,890	0	0	DELAYED
NY12-11 Conway Court	Dwelling Structures: Install Handicap Access Entrance Doors	1460		9,890	9,890	0	0	DELAYED
NY12-12 Griswold Heights	Dwelling Structures: Roof Repair/Add Gutters All Buildings	1460		501,232	501,232	0	0	DELAYED
Total	Dwelling Structures:	1460		1,166,852	1,166,852	1,166,852	1,166,852	
	GRAND TOTAL			2,134,202	2,134,202	426,840	426,840	

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

Part III: Implementation Schedule

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

Part I: Summary						
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01250109 Replacement Housing Factor Grant No: _____ Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: _____	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) ³	\$400,000.00				
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 20)	\$200,000.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	246,998				
8	1440 Site Acquisition					
9	1450 Site Improvement	92,002				
10	1460 Dwelling Structures	1,030,400				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	165,600				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service					
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)	\$2,135,000.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 compliance					
23	Amount of line 20 Related to Security – Soft Costs					
24	Amount of Line 20 Related to Security – Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of the Executive Director 		Date 11/19/2009		Signature of the Public Housing Director _____		
				Date _____		

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

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-1P Corliss & Fallon	Operations Allowable amount of CFP for Operations	1406		\$70,385				
NY12-2P Taylor 3&4	Operations Allowable amount of CFP for Operations	1406		\$42,734				
NY12-3P Phelan & Sweeney	Operations Allowable amount of CFP for Operations	1406		\$35,507				
NY12-4P Martin Luther King	Operations Allowable amount of CFP for Operations	1406		\$38,963				
NY12-5P Kane, Conway, Grand	Operations Allowable amount of CFP for Operations	1406		\$44,933				
NY12-6P Griswold	Operations Allowable amount of CFP for Operations	1406		\$122,545				
NY12-7P Taylor 1&2	Operations Allowable amount of CFP for Operations	1406		\$44,933				
Total	Operations	1406		\$400,000.00				
THA-wide	Administration: CFP Related Salaries & Benefits	1410		\$200,000.00				

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-01 Corliss Park	Fees & Costs: Improve or Build Maintenance Storage	1430		\$7,200				
NY12-7 MLK Apts.	Fees & Costs: Repair or Replace Exterior Panel Boxes	1430		\$2,400				
NY12-7 MLK Apts.	Fees & Costs: Repair or Replace Rear Doors	1430		\$8,800				
NY12-7 MLK Apts.	Fees & Costs: Improve or Move Maintenance Area	1430		\$7,200				
NY12-9 Grand St. Apts.	Fees & Costs: Repair or Replace Panel Boxes	1430		\$3,600				
NY12-9 Grand St. Apts.	Fees & Costs: Repair or Replace Roofs	1430		\$6,800				
NY12-9 Grand St. Apts.	Fees & Costs: Repair/Repoint Exterior Brick & Block	1430		\$68,000				
NY12-02 Taylor Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				
NY12-4N Fallon Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				
NY12-4S Sweeney Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				
NY12-06 Phelan Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				

Part II: Supporting Pages								
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NY12-07 MLK Apts.	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				
NY12-12 Griswold	Fees & Costs: Design & Install Recreational Sprinklers	1430		\$1,333				
NY12-1P Corliss & Fallon	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				
NY12-2P Taylor 3&4	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				
NY12-3P Phelan & Sweeney	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				
NY12-4P Martin Luther King	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				
NY12-5P Kane, Conway, Grand	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				
NY12-6P Griswold	Fees & Costs: THA in-house inspections of contract work and physical needs assessment activities	1430		\$22,500				

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

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

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

Part I: Summary					
PHA Name: Troy Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06S01250109 Replacement Housing Factor Grant No: Date of CFFP: 03/18/2009		FFY of Grant: 2009 Stimulus FFY of Grant Approval: 2009 Stimulus	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	\$2,701,478			
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	0			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	214,400			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,465,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	21,478			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: NY06S01250109 Replacement Housing Factor Grant No: NA Date of CFFP: 3/18/2009		FFY of Grant:2009 Stimulus FFY of Grant Approval: 2009 Stimulis	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	\$2,701,478			
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				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$1,456,478			
Signature of Executive Director <i>William B. Messier</i>		Date 11/19/2009		Signature of Public Housing Director Date	

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.

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06S01250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 Stimulus		
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	
	Administration - THA Staff for Oversight of the Following Projects (None: plan to commit all funds to projects to enact stimulis. Lines kept open in the event of unforeseen circumstances)	1410						
NY012200001P Corliss (184) and Fallon (40)	Repair/Replace Zone Valves & Controls at Corliss so they fail safe open & have shut off ability when temperature allows	1410	184 Apts.	0				
NY012200001P Corliss (184) and Fallon (40)	Bathroom and Kitchen Repair and Upgrade for Corliss and Fallon	1410	224 Apts.	0				
NY012200003P Phelan (89) & Sweeney (24)	Bathroom and Kitchen Repair and Upgrade for Sweeney	1410	24 Apts.	0				
NY012200006P Griswold Heights (390)	Upgrade apartment radiators and valves as needed - especially second floor	1410	350 Apts	0				
NY012200006P Griswold Heights (390)	Install Insulated Access Panel Doors to attics and upgrade insulation in attics	1410	350 Apts.	0				
NY012200006P Griswold Heights (390)	Replace Boiler Tubes in Central Domestic Hot Water Heating Systems	1410	10 Boilers	0				
	Subtotal Administration	1410		0				

	Fees & Costs Associated with the following projects	1430						
NY012200001P Corliss (184) and Fallon (40)	Repair/Replace Zone Valves & Controls at Corliss so they fail safe open & have shut off ability when temperature allows	1430	184 Apts.	28,800				
NY012200001P Corliss (184) and Fallon (40)	Bathroom and Kitchen Repair and Upgrade for Corliss and Fallon	1430	224 Apts.	90,000				
NY012200003P Phelan (89) & Sweeney (24)	Bathroom and Kitchen Repair and Upgrade for Sweeney	1430	24 Apts.	9,600				
NY012200006P Griswold Heights (390)	Upgrade apartment radiators and valves as needed - especially second floor	1430	350 Apts	60,000				
NY012200006P Griswold Heights (390)	Install Insulated Access Panel Doors to attics and upgrade insulation in attics	1430	350 Apts	26,000				
NY012200006P Griswold Heights (390)	Replace Boiler Tubes in Central Domestic Hot Water Heating Systems (No A&E planned for this project)	1430	10 Boilers	0				
	Subtotal Fees and Costs	1430		214,400				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Troy Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06S01250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009 Stimulus		
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	
	Dwelling Structures Improvements							
NY012200001P Corliss-184/Fallon-40	Repair/Replace Zone Valves & Controls at Corliss so they fail safe open & have shut off ability when temperature allows	1460	184 apts	331,200				
NY012200001P Corliss-184/Fallon-40	Bathroom and Kitchen Repair and Upgrade for Corliss and Fallon	1460	224 apts	1,035,000				
NY012200003P Phelan-89/Sweeney-24	Bathroom and Kitchen Repair and Upgrade for Sweeney	1460	24 apts	110,400				
NY012200006P Griswold Heights-390	Upgrade apartment radiators and valves as needed - especially second floor	1460	350 apts	690,000				
NY012200006P Griswold Heights-390	Install Insulated Access Panel Doors to attics and upgrade insulation in attics	1460	350 apts	299,000				
	Suptotal Dwelling Structure Improvements	1460		2,465,600				
	Non-Dwelling Equipment							
NY012200006P Griswold Heights 390	Replace Boiler Tubes in Central Domestic Hot Water Heating Systems	1475	10 Boilers	21,478				
	Subtotal Non-Dwelling Equipment	1475		21,478				

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

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

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

OMB Approval 2577-0157

Comprehensive Grant Program

See Page 3 for Instructions and Public Reporting burden statement

Part I Summary

HA Name Troy Housing Authority	Submission (mark one) <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Revised Annual Statement / Revision No. 1 <input type="checkbox"/> Performance & Evaluation Report as of _____
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Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	80,000.00	103,043.50
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,492,404.00	921,932.08
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	-3,412,404.00	-818,888.58
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	0.00	0.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)	7,096,530.99	7,096,530.99
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)	3,684,126.99	6,277,642.41

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity	Estimated Cost		Actual Cost
Summary by Account (6200 subaccount)	Column 1 Original	Column 2 Revised	Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs	145,305.00	174,374.00	47,922.08
7. 1440 Site Acquisition			
8. 1450 Sites Improvement	982,184.00	982,184.00	118,605.96
9. 1460 Dwelling Structures	2,070,490.00	2,148,560.00	611,188.20
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment	171,286.00	187,286.00	144,215.84
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
15.5 1502 Contingency			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)	3,369,265.00	3,492,404.00	921,932.08
17. 1420.7 Replacement Reserve Interest Income	80,000.00	80,000.00	
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)	3,289,265.00	3,412,404.00	921,932.08
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director	Date	Signature of Field Office Manager	Date
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**Annual Statement
P and E Report
on Replacement Reserve
Comprehensive Grant Program**

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

Part II: Supporting Pages							
Development		Development	Total Estimated Cost		Total Actual Cost		
Number/Name	General Description of	Account	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	Status of Proposed Work
HA-Wide	Major Work Categories	Number					
Activities							
	<u>A/E FEES</u>						
NY012-001 Corliss	Repair Sewer & Storm Drains Bldg. # 25	1430	8,000.00	12,000.00	12,000.00	2,487.50	IN PROGRESS
NY012-001 Corliss	Masonry Repairs - Bilco Door & Chimney	1430	5,000.00	5,000.00	3,417.30	3,417.30	COMPLETED
NY012-002 Taylor Apts	Improvements to Bldg. # 4, including but not limited to replacement windows, replace roof membrane	1430	46,000.00	46,000.00	0.00	0.00	DELAYED
NY012-002 Taylor Apts	Install Recreational Sprinklers	1430	7,000.00	7,000.00	5,210.00	2,576.48	IN PROGRESS
NY012-041 Fallon	Window Replacement	1430	5,204.00	5,273.00	5,273.00	5,272.28	COMPLETED
NY012-041 Fallon	Install Recreational Sprinklers	1430	7,000.00	7,000.00	5,210.00	2,576.48	IN PROGRESS
NY012-042 Sweeney	Window Replacement	1430	3,046.00	3,046.00	3,046.00	3,046.00	COMPLETED
NY012-006 Phelan	Install Recreational Sprinklers	1430	7,000.00	7,000.00	5,210.00	2,576.48	IN PROGRESS
NY012-007 M.L. King	Repair Rehabbed - Former Slider Doors	1430	11,000.00	11,000.00	0.00	0.00	DELAYED
NY012-007 M.L. King	Improve, expand or create tenant services space	1430	4,855.00	4,855.00	4,865.75	4,854.75	COMPLETED

1To be completed at the end of the program year.

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

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

Development	General Description of	Account	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
Number/Name	Major Work Categories	Number	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	
HA-Wide	Activities						
NY012-007	Grounds Improvements: retaining walls at rear entrances/surface improvements for apts 95-101	1430	12,000.00	12,000.00	0.00	0.00	DELAYED
M.L.King							
NY012-007	Repair Underground Utilities	1430	5,200.00	15,200.00	14,200.00	6,093.14	IN PROGRESS
M.L. King							
NY012-007	Install Recreational Sprinklers	1430	7,000.00	7,000.00	5,210.00	2,576.48	IN PROGRESS
M.L. King							
NY012-009	Masonry Repairs - New Basement Entrance	1430	5,000.00	5,000.00	368.91	368.91	COMPLETED
Grand St.							
NY012-012	Install Recreational Sprinklers	1430	7,000.00	7,000.00	5,210.00	2,576.48	IN PROGRESS
Griswold							
NY012-012	Construct a Bus Stop Shelter	1430	5,000.00	5,000.00	0.00	0.00	DELAYED
Griswold							
NY012-007	Repair Mansion Foundation	1430	0.00	7,000.00	5,900.00	4,016.50	IN PROGRESS
M.L. King							
NY012-001	Repair Boiler Rm Foundation	1430	0.00	8,000.00	7,380.00	5,483.30	IN PROGRESS
Corliss							
	Sub-Total	1430	145,305.00	174,374.00	82,500.96	47,922.08	

1To be completed at the end of the program year.

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

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

Development	General Description of	Account	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
Number/Name	Major Work Categories	Number	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	
HA-Wide	Activities						
<u>SITE IMPROVEMENTS</u>							
NY012-001	Repair Sewer & Storm Drains	1450	92,000.00	92,000.00	0.00	0.00	DELAYED
Corliss	Bldg. # 25						
NY012-001	Provide fence around	1450	4,684.00	4,684.00	4,684.00	4,684.00	COMPLETED
Corliss	playground for children safety						
NY012-002	Playground Area	1450	24,000.00	24,000.00	19,251.00	19,251.00	COMPLETED
Taylor Apts							
NY012-002	Install Recreational Sprinklers	1450	95,000.00	95,000.00	0.00	0.00	IN PROGRESS
Taylor Apts							
NY012-041	Install Recreational Sprinklers	1450	82,000.00	82,000.00	0.00	0.00	IN PROGRESS
Fallon							
NY012-006	Install Recreational Sprinklers	1450	90,000.00	90,000.00	0.00	0.00	IN PROGRESS
Phelan							
NY012-007	Repair Underground Utilities	1450	120,000.00	120,000.00	105,189.95	94,670.96	IN PROGRESS
M.L. King							
NY012-007	Grounds Improvements:	1450	132,500.00	132,500.00	0.00	0.00	IN PROGRESS
M.L.King	retaining walls at rear						
	entrances/surface						
	improvements for apts 95-101						
NY012-007	Install Recreational Sprinklers	1450	99,000.00	99,000.00	0.00	0.00	IN PROGRESS
M.L. King							
NY012-012	Closure of old, abandoned oil	1450	148,000.00	148,000.00	0.00	0.00	DELAYED
Griswold	tanks buried underground						
NY012-012	Install Recreational Sprinklers	1450	95,000.00	95,000.00	0.00	0.00	IN PROGRESS

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Griswold								
		Sub-Total	1450	982,184.00	982,184.00	129,124.95	118,605.96	
Development		Development						
Number/Name	General Description of	Account	Total Estimated Cost		Total Actual Cost			
HA-Wide	Major Work Categories	Number	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	Status of Proposed Work	
Activities								
	DWELLING STRUCTURES							
NY012-001 Corliss	Masonry Repairs - Bilco Door & Chimney	1460	46,688.00	75,656.00	75,656.00	75,656.00	COMPLETED	
NY012-001 Corliss	Install new Roofs - Additional Costs	1460	53,475.00	53,475.00	0.00	0.00	IN PROGRESS	
NY012-001 Corliss	Interior Doors & Frames	1460	300,000.00	300,000.00	0.00	0.00	DELAYED	
NY012-001 Corliss	Install additional cable outlets in all bedrooms	1460	21,000.00	21,000.00	18,960.00	18,960.00	COMPLETED	
NY012-002 Taylor Apts	Improvements to Bldg. # 4, including but not limited to replacement windows, replace roof membrane	1460	500,000.00	500,000.00	0.00	0.00	DELAYED	
NY012-041 Fallon	Window Replacement	1460	166,344.00	166,344.00	166,334.00	166,334.00	COMPLETED	
NY012-041 Fallon	Community Center Roof Adjustment	1460	5,200.00	5,200.00	0.00	0.00	IN PROGRESS	
NY012-041 Fallon	Install additional cable outlets in all bedrooms	1460	6,000.00	6,000.00	4,800.00	4,800.00	COMPLETED	
NY012-042 Sweeney	Window Replacement	1460	97,366.00	97,366.00	97,366.00	97,366.00	COMPLETED	
NY012-042 Sweeney	Install additional cable outlets in all bedrooms	1460	4,000.00	4,000.00	2,880.00	2,880.00	COMPLETED	

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Number/Name	General Description of Major Work Categories	Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
HA-Wide Activities			Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	
NY012-006 Phelan	Install additional cable outlets in all bedrooms	1460	11,000.00	11,000.00	8,460.00	8,460.00	COMPLETED
Development		Development					
NY012-007 M.L. King	Repair Rehabbed - Former Slider Doors	1460	360,000.00	360,000.00	0.00	0.00	DELAYED
NY012-007 M.L. King	Install additional cable outlets in all bedrooms	1460	21,000.00	21,000.00	17,010.00	17,010.00	COMPLETED
NY012-009 Grand St.	Masonry Repairs - New Basement Entrance	1460	37,912.00	8,944.00	8,944.00	8,944.00	COMPLETED
NY012-009 Grand St.	Exterior Facade Restoration	1460	256,975.00	320,000.00	288,811.00	98,863.20	IN PROGRESS
NY012-012 Griswold	Install New Roofs - Additional Costs	1460	34,955.00	36,000.00	30,380.00	30,380.00	COMPLETED
NY012-012 Griswold	Bldg. # 7 Exterior Masonry Repairs	1460	68,575.00	68,575.00	68,575.00	68,575.00	COMPLETED
NY012-012 Griswold	Construct a Bus Stop Shelter	1460	80,000.00	80,000.00	0.00	0.00	DELAYED
NY012-012 Griswold	Install additional cable outlets in all bedrooms	1460	0.00	8,000.00	7,200.00	7,200.00	COMPLETED
NY012-002 Taylor Apts	Install additional cable outlets in all bedrooms	1460	0.00	6,000.00	5,760.00	5,760.00	COMPLETED
	Sub-Total	1460	2,070,490.00	2,148,560.00	801,136.00	611,188.20	

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Development		Development						
Number/Name	General Description of	Account	Total Estimated Cost		Total Actual Cost			
HA-Wide	Major Work Categories	Number	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	Status of Proposed Work	
Activities								
	Nondwelling Equipment							
NY012-012	Purchase dump truck to	1475	31,559.00	31,559.00	31,558.66	31,558.66	COMPLETED	
Griswold	remove debris from vacated							
	apartments to expedite unit							
	turn around							
NY012-012	Purchase van to transfer glass	1475	17,000.00	17,000.00	17,000.00	17,000.00	COMPLETED	
Griswold	windows related to unit turn							
	around in order to expedite							
	unit turnaround							
NO012-007	Purchase passenger van to	1475	20,917.00	20,917.00	20,917.00	20,917.00	COMPLETED	
M.L. King	transport tenants to tenant							
	functions							
NY012-007	Purchase lawn equipment to	1475	15,428.00	15,428.00	15,427.62	15,427.62	COMPLETED	
M.L. King	increase unit turn-a-round							
NY012-001	Purchase public safety vehicle	1475	26,933.00	26,933.00	26,863.39	26,863.39	COMPLETED	
Corliss	to increase unit turn around via							
	public perception that housing							
NY012-006	Purchase public safety vehicle	1475	27,000.00	27,000.00	0.00	0.00	DELAYED	
Phelan	to increase unit turn around via							
	public perception that housing							
NY012-001	Purchase lawn equipment to	1475	14,823.00	14,823.00	14,823.17	14,823.17	COMPLETED	
Corliss	increase unit turn-a-round							
NY012-012	Purchase van to transfer	1475	17,626.00	17,626.00	17,626.00	17,626.00	COMPLETED	
Griswold	material related to unit turn							

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	around in order to expedite unit turnaround						
Development		Development					
Number/Name	General Description of	Account	Total Estimated Cost		Total Actual Cost		
HA-Wide	Major Work Categories	Number	Original	Revised <u>1</u>	Funds Obligated <u>1</u>	Funds Expended <u>1</u>	Status of Proposed Work
Activities							
	Nondwelling Equipment						
NY012-012	Purchase (2) Segways For	1475	0.00	16,000.00	0.00	0.00	DELAYED
Griswold	Public Safety Dept.						
	Sub-Total	1475	171,286.00	187,286.00	144,215.84	144,215.84	
	<u>TOTAL</u>		3,369,265.00	3,492,404.00	1,156,977.75	921,932.08	