

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Geneva Housing Authority</u> PHA Code: <u>NY-044</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>248</u> Number of HCV units: <u>400</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> <b>5-Year and Annual Plan</b> <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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: <i>The mission of the Geneva Housing Authority is to improve the quality of life for the Geneva community and surrounding areas, specifically its lower income residents, by administering public and private housing assistance programs, promoting the development of affordable, decent and safe housing opportunities, and encouraging economic self-sufficiency.</i>				

5.2	<p><b>Goals and Objectives.</b> 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.</p> <p><b>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</b></p> <p><u>PHA Goal: Expand the supply of assisted housing objectives:</u></p> <ol style="list-style-type: none"><li>1. Apply for additional rental vouchers</li><li>2. Reduce public housing vacancies</li><li>3. Leverage private or other public funds to create additional housing opportunities:</li><li>4. Acquire or build units or developments</li><li>5. Provide support to the GHA's affiliated Not-for-Profits Corporations to expand the supply of affordable housing.</li></ol> <p><u>PHA Goal: Improve the quality of assisted housing objectives:</u></p> <ol style="list-style-type: none"><li>1. Improve public housing management (PHA'S score) To 95%</li><li>2. Improve voucher management (SEMAP score) To 100%</li><li>3. Increase customer satisfaction</li><li>4. Concentrate on efforts to improve specific management functions</li><li>5. Continue the implementation of Project Based Management &amp; Accounting</li><li>6. Renovate or modernize public housing units</li><li>7. Demolish or dispose of obsolete public housing</li></ol> <p><u>PHA Goal: Increase assisted housing choices objectives:</u></p> <ol style="list-style-type: none"><li>1. Increase voucher payment standards</li><li>2. Implement voucher homeownership program</li><li>3. Implement public housing or other homeownership programs</li><li>4. Implement public housing site-based waiting lists</li><li>5. Explore the possibility of converting public housing to Housing Choice Vouchers or Moving to Work program.</li><li>6. Expand the housing choice opportunities for the City Section 8 Housing Voucher Program Participants by transferring the City Program to the County Section 8 Housing Voucher Program through the NYS Division of Housing &amp; Community Renewals Program.</li><li>7. Administer the Section 8 Enhance Voucher program for the Wilcox Lane Apartments in Canandaigua, NY</li></ol> <p><b>HUD Strategic Goal: Improve community quality of life and economic vitality</b></p> <p><u>PHA Goal: Provide an improved living environment objectives:</u></p> <ol style="list-style-type: none"><li>1. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:</li><li>2. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:</li></ol>
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3. Implement public housing security improvements:
4. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
5. Propose and establish a Non-Smoking rule, prohibiting various public housing apartments as “Non-Smoking”.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households objectives:

1. Increase the number and percentage of employed persons in assisted families:
2. Provide or attract supportive services to improve assistance recipients’ employability:
3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

**Other PHA Goals and Objectives: (list below)**

**GHA MANAGEMENT ISSUES**

**Goal**

1. Manage the Geneva Housing Authority's existing public housing program in an efficient and effective manner obtaining and continuing the HUD designation of “high performer” under both PHA’S and SEMAP.
2. Manage the Geneva Housing Authority in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings.

**Objectives**

1. HUD shall recognize the Geneva Housing Authority as a high performer through the period ending September 30, 2010.
2. The Geneva Housing Authority shall achieve and sustain an occupancy rate of 97% by September 30, 2010.

3. The Geneva Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
4. Enforce tough rent collection and lease termination procedures for chronic late rental payments.

## **EXPANSION OF THE STOCK ISSUES**

### **Goals**

1. Adapt the Geneva Housing Authority's housing stock and program resources to more closely meet the housing needs and markets identified in our needs assessment.
2. Assist our county population and increase the availability of affordable, suitable housing for families in the very-low income range.

### **Objectives**

1. The Geneva Housing Authority's affiliated Not-for-Profit Corporations will implement the current development plan to build 15 new affordable rental housing units for the elderly residents of our community. (Lyceum Heights Phase III – 5 three unit buildings )
2. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to build 50 new affordable rental housing units for the elderly residents with the Victor, New York community. (Victor Senior Housing)
3. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to build up to 48 new affordable rental housing units for the disabled & homeless veterans' residents with the Town of Canandaigua, New York community.
4. The Geneva Housing Authority's affiliated Not-for-Profit Corporations will implement the current development plan to renovate 24 affordable rental housing units for the elderly residents with the Village of Waterloo, New York community. (Waterloo Memorial Heights)
5. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to acquire and renovate 24 affordable rental housing units for the elderly residents with the Village of Rushville, New York community. (Castle Street Apartments)
6. The Geneva Housing Authority's affiliated Not-for-Profit Corporations & Limited Partnerships will apply for additional tax-credit allocations or other resources this fiscal year to acquire and renovate 14 affordable rental housing units for the elderly residents for the proposed St. Francis Senior Housing Apartments, Geneva, New York.

7. Locate at least two partners, non-profit or for-profit, locally or nationally-based. These partners will work with us on the acquisition, improvement and/or development of additional housing opportunities for the target group, especially under a homeownership program.
8. Assist with a Not-for-Profit Corporations & Limited Partnerships with the development of new "On-Site" affordable rental housing units for the disabled & homeless veteran residents within the Veterans Administration Hospital located in Canandaigua.
9. Administer the Section 8 Enhance Voucher program for the Wilcox Lane Apartments in Canandaigua, NY

## **MARKETABILITY ISSUES**

### **Goals**

1. Enhance the marketability of the Geneva Housing Authority's public and assisted housing developments.
2. Make public housing the affordable housing of choice for the low-income residents of our County.
3. The Geneva Housing Authority shall continue the efforts to be a more customer-oriented organization.
4. Maintain Designated Housing status at the Elmcrest Apartments.
5. Make vacant efficiency units at Elmcrest Apartments more marketable.

### **Objectives**

1. The Geneva Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System by September 30, 2010.
2. The Geneva Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.
3. Maintain the already HUD approved a five-year Designated Housing Plan for the Elmcrest Apartments.
4. Continue our request to the NYS Legislator enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario County.
5. Convert/combine additional efficiency units at Elmcrest Apartments into One bedroom units.

## **SECURITY ISSUES**

### **Goals**

1. Provide a safe and secure environment in the Geneva Housing Authority's public housing developments.
2. Improve resident and community perception of safety and security in the Geneva Housing Authority's public housing developments.
3. To continue Security Staff coverage at each of our housing developments and scattered site properties.

### **Objectives**

1. The Geneva Housing Authority shall reduce crime in its developments by 50% by September 30, 2010.
2. The Geneva Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by September 30, 2010.
3. The Geneva Housing Authority shall reduce its evictions due to violations of criminal laws by 25% by September 30, 2010, through aggressive screening procedures.
4. Conduct a Security Assessment at all the GHA owned properties and make recommendations, such as implementing a "Code Blue" alert system.
5. Secure additional funding that will allow us to increase our Security Department level of service for the benefit of our residents, including additional security equipment.

## **TENANT-BASED HOUSING ASSISTANCE ISSUES**

### **Goals**

1. Manage the Geneva Housing Authority's and Ontario County's tenant-based Section 8 programs in an efficient and effective manner thereby qualifying as a high performer under SEMAP.
2. Expand the range and quality of housing choices available to participants in the Geneva Housing Authority's tenant-based assistance program.
3. Provide financial assistance to private/not-for-profit housing developments through Section 8 subsidies for the purpose of expanding and retaining low-income housing developments for the elderly and disabled.

4. Assist Section 8 program participants in becoming new homeowners.
5. Request the NYS Legislator enact a Home Rule provision to the Public Housing Law to expand our jurisdiction to include all of Ontario County.
6. Expand housing opportunities by merging the City Section 8 Housing Voucher Program into the County Section 8 Housing Voucher Program administered by the NYS Division of Housing & Community Renewal.
7. Secure additional Section 8 Housing Voucher Assistance specifically for Homeless and disabled Veterans.

### **Objectives**

1. The Geneva Housing Authority shall establish a program to help Section 8 participants use its tenant-based program to become homeowners.
2. The Geneva Housing Authority shall achieve and sustain a utilization rate of 97% by September 30, 2010, in its tenant-based program.
3. The Geneva Housing Authority shall attract 20 new landlords who want to participate in the program by September 30, 2010.
4. Provide Project Based Section 8 for developments that house the Aging and Families with Disabilities by converting up to 20% of GHA's Tenant Based Housing Assistance to Project Based Assistance.
5. Implement new preferences for the handicapped and disabled to allow for the issuance of tenant based housing vouchers to vacating project based participants under the multi-family programs that wish to relocate.
6. Consider the relinquishing of the City Section 8 Program ACC back to HUD for the transfer to the DHCR County Section 8 Program, allowing city section 8 participants to choose housing units through out the County.
10. Secure the Section 8 Housing Assistance under the HUD VASH Program for Homeless and disabled Veterans.

### **MAINTENANCE & MODERNIZATION ISSUES**

#### **Goals**

1. Maintain the Geneva Housing Authority's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Geneva Housing Authority.
3. Work toward completing the modernization goals outline in the 5 year Capital Needs Plan and related studies.

**Objectives**

1. The Geneva Housing Authority will continue to create an appealing, up-to-date environment in its developments.
2. The Geneva Housing Authority shall maintain an average response time of 6 hours in responding to emergency work orders for the period through September 30, 2010.
3. The Geneva Housing Authority shall maintain an average response time of 15 days in responding to routine work orders by September 30, 2010.
4. Complete the Energy Service Program and related work activities using the approved ESCO

**EQUAL OPPORTUNITY ISSUES**

**Goals**

1. Use the tenant-based assistance program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
2. Operate the Geneva Housing Authority in full compliance with all Equal Opportunity laws and regulations.
3. The Geneva Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.

**Objectives**

1. The Geneva Housing Authority shall mix its public housing development populations ethnically, racially, and income wise to the fullest extent possible.
2. The Geneva Housing Authority shall achieve the Section 3 goals that it establishes annually.
3. Implement new preferences for the handicapped and disabled to allow for the issuance of tenant based housing vouchers to vacating project based participants under the multi-family programs that wish to relocate.

**FISCAL RESPONSIBILITY ISSUES**

**Goals**

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

**Objectives**

1. The Geneva Housing Authority shall operate so that income exceeds expenses.
2. Update current tenant charges for tenant damages and excess utility charges.

## **SUPPORTIVE SERVICE ISSUES**

### **Goals**

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.
3. Assist public housing residents and low-income individuals in becoming homeowners.

### **Objectives**

1. The Geneva Housing Authority will implement new partnerships in order to enhance services to our residents by September 30, 2010.
2. Apply to at least two appropriate foundations for grant funds. These funds will allow us to expand our Family Self-Sufficiency Program.
3. The Geneva Housing Authority, working with its partners, shall ensure that 95% of its TANF residents are working or engaged in job training by September 30, 2010.
4. Apply for and secure Resident Opportunities for Self-Sufficiency (ROSS) Grant funding.
5. Continue the already HUD approved Section 5(h) Homeownership Program, and sell additional scattered site housing units to qualified individuals.

**Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.**

**The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. In summary, we are on course to improve the condition of affordable housing in Geneva.**

**PHA Plan Update**

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

**PROPOSED CHANGES TO SECTION 8 ADMINISTRATIVE PLAN FOR CITY OF GENEVA  
HOUSING CHOICE VOUCHER PROGRAM**

**To be effective 10/1/2010**

**NO Proposed Changes**

**PROPOSED CHANGES TO GHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

**To be effective 10/1/2010**

- 1) **Updating the schedule of tenant charges for damages and excess utilities with an effective date of 10/1/2010.**
- 2) **Re-align all provisions of the ACOP into the various sections of the public housing lease document.**

6.0

(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.

**Geneva Housing Authority  
41 Lewis Street  
Geneva, NY 14456**

**Courtyard Apartments  
10 Goodman Street  
Geneva, NY 14456**

**Elmcrest Apartments  
99 Lewis Street  
Geneva, NY 14456**

**GHA APPROVED 7-12-2010**

<p>7.0</p>	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b><u>Section 8 PBA -</u></b> The GHA will continue to provide Section 8 PBA to both Lyceum Phase I (32 units) &amp; Phase II (32 units) as approved by HUD Buffalo.</p> <p><b><u>Homeownership -</u></b> The GHA will continue to offer a Public Housing Section 5(h) and HCV Homeownership Program. They are offered to eligible participants that have been admitted to the PH and/or HCV rental assistance program for a minimum of 12 months, that have been determined to meet the first-time homebuyer requirements established by program regulations, and that have not defaulted on any mortgage used to purchase a home under the homeownership option.</p> <p>Homeownership program participants should have a record of gainful employment for a minimum of one year, indicating a stable earning environment. Total annual household earnings should be a minimum of \$17,000.00 per year, however if the family demonstrates that it has been pre-qualified or pre-approved for financing that meets requirements and financing amount is sufficient to purchase a home that meets HQS standards, the family will be determined eligible as long as they meet the HUD minimum income as stated within the regulations.</p> <p>In addition to these requirements, Geneva Housing Authority will also require participation in and completion of homeownership counseling as outlined in the attached documents. Participation in the Family Self-Sufficiency Program, although not required, will be strongly encouraged as additional supportive services will have a positive effect on the family's ability to follow through and maintain its homeownership goals. Many families may wish to use their accrued escrow monies toward the purchase of their home.</p> <p>The homeownership program will continue to be a PH/Section 8 HCV topic during the regularly schedule briefing and recertification's. Currently, the GHA has one executed contract for sale within the scattered sites public housing program.</p>
<p>8.0</p>	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
<p>8.1</p>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p align="center"><b>See Attached</b></p>
<p>8.2</p>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p align="center"><b>See Attached</b></p>
<p>8.3</p>	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input checked="" 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 align="center"><b>As outlined in the attached CFP/CFFP Budgets</b></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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	<b>886</b>		<b>83</b>
Extremely low income <=30% AMI	<b>701</b>	<b>79%</b>	
Very low income (>30% but <=50% AMI)	<b>173</b>	<b>20%</b>	
Low income (>50% but <80% AMI)	<b>12</b>	<b>1%</b>	
Families with children	<b>345</b>	<b>39%</b>	
Elderly families	<b>53</b>	<b>6%</b>	
Families with Disabilities	<b>162</b>	<b>18%</b>	
White/Hispanic	<b>91</b>	<b>10%</b>	
White/Non-Hispanic	<b>173</b>	<b>20%</b>	
Black/Non-Hispanic	<b>97</b>	<b>11%</b>	
American Indian	<b>6</b>	<b>0.7%</b>	
Asian	<b>1</b>	<b>0.1%</b>	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<b>245</b>	<b>52%</b>	
2 BR	<b>186</b>	<b>40%</b>	
3 BR	<b>31</b>	<b>7%</b>	
4 BR	<b>7</b>	<b>1%</b>	
5 BR	<b>1</b>	<b>0.2%</b>	
5+ BR	<b>0</b>	<b>0%</b>	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – <b>Those who qualify for a preference</b>			

9.0

9.1

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**The GHA will implement the following strategies in an attempt to address the identified Housing Needs:**

**Strategy 1. To maximize the number of affordable units available to the GHA within its current resources by:**

- a) Employ effective maintenance and management policies to minimize the number of public housing units off-line
- b) Reduce turnover time for vacated public housing units
- c) Reduce time to renovate public housing units
- d) Seek replacement of public housing units lost to the inventory through mixed finance development
- e) Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- f) Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- g) Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- h) Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- i) Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- j) Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- a) Apply for additional section 8 units should they become available
- b) Leverage affordable housing resources in the community through the creation of mixed - finance housing
- c) Pursue housing resources other than public housing or Section 8 tenant-based assistance.

**Strategy 3: Target available assistance to families at or below 30 % and 50% of AMI**

- a) Adopt rent policies to support and encourage work

**Strategy 4: Target available assistance to the elderly:**

- b) Continue the designation of public housing for the elderly at Elmcrest Apartments.
- c) Apply for special-purpose vouchers targeted to the elderly, should they become available

**Strategy 5: Target available assistance to Families with Disabilities:**

- a) Carry out the modifications needed in PH, based on the section 504 Needs Assessment.
- b) Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- c) Affirmatively market to local non-profit agencies that assist families with disabilities

**Strategy 6: Increase awareness of GHA resources among families of races and ethnicities with disproportionate needs:**

- a) Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

**Strategy 7: Conduct activities to affirmatively further fair housing**

- a) Promote fair housing and equal opportunities to all residents and participants.
- b) Refer all fair housing complaints to the Geneva Human Rights Commission.

<b>10.0</b>	<p><b>Additional Information.</b> 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><u>HUD Strategic Goal #1 - Increase the availability of decent, safe, and affordable housing.</u></b> Status – Assisted the GHA's affiliated Not-for-Profits Corporation (FLCDC) in expanding the supply of affordable housing with the completion of Lyceum Heights Phase II (32 units of Senior Housing). Efforts continue with the proposed development of Lyceum Heights Phase III – 15 units (award notice pending) and the Canandaigua Veterans Housing – 48 units (tax credit application filed). Also assisting FLCDC in the acquisition &amp; renovations to the Waterloo Memorial Heights and Rushville - Castle Street Apartments – both a 24 units of USDA senior housing complex (secured tax credit award – syndication pending). Assisting FLCDC with the concept plan for St. Francis Senior Housing – 14 units of senior housing.</p> <p><b><u>HUD Strategic Goal #2 - Improve community quality of life and economic vitality</u></b> Status – Continue the HUD approved elderly designation at Elmcrest Apartments. Continue the improvements to the security systems at the GHA's PH complexes. Carry on with the GHA's de-concentration policies to bring higher income public housing households into lower income developments. Continue the implementation of Project Based Management &amp; Accounting.</p> <p><b><u>HUD Strategic Goal #3 - Promote self-sufficiency and asset development of families and individuals</u></b> Status – Continuing the successful Family Self-Sufficiency program. Currently the program has 42 PH participants with escrows totaling \$27,038 and the Housing Choice Voucher program has \$54,956 in escrow for 40 participants. To date 94 participants from both PH &amp; Sec 8 has completed their FSS contracts for a total payout of \$257,429.</p> <p><b><u>HUD Strategic Goal #4 - Ensure Equal Opportunity in Housing.</u></b> Status – Continue to promote FHEO opportunities through providing information to residents, participants at resident council meetings, re-certification appointments and briefings.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>The Geneva Housing Authority will not be allowed to deviate from this Five Year Agency Plan or yearly Annual Plan with out Public Notice and Public Hearing depicting such changes. The Housing Authority defines Substantial Deviation and Significant Amendment or Modifications as changes that will affect the following:</p> <ul style="list-style-type: none"> <li>• Changes to Rent, Admission Policies or organization of the Waiting List;</li> <li>• Additions of Capital Fund Program (CFP) non-emergency work items in excess of a \$25,000 in value (items not included in the current Annual Statement or 5-Year Action Plan, Capital Fund Financing Program (CFFP) Bond Issue Proceeds, Improvement listed against net assets within General Operating Budget or items outlined in the Energy Reduction Plan);</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p>An exception to the above is in the case where any operational procedure, plan or policy is modified to reflect changes in HUD Regulatory Requirements. HUD will not consider these changes as significant amendments.</p>

C Other Information

**VAWA Statement:**

In order to assist victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing, the GHA will comply with all VAWA (Violence Against Women Act) requirements. Policies regarding compliance have been incorporated in the GHA Public Housing Admissions and Continued Occupancy Policy (ACOP) and Section 8 Housing Choice Voucher Administrative Plan.

The GHA will provide notification to all applicants and residents of their rights under VAWA.

**The GHA provides or offers the following activities, services or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:**

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

GHA will provide applications for placement on waiting lists for housing programs.

**The GHA provides or offers the following activities, services or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing:**

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

The above agencies will refer potential applicants to the GHA offices for placement on waiting lists.

GHA staff will comply with GHA policies and VAWA requirements.

**The GHA provides or offers the following activities, services or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:**

GHA will make referrals to the Geneva Police Department, Ontario County Department of Social Services (Child Protective Services) and/or Family Counseling Service of the Finger Lakes, Inc., a state-approved Domestic Violence service provider located in Geneva, NY, in Ontario County.

GHA staff will comply with GHA policies and VAWA requirements.

**GHA APPROVED 7-12-2010**

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"><li>(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)</li><li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li><li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li><li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li><li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li><li>(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.</li><li>(g) Challenged Elements</li><li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li><li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li></ul>
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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.

## GHA APPROVED 7-12-2010

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](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

## GHA APPROVED 7-12-2010

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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

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

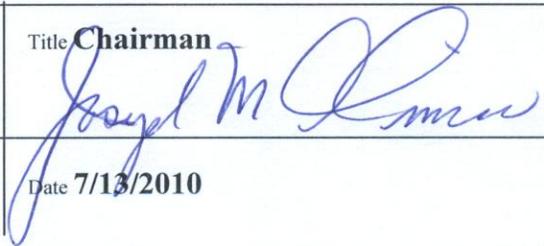
Geneva Housing Authority  
 PHA Name

NY-044  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010

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  <b>Joseph M. D'Amico</b>	Title <b>Chairman</b> 
Signature	Date <b>7/13/2010</b>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Geneva Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Agency Plan submission

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.)

41 Lewis Street, Geneva, Ontario County, NY 14456 (GHA Administrative Office)

99 Lewis Street, Geneva, Ontario County, NY 14456 (Elmcrest Apts.)

10 Goodman Street, Geneva, Ontario County, NY 14456 (Courtyard Apts.)

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)

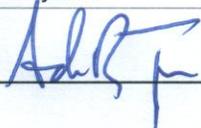
Name of Authorized Official  
Andrew R Tyman

Title  
CEO, Geneva Housing Authority

Signature

Date

X



7-13-2010

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Geneva Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Agency Plan submission

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)

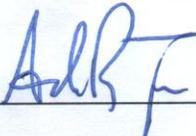
Name of Authorized Official

Andrew R Tyman

Title

CEO, Geneva Housing Authority

Signature



Date (mm/dd/yyyy)

7-13-2010

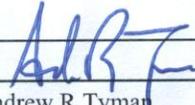
Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

## DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input type="checkbox"/> B 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	<b>2. Status of Federal Action:</b> <input type="checkbox"/> A a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> A a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  <b>Congressional District, if known:</b> 4c 24th	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>   <b>Congressional District, if known:</b>	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing & Urban Development	<b>7. Federal Program Name/Description:</b> Operating Funds & Capital Fund Program  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 300,375	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  N/A	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Andrew R Tyman</u> Title: <u>Chief Executive Officer</u> Telephone No.: <u>315-789-8010</u> Date: <u>7/13/2010</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>FFY of Grant:</b> 9/30/2007
<b>PHA Name</b>		Capital Fund Program Grant No: NY06P04450107	<b>FFY of Grant Appr:</b> 9/30/2007
<b>GENEVA HOUSING AUTHORITY</b>		Replacement Housing Factor Grant No:	
		Date of CFFP:	

**Type of Grant**  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Period Ending: 12-31-2009 **FINAL**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$50,000.00	\$168,991.69	\$168,991.69	\$168,991.69
3	1408 Management Improvements	\$7,653.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$27,323.00	\$27,323.00	\$27,323.00	\$27,323.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$14,121.45	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$18,492.55	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$67,963.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$13,465.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

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 Grant for Operations  
 4 RHF funds shall be included here.

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>FFY of Grant:</b>
<b>PHA Name</b>	<b>GENEVA HOUSING AUTHORITY</b>	Capital Fund Program Grant No: NY06P04450107	9/30/2007
		Replacement Housing Factor Grant No:	<b>FFY of Grant Approval:</b>
		Date of CFFP:	

**Type of Grant**  
 Original Annual Statement     Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 12-31-2009    **FINAL**     Revised Annual Statement (revision no. )  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid be the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment	\$74,212.00	\$76,915.31	\$76,915.31	\$76,915.31
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$273,230.00	\$273,230.00	\$273,230.00	\$273,230.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b> 	<b>Date</b> 11-9-2010	<b>Signature of Public Housing Director</b>	<b>Date</b>
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Andrew R Tyman, Chief Executive Officer

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

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

Part II: Supporting Pages

PHA Name

Grant Type and Numbr NY06P04450107

Federal FFY of Grant:

9/30/2007

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA Wide	1406 Operations	1406		\$50,000.00	\$168,991.69	\$168,991.69	\$168,991.69	
	Total 1405			\$50,000.00	\$168,991.69	\$168,991.69	\$168,991.69	
PHA Wide	1408 Management Improvements	1408						
	Computer hardware/software upgrades			\$0.00	\$0.00	\$0.00	0.00	
	Staff Training			\$7,653.00	\$0.00	\$0.00	0.00	
	Security Program Supplement			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1408			\$7,653.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1410 Administration	1410						
	Central Office Administration			\$27,323.00	\$27,323.00	\$27,323.00	\$27,323.00	
	Total 1410			\$27,323.00	\$27,323.00	\$27,323.00	\$27,323.00	
PHA Wide	1411 Audits	1411			\$0.00	\$0.00	\$0.00	
	1415 Liquidated Damages	1415			\$0.00	\$0.00	\$0.00	
PHA Wide	1430 Fees and Cost	1430						
	A & E and Construction Supervision Fees			\$672.45	\$0.00	\$0.00	\$0.00	
	Total 1430			\$672.45	\$0.00	\$0.00	\$0.00	
PHA Wide	1440 Site Acquisition	1440			\$0.00	\$0.00	\$0.00	
	Total 1440			\$0.00	\$0.00	\$0.00	\$0.00	

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

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

Part II: Supporting Pages

PHA Name  
 GENEVA HOUSING AUTHORITY

Grant Type and Numbr  
 NY06P04450107

Federal FFY of Grant:  
 9/30/2007

Capital Fund Program Grant No:  
 CFFP (Yes/No):

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA Wide	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1465.1 Dwelling Equipment - Nonexpendable	1465		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1485 Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1490 Debt Service Reserve Fund	1490		\$0.00	\$0.00	0.00	0.00	
PHA Wide	1501 Collateralization or Debt Service	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	9000 Collateralization or Debt Service	9000		\$0.00	\$19,606.25	\$19,606.25	\$19,606.25	
PHA Wide	CFFP Debt Service - 3-27-2009 payment			\$0.00	\$57,309.06	\$57,309.06	\$57,309.06	
PHA Wide	CFFP Debt Service - 9-28-2009 payment			\$74,212.00	\$76,915.31	\$76,915.31	\$76,915.31	
	HA WIDE - SUBTOTAL			\$159,860.45	\$273,230.00	\$273,230.00	\$273,230.00	

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

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

Part II: Supporting Pages

PHA Name

Grant Type and Numb NY06P04450107

Federal FFY of Grant:

9/30/2007

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised (2)	Funds Obligated	Funds Expended	Status of Work
<b>NY06P044-001</b>								
<b>ELMCREST APARTMENTS</b>								
	<u>1430 Fees &amp; Costs</u>	1430						
	Construction Supervision Fees			\$5,379.00	\$0.00	\$0.00	\$0.00	
	<u>1450 Site Improvements</u>	1450						
	Misc. Site Improvements			\$5,000.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$5,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structure</u>	1460						
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1465 Dwelling Equipment</u>	1465						
	Cycle Painting - Forced Account Labor			\$9,965.00	\$0.00	\$0.00	\$0.00	
	Cycle Painting - materials			\$1,000.00	\$0.00	\$0.00	\$0.00	
	General HCAV & Electrical Improvements			\$2,500.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$13,465.00	\$0.00	\$0.00	\$0.00	
	<u>1470 Non-Dwelling Structures</u>	1470						
				\$0.00	\$0.00	\$0.00	\$0.00	
	<u>1475 Non-Dwelling Equipment</u>	1475						
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00	

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

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

Part II: Supporting Pages

PHA Name

Grant Type and Numbr NY06P04450107

Federal FFY of Grant:

9/30/2007

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	<u>1495.1 Relocation Costs</u>	1495		\$0.00	\$0.00	\$0.00	\$0.00	
	Total Cost for Elmerest - Development #1			\$23,844.00	\$0.00	\$0.00	\$0.00	
	<b>SCATTERED SITES</b>							
	<u>1430 Fees &amp; Costs</u>	1430		\$1,345.00	\$0.00	\$0.00	\$0.00	
	Construction Supervision Fees							
	<u>1449 Site Improvements</u>							
	Misc. Site Improvements	1450		\$3,000.00	\$0.00	\$0.00	\$0.00	
	<u>1460 Dwelling Structure</u>	1460						
	Cycle Painting - Forced Account Labor			\$23,250.00	\$0.00	\$0.00	\$0.00	
	Cycle Painting - materials			\$500.00	\$0.00	\$0.00	\$0.00	
	General HCAV & Electrical Improvements			\$2,500.00	\$0.00	\$0.00	\$0.00	
	Flooring Replacement			\$2,500.00	\$0.00	0.00	0.00	
	Total 1460			\$28,750.00	\$0.00	\$0.00	\$0.00	
	<u>1465 Dwelling Equipment</u>	1465						
				\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00	

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

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

Part II: Supporting Pages

PHA Name

GENEVA HOUSING AUTHORITY

Grant Type and Numb NY06P04450107

Federal FFY of Grant:

Capital Fund Program Grant No:

9/30/2007

CFFP (Yes/No):

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	<b>1470 Non-Dwelling Structures</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1470</b>			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total Cost for Scattered Sites - Development #2</b>			\$33,095.00	\$0.00	\$0.00	\$0.00	
	<b>COURTYARD APARTMENTS</b>	1430						
	<b>1430 Fees &amp; Costs</b>	1430						
	Construction Supervision Fees			\$6,725.00	\$0.00	\$0.00	\$0.00	
	<b>1450 Site Improvements</b>	1450						
	Misc. Site Improvements			\$7,992.55	\$0.00	\$0.00	\$0.00	
	Site Lighting Improvements			\$2,500.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1450</b>			\$10,492.55	\$0.00	\$0.00	\$0.00	
	<b>1460 Dwelling Structure</b>	1460						
	Cycle Painting - Forced Account Labor			\$33,213.00	\$0.00	\$0.00	\$0.00	
	Cycle Painting - materials			\$3,000.00	\$0.00	\$0.00	\$0.00	

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

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

Part II: Supporting Pages  
 PHA Name

Grant Type and Numb NY06P04450107

Federal FFY of Grant:

Capital Fund Program Grant No:

9/30/2007

GENEVA HOUSING AUTHORITY

Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	Misc. General Bldg. Improvements			\$2,500.00	\$0.00	\$0.00	\$0.00	
	General HCAV & Electrical Improvements			\$500.00	\$0.00	0.00	0.00	
				\$0.00	\$0.00	0.00	0.00	
				<b>Total 1460</b>	<b>\$39,213.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	<b>1465</b>		\$0.00	\$0.00	\$0.00	\$0.00	
				<b>Total 1465</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>		\$0.00	\$0.00	\$0.00	\$0.00	
				<b>Total 1470</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>		\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
				<b>Total 1475</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total Cost for Courtyard - Development #4</b>			<b>\$56,430.55</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name	All Funds Obligated (Quarter Ending Date)				All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Revised Expenditure End Date	Reasons for Revised Target Dates (1)		
GENEVA HOUSING AUTHORITY	PHA-Wide	09/12/07		09/12/11			9/30/2007
	Elmcrest Apartments NY06P044-001	09/12/07		09/12/11			
	Scattered Sites NY06P044-003 NY06P044-009	09/12/07		09/12/11			
Courtyard Apartments NY06P044-010	09/12/07		09/12/11				

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	FFY of Grant: 9/30/2009
<b>PHA Name</b>		Capital Fund Program Grant No: NY06P04450108	FFY of Grant Appr: 9/30/2009
<b>GENEVA HOUSING AUTHORITY</b>		Replacement Housing Factor Grant No:	
		Date of CFFP:	

Type of Grant  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Period Ending: 6-30-2010  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$226,586.00	\$224,883.81	\$224,883.81	\$224,883.81
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>FFY of Grant:</b>
<b>PHA Name</b>	<b>GENEVA HOUSING AUTHORITY</b>	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval:</b>
		NY06P04450108	

Type of Grant  Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Period Ending: 6-30-2010  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment	\$78,900.00	\$80,602.19	\$80,602.19	\$18,950.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$305,486.00	\$305,486.00	\$305,486.00	\$243,833.81
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b> <i>ART</i>	<b>Date</b> 6-30-2010	<b>Signature of Public Housing Director</b>	<b>Date</b>
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Andrew R Tyman, Chief Executive Officer

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226

Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number	NY06FP04450108		Federal FFY of Grant:			
PHA Name		GENEVA HOUSING AUTHORITY					9/30/2009	
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 (2)	Funds Obligated	Funds Expended
PHA Wide	1406 Operations		1406					
	AMP - 001 Elmerest Apts				\$18,126.88	\$18,126.88	\$18,126.88	\$18,126.88
	AMP - 002 Scattered Sites				\$65,709.94	\$64,007.75	\$64,007.75	\$64,007.75
	AMP - 003 - Courtyard Apts.				\$142,749.18	\$142,749.18	\$142,749.18	\$142,749.18
	Total 1406				\$226,586.00	\$224,883.81	\$224,883.81	\$224,883.81
PHA Wide	1408 Management Improvements		1408					
	Computer hardware/software upgrades				\$0.00	\$0.00	\$0.00	0.00
	Office Equipment				\$0.00	\$0.00	\$0.00	\$0.00
	Total 1408				\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1410 Administration		1410					
	Central Office Administration				\$0.00	\$0.00	\$0.00	\$0.00
	Total 1410				\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1411 Audits		1411		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1415 Liquidated Damages		1415		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1430 Fees and Cost		1430					
	A & E Fees				\$0.00	\$0.00	\$0.00	\$0.00
	Total 1430				\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1440 Site Acquisition		1440		\$0.00	\$0.00	\$0.00	\$0.00

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

Annual Statement /Performance and Evaluation Report  
 Capital Funds Program, Capital Fund Program Replacement Housing Factor and  
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 Expires 4/30/2011

Part II: Supporting Pages		PHA Name	Grant Type and Number	Federal FFY of Grant:		Status of Work	
GENEVA HOUSING AUTHORITY		NY06P04450108	9/30/2009				
		Capital Fund Program Grant No:					
		CFPP (Yes/ No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (2)	Funds Obligated	Funds Expended
PHA Wide	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1465.1 Dwelling Equipment - Nonexpendable	1465		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1485 Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1490 Debt Service Reserve Fund	1490		\$0.00	\$0.00	0.00	0.00
PHA Wide	1501 Collateralization or Debt Service	1501		\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	9000 Collateralization or Debt Service	9000		\$0.00	\$18,950.00	\$18,950.00	\$18,950.00
PHA Wide	CFPP Debt Service - 3-29-2010 payment			\$0.00	\$61,652.19	\$61,652.19	\$0.00
PHA Wide	CFPP Debt Service - 9-28-2010 payment			\$78,900.00	\$80,602.19	\$80,602.19	\$18,950.00
	<b>HA WIDE - SUBTOTAL</b>			<b>\$305,486.00</b>	<b>\$305,486.00</b>	<b>\$305,486.00</b>	<b>\$243,833.81</b>

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.

Annual Statement /Performance and Evaluation Report  
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Part II: Supporting Pages		Grant Type and Number	NY06P04450108		Federal FFY of Grant:		9/30/2009	
PHA Name		GENEVA HOUSING AUTHORITY						
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 (2)	Funds Obligated	Funds Expended
NY06P044-001		<b>ELMCREST APARTMENTS</b>						
		<b>1450 Site Improvements</b>	1450		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>Total 1450</b>						
		<b>1460 Dwelling Structure</b>	1460		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>Total 1460</b>						
		<b>1465 Dwelling Equipment</b>	1465		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>Total 1465</b>						
		<b>1470 Non-Dwelling Structures</b>	1470		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>1475 Non-Dwelling Equipment</b>	1475		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>Total 1475</b>						
		<b>1495.1 Relocation Costs</b>	1495		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00
		<b>Total Cost for Elmcrest - Development #1</b>			\$0.00	\$0.00	\$0.00	\$0.00

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Part II: Supporting Pages  
 PHA Name: **GENEVA HOUSING AUTHORITY**  
 Grant Type and Number: **NY06P04450108**  
 Capital Fund Program Grant No: **NY06P044-009**  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
<b>NY06P044-003</b>	<b>SCATTERED SITES</b>							
<b>NY06P044-009</b>	<b>1450 Site Improvements</b>	<b>1450</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1460 Dwelling Structure</b>	<b>1460</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total 1460</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	<b>1465</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total 1465</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total 1470</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total Cost for Scattered Sites - Development #2</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		Status of Work	
PHA Name		NY06FP04450108		9/30/2009			
GENEVA HOUSING AUTHORITY		Capital Fund Program Grant No:					
		CFPP (Yes/ No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised (2)	Total Actual Cost Funds Obligated	Funds Expended
<b>NY06FP044-010</b>	<b>COURTYARD APARTMENTS</b>						
	<b>1450 Site Improvements</b>	<b>1450</b>		\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>1460 Dwelling Structure</b>	<b>1460</b>		\$0.00	\$0.00	0.00	0.00
				\$0.00	\$0.00	0.00	0.00
	<b>Total 1460</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>1465 Dwelling Equipment</b>	<b>1465</b>		\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1465</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>		\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1470</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>		\$0.00	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1475</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>Total Cost for Courtyard - Development #4</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Annual Statement /Performance and Evaluation Report  
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**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
GENEVA HOUSING AUTHORITY						9/30/2009
Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Revised Expenditure End Date	Reasons for Revised Target Dates (1)	
PHA-Wide	9/30/2009		09/30/12			
Elmcrest Apartments NY06P044-001	9/30/2009		09/30/12			
Scattered Sites NY06P044-003 NY06P044-009	9/30/2009		09/30/12			
Courtyard Apartments NY06P044-010	9/30/2009		09/30/12			

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

**Part I: Summary**

<b>PHA Name</b>	<b>Grant Type and Number</b>	<b>FFY of Grant:</b>
GENEVA HOUSING AUTHORITY	Capital Fund Program Grant No: NY06P04450109 Replacement Housing Factor Grant No: Date of CFFP:	9/30/2009 FFY of Grant Appr 9/30/2009

Type of Grant  Original Annual Statement  Reserve for Disasters/Emergencies

Revised Annual Statement (revision no. )

**[XX] Performance and Evaluation Report for Period Ending: 6-30-2010**

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$187,406.88	\$187,406.88	\$187,406.88	\$187,406.88
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

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 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 Grant for Operations  
 4 RHF funds shall be included here.

**Part I: Summary**

<b>PHA Name</b>  GENEVA HOUSING AUTHORITY	<b>Grant Type and Number</b>	Capital Fund Program Grant No: <b>NY06P04450109</b>	<b>FFY of Grant:</b>  FFY of Grant Approval:
	Replacement Housing Factor Grant No:		
	Date of CFFP:		

**Type of Grant**  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Period Ending: 6-30-2010     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid be the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment	\$79,102.12	\$79,102.12	\$79,102.12	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$296,121.00	\$296,121.00	\$296,121.00	\$217,018.88
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b> <i>AR Tyman</i>	<b>Date</b> 6-30-2010	<b>Signature of Public Housing Director</b>	<b>Date</b>
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- 3 PHAs with under 250 units in management may use 100% of CFP Grant for Operations
- 4 RHF funds shall be included here.

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Part II: Supporting Pages

PHA Name: **GENEVA HOUSING AUTHORITY** Grant Type and Number: **NY06P04450109** Federal FFY of Grant: **9/30/2009**

Development Number Name/PHA-Wide Activities

Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work				
				Original	Revised (2)	Funds Obligated	Funds Expended					
PHA Wide	<b>1406 Operations</b>	1406										
	AMP - 001 Elmerest Apts								\$0.00	\$7,500.00	\$7,500.00	\$7,500.00
	AMP - 002 Scattered Sites								\$61,726.00	\$92,000.00	\$92,000.00	\$92,000.00
	AMP - 003 - Courtyard Apts.								\$125,680.88	\$87,906.88	\$87,906.88	\$87,906.88
	<b>Total 1406</b>								\$187,406.88	\$187,406.88	\$187,406.88	\$187,406.88
PHA Wide	<b>1408 Management Improvements</b>	1408										
	Computer hardware/software upgrades								\$0.00	\$0.00	\$0.00	0.00
	Office Equipment								\$0.00	\$0.00	\$0.00	\$0.00
<b>Total 1408</b>												
PHA Wide	<b>1410 Administration</b>	1410										
	Central Office Administration								\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00
	<b>Total 1410</b>								\$29,612.00	\$29,612.00	\$29,612.00	\$29,612.00
PHA Wide	1411 Audits	1411			\$0.00	\$0.00	\$0.00	\$0.00				
PHA Wide	1415 Liquidated Damages	1415			\$0.00	\$0.00	\$0.00	\$0.00				
PHA Wide	<b>1430 Fees and Cost</b>	1430										
	A & E Fees								\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1430</b>								\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1440 Site Acquisition	1440			\$0.00	\$0.00	\$0.00	\$0.00				

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:		
PHA Name		NY06FP04450109		9/30/2009		
GENEVA HOUSING AUTHORITY		Capital Fund Program Grant No:		Replacement Housing Factor Grant No:		
		CFPP (Yes/ No):				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised (2)	Funds Obligated	Funds Expended
PHA Wide	1450 Site Improvements	1450	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1460 Dwelling Structures	1460	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1465.1 Dwelling Equipment - Nonexpendable	1465	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1470 Non-Dwelling Structures	1470	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1475 Non-Dwelling Equipment	1475	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1485 Demolition	1485	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1490 Debt Service Reserve Fund	1490	\$0.00	\$0.00	0.00	0.00
PHA Wide	1501 Collateralization or Debt Service	1501	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	9000 Collateralization or Debt Service	9000	\$18,200.00	\$18,200.00	\$18,200.00	\$0.00
	CFPP Debt Service - 3-29-2011 payment		\$60,902.12	\$60,902.12	\$60,902.12	\$0.00
	CFPP Debt Service - 9-28-2011 payment		\$79,102.12	\$79,102.12	\$79,102.12	\$0.00
	HA WIDE - SUBTOTAL		\$217,019	\$217,019	\$217,019	\$217,019

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 Office of Public and Indian Housing  
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Expires 4/30/2011

Part II: Supporting Pages		PHA Name	Grant Type and Number	Federal FFY of Grant:		Status of Work	
		GENEVA HOUSING AUTHORITY	NY06P04450109	9/30/2009			
			Capital Fund Program Grant No:				
			CFPP (Yes/ No):				
			Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
				Original	Revised (2)	Funds Obligated	Funds Expended
NY06P044-001	ELMCREST APARTMENTS						
	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00
	Total 1450			\$0.00	\$0.00	\$0.00	\$0.00
	1460 Dwelling Structure	1460		\$0.00	\$0.00	\$0.00	\$0.00
	Total 1460			\$0.00	\$0.00	\$0.00	\$0.00
	1465 Dwelling Equipment	1465		\$0.00	\$0.00	\$0.00	\$0.00
	Total 1465			\$0.00	\$0.00	\$0.00	\$0.00
	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00
	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00
	Total 1475			\$0.00	\$0.00	\$0.00	\$0.00
	1495.1 Relocation Costs	1495		\$0.00	\$0.00	\$0.00	\$0.00
	Total Cost for Elmcrest - Development #1			\$0.00	\$0.00	\$0.00	\$0.00

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Part II: Supporting Pages

PHA Name: **GENEVA HOUSING AUTHORITY** Grant Type and Number: **NY06P04450109** Federal FFY of Grant: **9/30/2009**

Capital Fund Program Grant No.: **NY06P044-003**  
 CFFP (Yes/No): **NY06P044-009**  
 Replacement Housing Factor Grant No.:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
	<b>SCATTERED SITES</b>							
	<b>1450 Site Improvements</b>	<b>1450</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1460 Dwelling Structure</b>	<b>1460</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0.00</b>	
				<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total 1460</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	<b>1465</b>						
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total 1465</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>						
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total 1470</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>						
				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total Cost for Scattered Sites - Development #2</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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Part II: Supporting Pages

PHA Name: **GENEVA HOUSING AUTHORITY** Grant Type and Number: **NY06P04450109** Federal FFY of Grant: **9/30/2009**

Capital Fund Program Grant No.: **NY06P04450109**  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No.:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
<b>NY06P044-010</b>								
<b>COURTYARD APARTMENTS</b>								
<b>1450 Site Improvements</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1450	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1460 Dwelling Structure</b>								
				\$0.00	\$0.00	0.00	0.00	
				\$0.00	\$0.00	0.00	0.00	
			Total 1460	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1465 Dwelling Equipment</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1465	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1470 Non-Dwelling Structures</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1470	\$0.00	\$0.00	\$0.00	\$0.00	
<b>1475 Non-Dwelling Equipment</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1475	\$0.00	\$0.00	\$0.00	\$0.00	
<b>Total Cost for Courtyard - Development #4</b>				\$0.00	\$0.00	\$0.00	\$0.00	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name		Federal FY of Grant:			
GENEVA HOUSING AUTHORITY		9/30/2009			
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Original Expenditure End Date	Revised Expenditure End Date	Reasons for Revised Target Dates (1)
PHA-Wide	09/30/10		09/30/13		
Elmcrest Apartments NY06P044-001	09/30/10		09/30/13		
Scattered Sites NY06P044-003 NY06P044-009	09/30/10		09/30/13		
Courtyard Apartments NY06P044-010	09/30/10		09/30/13		

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

**2009 STIMULUS FUNDING**

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	
PHA Name <b>GENEVA HOUSING AUTHORITY</b>		Capital Fund Program Grant Number <b>NY06S04450109</b>	
		Replacement Housing Factor Grant No. Date of CFFP:	

Type of Grant  
 Original Annual Statement     Reserve for Disasters/Emergencies  
 Performance and Evaluation Report for Period Ending: 6-30-2010     Final Performance and Evaluation Report  
 Revised Annual Statement (revision no. #3)

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (3)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$23,691.00	\$23,691.00	\$23,691.00	\$23,691.00
4	1410 Administration (may not exceed 10% of line 21)	\$38,668.00	\$38,668.00	\$38,668.00	\$27,695.69
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$8,000.00	\$7,801.11	\$7,801.11	\$1,361.11
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$21,391.75	\$22,811.38	\$22,811.38	\$20,843.38
10	1460 Dwelling Structures	\$153,743.96	\$156,069.82	\$156,069.82	\$152,219.82
11	1465.1 Dwelling Equipment - Nonexpendable	\$30,029.00	\$30,351.69	\$30,351.69	\$30,351.69
12	1470 Nondwelling Structures	\$50,390.00	\$48,490.00	\$48,490.00	\$48,490.00
13	1475 Nondwelling Equipment	\$60,770.29	\$58,801.00	\$58,801.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>FFY of Grant:</b>
PHA Name		Capital Fund Program Grant No:	<b>FFY of Grant Approval:</b>
GENEVA HOUSING AUTHORITY		Replacement Housing Factor Grant No:	
Type of Grant		Date of CFFP:	

Original Annual Statement     Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 6-30-2010

Revised Annual Statement (revision no. 3)

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (3)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid be the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$386,684.00	\$386,684.00	\$386,684.00	\$304,652.69
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$84,289.29	\$83,982.00	\$83,982.00	\$25,181.00
		<b>Percent Obligated/Expended</b>		<b>100%</b>	
				<b>79%</b>	

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	6-30-2010		

Andrew R Tyman, Chief Executive Officer

- 1 To be completed for the Performance and Evaluation Report.
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- 3 PHAs with under 250 units in management may use 100% of CFP Grant for Operations
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Part II: Supporting Pages

PHA Name		Grant Type and Number		Federal FFY of Grant:						
GENEVA HOUSING AUTHORITY		NY06S04450109		9/30/2009						
Development Number Name/PHA-Wide Activities		Development Account No.		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
Categories		Replacement Housing Factor Grant No:		Original		Revised (3)		Funds Obligated		Funds Expended
PHA Wide	<u>1406 Operations</u>	1406			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1408 Management Improvements</u>	1408								
	Computer hardware/software upgrades				\$23,691.00	\$23,691.00	\$23,691.00	23,691.00		
	Office Equipment				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1408</b>				<b>\$23,691.00</b>	<b>\$23,691.00</b>	<b>\$23,691.00</b>	<b>\$23,691.00</b>	<b>\$23,691.00</b>	
PHA Wide	<u>1410 Administration</u>	1410								
	Central Office Administration				\$38,668.00	\$38,668.00	\$38,668.00	\$27,695.69		
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1410</b>				<b>\$38,668.00</b>	<b>\$38,668.00</b>	<b>\$38,668.00</b>	<b>\$27,695.69</b>		
PHA Wide	<u>1411 Audits</u>	1411			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1415 Liquidated Damages</u>	1415			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	<u>1430 Fees and Cost</u>	1430								
	A & E Fees / Energy Audits				\$8,000.00	\$7,801.11	\$7,801.11	\$1,361.11		
	<b>Total 1430</b>				<b>\$8,000.00</b>	<b>\$7,801.11</b>	<b>\$7,801.11</b>	<b>\$1,361.11</b>		



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Part II: Supporting Pages

PHA Name

Grant Type and Number NY06S04450109

Federal FFY of Grant: 9/30/2009

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (3)	Funds Obligated	Funds Expended	
PHA Wide	1485 Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1485							
PHA Wide	1490 Debt Service Reserve Fund	1490		\$0.00	\$0.00	0.00	0.00	
PHA Wide	1501 Collateralization or Debt Service Paid by the PHA	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	9000 Collateralization or Debt Service Paid VIA System of Direct Payment	9000		\$0.00	\$0.00	\$0.00	\$0.00	
	HA WIDE - SUBTOTAL			\$131,129.29	\$117,959.11	\$117,959.11	\$52,747.80	
	ELMCREST APARTMENTS							
	1450 Site Improvements	1450						
	Seal & Strip Parking lots			\$0.00	\$0.00	\$0.00	\$0.00	
	Misc Site Improvements			\$2,850.00	\$2,301.63	\$2,301.63	\$2,301.63	
	Courtyard improvement			\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1450			\$2,850.00	\$2,301.63	\$2,301.63	\$2,301.63	

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. Page 5 of 10

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PHA Name

Grant Type and Number NY06S04450109

Federal FFY of Grant:

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

9/30/2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised (3)	Total Actual Cost Funds Obligated	Funds Expended	Status of Work
<b>1460 Dwelling Structure</b>								
	New Bathroom Fixtures (vanity sinks)			\$0.00	\$0.00	\$0.00	\$0.00	
	New Bathroom Fixtures (mixing valves)			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1460</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>1465 Dwelling Equipment</b>								
	Refrigerator Replacement (phase I)		30	\$13,029.00	\$13,029.00	\$13,029.00	\$13,029.00	
	<b>Total 1465</b>			<b>\$13,029.00</b>	<b>\$13,029.00</b>	<b>\$13,029.00</b>	<b>\$13,029.00</b>	
<b>1470 Non-Dwelling Structures</b>								
	Roof Replacement			\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
	<b>Total 1470</b>			<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	
<b>1475 Non-Dwelling Equipment</b>								
	HVAC Energy Saving Improv. ESCO change order			\$0.00	\$11,002.00	\$11,002.00	\$0.00	
	<b>Total 1475</b>			<b>\$0.00</b>	<b>\$11,002.00</b>	<b>\$11,002.00</b>	<b>\$0.00</b>	
<b>1495.1 Relocation Costs</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total Cost for ElInterest - Development #1</b>			<b>\$20,879.00</b>	<b>\$31,332.63</b>	<b>\$31,332.63</b>	<b>\$20,330.63</b>	

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Part II: Supporting Pages

PHA Name	Grant Type and Number		Capital Fund Program Grant No:		FFFP (Yes/ No):		Replacement Housing Factor Grant No:		Federal FFY of Grant:		Status of Work
GENEVA HOUSING AUTHORITY	NY06S04450109		9/30/2009								
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised (3)	Funds Obligated	Funds Expended				
NY06P044-003	SCATTERED SITES										
NY06P044-009	1450 Site Improvements	1450		\$400.00	\$400.00	\$400.00	\$400.00		\$400.00		
	1460 Dwelling Structure	1460									
	Siding		1	\$10,800.00	\$14,650.00	\$14,650.00	10,800.00				
	Exterior Painting		2	\$11,920.00	\$11,920.00	\$11,920.00	11,920.00				
	Window & Door Replacement		10	\$1,990.00	\$1,990.00	\$1,990.00	1,990.00				
	New Kitchens - materials only		15	\$43,332.00	\$43,332.00	\$43,332.00	43,332.00				
	Porch Repair/Replacement		2	\$3,000.00	\$2,760.86	\$2,760.86	\$2,760.86				
	Roof Replacement		4	\$54,775.00	\$54,775.00	\$54,775.00	54,775.00				
	New Bathroom Fixtures		10	\$0.00	\$0.00	\$0.00	0.00				
	Total 1460			\$125,817.00	\$129,427.86	\$129,427.86	\$125,577.86				
	1465 Dwelling Equipment	1465									
	New Appliances (Refrigerators)		1	\$1,000.00	\$499.00	\$499.00	\$499.00				
	New Appliances Ranges & Rangeshoods		10	\$3,000.00	\$3,007.50	\$3,007.50	\$3,007.50				
	Total 1465			\$4,000.00	\$3,506.50	\$3,506.50	\$3,506.50				
	1470 Non-Dwelling Structures	1470									
	Garage Repairs/Storage Shed Replacements			\$0.00	\$0.00	\$0.00	\$0.00				
	Total 1470			\$0.00	\$0.00	\$0.00	\$0.00				

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Part II: Supporting Pages

PHA Name

Grant Type and Number NY06S04450109

Federal FFY of Grant:

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

9/30/2009

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 (3)	Funds Obligated	Funds Expended	
	<u>1475 Non-Dwelling Equipment</u>	1475		\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total Cost for Scattered Sites - Development #2</b>			\$130,217.00	\$133,334.36	\$133,334.36	\$129,484.36	
	<b>COURTYARD APARTMENTS</b>							
	<u>1450 Site Improvements</u>	1450						
	Parking lot repairs		20	\$10,245.00	\$10,245.00	\$10,245.00	\$10,245.00	
	Misc Site Improvements		6	\$7,896.75	\$9,864.75	\$9,864.75	\$7,896.75	
	<b>Total 1450</b>			\$18,141.75	\$20,109.75	\$20,109.75	\$18,141.75	
	<u>1460 Dwelling Structure</u>	1460						
	New Storm Doors		20	\$5,000.00	\$8,715.00	\$8,715.00	\$8,715.00	
	New Roofing (Flats roofs)		6	\$17,130.00	\$17,130.00	\$17,130.00	17,130.00	
	New Roofing (Pitched roofs)		3	\$0.00	\$0.00	\$0.00	0.00	
	Electrical Improvements			\$796.96	\$796.96	\$796.96	796.96	
	Sprinkler System Upgrade			\$5,000.00	\$0.00	\$0.00	0.00	
	<b>Total 1460</b>			\$27,926.96	\$26,641.96	\$26,641.96	\$26,641.96	

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Part II: Supporting Pages  
 PHA Name

Grant Type and Number NY06S04450109

Federal FFY of Grant: 9/30/2009

GENEVA HOUSING AUTHORITY

Capital Fund Program Grant No:  
 CFFP (Yes/ No):  
 Replacement Housing Factor Grant No:

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (3)	Funds Obligated	Funds Expended	
<b>1465 Dwelling Equipment</b>								
	New Appliances (Refrigerators)		35	\$2,500.00	\$948.00	\$948.00	\$948.00	
	New Appliances (Ranges/hoods)		35	\$10,500.00	\$12,868.19	\$12,868.19	\$12,868.19	
	<b>Total 1465</b>			<b>\$13,000.00</b>	<b>\$13,816.19</b>	<b>\$13,816.19</b>	<b>\$13,816.19</b>	
<b>1470 Non-Dwelling Structures</b>								
	Childcare & Boys/Girls Facility - Roof Improvements			\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
	Maintenance - Salt Barn			\$41,400.00	\$39,500.00	\$39,500.00	\$39,500.00	
	Childcare & Boys/Girls Facility - Improvements		2	\$1,990.00	\$1,990.00	\$1,990.00	\$1,990.00	
	Trash Housing Repairs			\$0.00	\$0.00	\$0.00	\$0.00	
	Central Laundry Room Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1470</b>			<b>\$45,390.00</b>	<b>\$43,490.00</b>	<b>\$43,490.00</b>	<b>\$43,490.00</b>	
<b>1475 Non-Dwelling Equipment</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1475</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total Cost for Courtyard - Development #4</b>			<b>\$104,458.71</b>	<b>\$104,057.90</b>	<b>\$104,057.90</b>	<b>\$102,089.90</b>	

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.  
 Page 9 of 10

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

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

**Part III: Implementation Schedule for Capital Fund Financing Program**

PHA Name		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
GENEVA HOUSING AUTHORITY						9/30/2009
Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Revised Expenditure End Date	Reasons for Revised Target Dates (1)	
PHA-Wide	03/17/10	02/11/10	03/17/11			
Elmcrest Apartments NY06P044-001	03/17/10	02/11/10	03/17/11			
Scattered Sites NY06P044-003 NY06P044-009	03/17/10	02/11/10	03/17/11			
Courtyard Apartments NY06P044-010	03/17/10	02/11/10	03/17/11			

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

**Part I: Summary**

<b>PHA Name</b>	<b>Grant Type and Number</b>	<b>Capital Fund Program Grant No:</b>	<b>FFY of Grant: 9/30/2010</b>
<b>GENEVA HOUSING AUTHORITY</b>		<b>NY06P04450110</b>	<b>FFY of Grant Approval: 9/30/2010</b>
	<b>Replacement Housing Factor Grant No:</b>		
	<b>Date of CFFP:</b>		

**Type of Grant**

**Original Annual Statement**     Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: \_\_\_\_\_     Revised Annual Statement (revision no. \_\_\_\_\_)

Performance and Evaluation Report for Period Ending: \_\_\_\_\_     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	\$192,735.96	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$30,037.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

1 To be completed for the Performance and Evaluation Report.  
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 3 PHAs with under 250 units in management may use 100% of CFP Grant for Operations  
 4 RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2001

<b>Part I: Summary</b>		<b>Grant Type and Number</b>	<b>FFY of Grant: 9/30/2010</b>
<b>PHA Name</b>	<b>GENEVA HOUSING AUTHORITY</b>	Capital Fund Program Grant No: NY06P04450110	FFY of Grant Approval: 9/30/2010
		Replacement Housing Factor Grant No:	
		Date of CFFP:	

**Type of Grant**  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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised (2)	Obligated	Expended
18a	1501 Collateralization or Debt Service paid be the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid VIA System of Direct Payment	\$77,602.04	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant (Sum of lines 2 - 19)	\$300,375.00	\$0.00	\$0.00	\$80,902.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

<b>Signature of Executive Director</b> <i>Andrew R Tyman</i>	<b>Date</b> 6-29-2010	<b>Signature of Public Housing Director</b>	<b>Date</b>
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Andrew R Tyman, Chief Executive Officer

- 1 To be completed for the Performance and Evaluation Report.
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- 3 PHAs with under 250 units in management may use 100% of CFFP Grant for Operations
- 4 RHF funds shall be included here.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226

Expires 4/30/2011

Part II: Supporting Pages		PHA Name	Grant Type and Number	Federal FFY of Grant:				
GENEVA HOUSING AUTHORITY		GENEVA HOUSING AUTHORITY	NY06P04450110	9/30/2010				
		Capital Fund Program Grant No:						
		CFPP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
PHA Wide	1406 Operations	1406						
	AMP - 001 Elmcrest Apts			\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	AMP - 002 Scattered Sites			\$90,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	AMP - 003 - Courtyard Apts.			\$72,735.96	\$0.00	\$0.00	\$0.00	\$0.00
	Total 1406			\$192,735.96	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1408 Management Improvements	1408						
	Computer hardware/software upgrades			\$0.00	\$0.00	\$0.00	\$0.00	0.00
	Office Equipment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total 1408			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1410 Administration	1410						
	Central Office Administration			\$30,037.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total 1410			\$30,037.00	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1411 Audits	1411						
	1411 Audits			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1415 Liquidated Damages	1415						
	1415 Liquidated Damages			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1430 Fees and Cost	1430						
	1430 Fees and Cost			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	A & E Fees			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total 1430			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PHA Wide	1440 Site Acquisition	1440						
	1440 Site Acquisition			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FFY of Grant:						
GENEVA HOUSING AUTHORITY	NY06P04450110 Capital Fund Program Grant No: CFPP (Yes/ No): Replacement Housing Factor Grant No:	9/30/2010						
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 (2)	Funds Obligated	Funds Expended	
PHA Wide	1450 Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1460 Dwelling Structures	1460		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1465.1 Dwelling Equipment - Nonexpendable	1465		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1470 Non-Dwelling Structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1475 Non-Dwelling Equipment	1475		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1485 Demolition	1485		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	1490 Debt Service Reserve Fund	1490		\$0.00	\$0.00	0.00	0.00	
PHA Wide	1501 Collateralization or Debt Service	1501		\$0.00	\$0.00	\$0.00	\$0.00	
PHA Wide	9000 Collateralization or Debt Service	9000		\$17,450.00	\$0.00	\$0.00	\$0.00	
	CFPP Debt Service - 3-28-2012 payment			\$60,152.04	\$0.00	\$0.00	\$0.00	
	CFPP Debt Service - 9-26-2012 payment			\$77,602.04	\$0.00	\$0.00	\$0.00	
	<b>HA WIDE - SUBTOTAL</b>			<b>\$222,772.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

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

Part II: Supporting Pages		Grant Type and Number	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Name		NY06P04450110	Original	Revised (2)	Funds Obligated	Funds Expended	
GENEVA HOUSING AUTHORITY		Capital Fund Program Grant No:					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity				
<b>NY06P044-001</b>	<b>ELMCREST APARTMENTS</b>	<b>1450</b>					
	<b>1450 Site Improvements</b>			\$0.00	\$0.00	\$0.00	\$0.00
	Courtyard Improvement			\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1450</b>						
	<b>1460 Dwelling Structure</b>	<b>1460</b>					
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1460</b>			\$0.00	\$0.00	\$0.00	\$0.00
	<b>1465 Dwelling Equipment</b>	<b>1465</b>					
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1465</b>			\$0.00	\$0.00	\$0.00	\$0.00
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>					
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>					
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total 1475</b>			\$0.00	\$0.00	\$0.00	\$0.00
	<b>1495.1 Relocation Costs</b>	<b>1495</b>					
				\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Cost for Elmcrest - Development #1</b>			\$0.00	\$0.00	\$0.00	\$0.00

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

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

Part II: Supporting Pages  
 PHA Name **GENEVA HOUSING AUTHORITY**  
 Grant Type and Number **NY06P04450110**  
 Capital Fund Program Grant No:  
 CFPP (Yes/ No):  
 Replacement Housing Factor Grant No:

Federal FFY of Grant: **9/30/2010**  
 Status of Work

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (2)	Funds Obligated	Funds Expended	
<b>SCATTERED SITES</b>								
<b>1450 Site Improvements</b>								
	Driveway/sidewalk replacement			\$0.00	\$0.00	\$0.00	\$0.00	
	Fencing Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	Landscaping			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1450</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>1460 Dwelling Structure</b>								
	General Interior Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	General electric, plumbing & HVAC improvements			\$0.00	\$0.00	0.00	0.00	
	Porch Replacement			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1460</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>1465 Dwelling Equipment</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1465</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>1470 Non-Dwelling Structures</b>								
	Garage & Storage Shed Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1470</b>			\$0.00	\$0.00	\$0.00	\$0.00	
<b>1475 Non-Dwelling Equipment</b>								
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1475</b>			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total Cost for Scattered Sites - Development #2</b>			\$0.00	\$0.00	\$0.00	\$0.00	

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

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

Part II: Supporting Pages

PHA Name

GENEVA HOUSING AUTHORITY

Grant Type and Number NY06P04450110

Capital Fund Program Grant No:

CFPP (Yes/No):

Replacement Housing Factor Grant No:

Federal FFY of Grant:

9/30/2010

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 (2)	Funds Obligated	Funds Expended	
<b>NY06P044-010</b>	<b>COURTYARD APARTMENTS</b>	<b>1450</b>						
	<b>1450 Site Improvements</b>							
	Courtyard Improvement			\$0.00	\$0.00	\$0.00	\$0.00	
	Parking Lot/Sidewalk replacement			\$0.00	\$0.00	\$0.00	\$0.00	
	Landscaping & Fencing Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1450</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1460 Dwelling Structure</b>	<b>1460</b>						
	General Interior Improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	General electric, plumbing & HVAC improvements			\$0.00	\$0.00	\$0.00	\$0.00	
	Roof Replacement			\$0.00	\$0.00	0.00	0.00	
	<b>Total 1460</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1465 Dwelling Equipment</b>	<b>1465</b>						
				\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1465</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1470 Non-Dwelling Structures</b>	<b>1470</b>						
	Salt Barn			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1470</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>1475 Non-Dwelling Equipment</b>	<b>1475</b>						
	Security Camera Upgrade			\$0.00	\$0.00	\$0.00	\$0.00	
	<b>Total 1475</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
	<b>Total Cost for Courtyard - Development #4</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

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

**Part III: Implementation Schedule for Capital Fund Financing Program**

GENEVA HOUSING AUTHORITY		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Revised Expenditure End Date	Reasons for Revised Target Dates (1)	9/30/2010
PHA-Wide	09/30/11		09/30/14			
Elmcrest Apartments NY06P044-001	09/30/11		09/30/14			
Scattered Sites NY06P044-003 NY06P044-009	09/30/11		09/30/14			
Courtyard Apartments NY06P044-010	09/30/11		09/30/14			

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

**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number <b>GENEVA HOUSING AUTHORITY NY-044</b>		Locality: <b>Geneva/Ontario County, NY</b>			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <b>9-30-2010</b>	Work Statement for Year 2 FFY <b>9/30/2011</b>	Work Statement for Year 3 FFY <b>9/30/2012</b>	Work Statement for Year 4 FFY <b>9/30/2013</b>	Work Statement for Year 5 FFY <b>9/30/2014</b>
B.	Physical Improvements	<b>Annual Statement</b>	\$ 168,254.00	\$ 161,956.40	\$ 91,443.13	\$ 110,055.54
C.	Management Improvements		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$ 1,957.65	\$ 9,999.05	\$ 46,811.65	\$ 25,000.00
E.	Administration		\$ 29,612.00	\$ 29,612.00	\$ 29,612.00	\$ 29,612.00
F.	Other		\$ -	\$ -	\$ -	\$ -
G.	Operations		\$ 14,500.00	\$ 14,500.00	\$ 50,000.00	\$ 50,000.00
H.	Demolition		\$ -	\$ -	\$ -	\$ -
I.	Development		\$ -	\$ -	\$ -	\$ -
J.	Capital Fund Financing — Debt Service		\$ 81,051.35	\$ 79,307.55	\$ 77,508.22	\$ 80,707.46
K.	Total CFP Funds		\$ 300,375.00	\$ 300,375.00	\$ 300,375.00	\$ 300,375.00
L.	Total Non-CFP Funds	\$ -	\$ -	\$ -	\$ -	\$ -
M.	<b>Grand Total</b>	<b>\$ 300,375.00</b>	<b>\$ 300,375.00</b>	<b>\$ 300,375.00</b>	<b>\$ 300,375.00</b>	<b>\$ 300,375.00</b>
	Estimated Grant Amount		\$ 300,375.00	\$ 300,375.00	\$ 300,375.00	\$ 300,375.00
	Balance available		\$ -	\$ -	\$ -	\$ -

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>9-30-2010</u>	Work Statement for Year 2			Work Statement for Year 2		
	FFY <u>9-30-2011</u>			FFY 9-30-2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
<b>See</b>	<b>NY-44-9999 - CENTRAL OFFICE</b>			<b>NY-44-001 - ELMCREST APTS.</b>		
<b>Annual Statement</b>	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
	Parking Lot Improvements		\$ -	Parking Lots Improvements		\$ -
	General Interior Improvements		\$ -	Courtyard Improvements		\$ 2,500.00
	<b>Sub-Total</b>		\$ -	Misc. Site Improvements		\$ 3,000.00
				Efficiency Unit Conversions	10	\$ -
				Appliance replacement		\$ -
				Cycle Painting		\$ -
				General Electrical Improvements		\$ -
				General Plumbing Improvements		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			General HVAC Improvements		\$ -
	Office Furniture & Equipment		\$ -			
	<b>Sub-Total</b>		\$ -			
				<b>Sub-Total</b>		\$ 5,500.00
	<b>Administration</b>					
	Basic Administration		\$ 29,612.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Install Solar Energy Panels		\$ -
	<b>Sub-Total</b>		\$ 29,612.00			\$ -
				<b>Sub-Total</b>		\$ -
	<b>Capital Fund Financing</b>					
	Bond Issue Debt Service		\$ 81,051.35	<b>Operations</b>		\$ 1,500.00
	<b>Sub-Total</b>		\$ 81,051.35			
	Subtotal of Estimated Cost		\$ 110,663.35	Subtotal of Estimated Cost		\$ <b>7,000.00</b>

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 9-30-2009	Work Statement for Year 2			Work Statement for Year 2		
	FFY 9-30-2011			FFY 9-30-2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-002 SCATTERED SITES</b>			<b>NY-44-003 - COURTYARD APTS.</b>		
Annual Statement	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
	Driveway Improvements		\$ 6,000.00	Parking Lots Improvements		\$ -
	Sidewalk Replacement		\$ 3,000.00	Courtyard/Site Improvements		\$ 10,000.00
	Fencing Improvements		\$ 2,500.00	Fencing Improvements		\$ -
	Landscaping		\$ 3,000.00	Landscaping		\$ 4,254.00
	Appliance replacement		\$ 3,000.00	Appliance replacement		\$ -
	Cycle Painting		\$ -	Cycle Painting		\$ -
	General Electrical Improvements		\$ 1,000.00	General Electrical Improvements		\$ 15,000.00
	General Plumbing Improvements		\$ 10,000.00	General Plumbing Improvements		\$ -
	General HVAC Improvements		\$ -	General HVAC Improvements		\$ 15,000.00
	General Interior Improvements		\$ 10,000.00	General Interior Improvements		\$ 25,000.00
	Porch Replacement		\$ -	Roof Replace - Phase II		\$ 50,000.00
	Doors & Windows		\$ -	<b>Sub-Total</b>		\$ 119,254.00
	Furnaces & Boilers		\$ 5,000.00			
	<b>Sub-Total</b>		\$ 43,500.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Alternative Energy - Wind Turbine		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			Install Solar Energy Panels		\$ -
	Garage/Storage Shed Improvements		\$ 1,957.65			
	<b>Sub-Total</b>		\$ 1,957.65	<b>Sub-Total</b>		\$ -
	<b>Operations</b>		\$ 3,000.00	<b>Operations</b>		\$ 10,000.00
	Subtotal of Estimated Cost		<b>\$ 48,457.65</b>	Subtotal of Estimated Cost		<b>\$ 129,254.00</b>

<b>Part II: Supporting Pages - Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year 3			Work Statement for Year 3		
	FFY 9-30-2012			FFY 9-30-2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
<b>See</b>	<b>NY-44-9999 - CENTRAL OFFICE</b>			<b>NY-44-001 - ELMCREST APTS.</b>		
<b>Annual</b>	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
<b>Statement</b>	Parking Lot Improvements		\$ -	Parking Lots Improvements		\$ 5,702.40
	General Interior Improvements		\$ -	Courtyard Improvements		\$ -
	<b>Sub-Total</b>		\$ -	Misc. Site Improvements		\$ -
				Efficiency Unit Conversions	10	\$ -
				Appliance replacement		\$ -
				Cycle Painting		\$ -
				General Electrical Improvements		\$ -
				General Plumbing Improvements		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			General HVAC Improvements		\$ -
	Office Furniture & Equipment			Roofing Repairs		\$ 15,000.00
	<b>Sub-Total</b>		\$ -	<b>Sub-Total</b>		\$ 20,702.40
	<b>Administration</b>					
	Basic Administration		\$ 29,612.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Install Solar Energy Panels		\$ (0.95)
	<b>Sub-Total</b>		\$ 29,612.00	Compactor Replacement		\$ 10,000.00
				<b>Sub-Total</b>		\$ 9,999.05
	<b>Capital Fund Financing</b>					
	Bond Issue Debt Service		\$ 79,307.55	<b>Operations</b>		\$ 15,000.00
	<b>Sub-Total</b>		\$ 79,307.55			
	Subtotal of Estimated Cost		<b>\$ 108,919.55</b>	Subtotal of Estimated Cost		<b>\$ 45,701.45</b>

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 3			Work Statement for Year 3		
	FFY 9-30-2012			FFY 9-30-2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-002 SCATTERED SITES</b>			<b>NY-44-003 - COURTYARD APTS.</b>		
Annual	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
Statement	Driveway Improvements		\$ -	Parking Lots Improvements		\$ -
	Sidewalk Replacement		\$ -	Courtyard Improvements		\$ 15,000.00
	Fencing Improvements		\$ -	Fencing Improvements		\$ -
	Landscaping		\$ -	Landscaping		\$ 4,254.00
	Appliance replacement		\$ 2,000.00	Appliance replacement		\$ 5,000.00
	Cycle Painting		\$ -	Cycle Painting		\$ -
	General Electrical Improvements		\$ -	General Electrical Improvements		\$ -
	General Plumbing Improvements		\$ 25,000.00	General Plumbing Improvements		\$ -
	General HVAC Improvements		\$ -	General HVAC Improvements		\$ -
	General Interior Improvements		\$ 15,000.00	General Interior Improvements		\$ 25,000.00
	Porch Replacement		\$ -	Roof Replace - Phase II		\$ 50,000.00
	Doors & Windows		\$ -	<b>Sub-Total</b>		\$ 99,254.00
	Furnaces & Boilers		\$ -			
	<b>Sub-Total</b>		\$ 42,000.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Security Camera Upgrade		\$ 18,000.00
	<b>Non-Dwelling Structures &amp; Equip.</b>			Alternative Energy - Wind Turbine		\$ -
	Garage/Storage Shed Improvements		\$ -			
	<b>Sub-Total</b>		\$ -	<b>Sub-Total</b>		\$ -
	<b>Operations</b>		\$ 10,000.00	<b>Operations</b>		\$ 25,000.00
	Subtotal of Estimated Cost		\$ 52,000.00	Subtotal of Estimated Cost		\$ 124,254.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 9-30-2013			Work Statement for Year 4 FFY 9-30-2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-9999 - CENTRAL OFFICE</b>			<b>NY-44-001 - ELMCREST APTS.</b>		
Annual Statement	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
	Parking Lot Improvements		\$ 3,189.13	Parking Lots Improvements		\$ -
	General Interior Improvements		\$ 4,000.00	Courtyard Improvements		\$ -
	<b>Sub-Total</b>		\$ 7,189.13	Misc. Site Improvements		\$ -
				Efficiency Unit Conversions	10	\$ -
				Appliance replacement		\$ -
				Cycle Painting		\$ -
				General Electrical Improvements		\$ -
				General Plumbing Improvements		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			General HVAC Improvements		\$ -
	Office Furniture & Equipment		\$ -			
	<b>Sub-Total</b>		\$ -			
				<b>Sub-Total</b>		\$ -
	<b>Administration</b>					
	Basic Administration		\$ 29,612.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Emergency Generator Upgrade		\$ 15,000.00
	<b>Sub-Total</b>		\$ 29,612.00	Elevator Improvements		
				<b>Sub-Total</b>		\$ 15,000.00
	<b>Capital Fund Financing</b>					
	Bond Issue Debt Service		\$ 77,508.22	<b>Operations</b>		\$ 15,000.00
	<b>Sub-Total</b>		\$ 77,508.22			
	Subtotal of Estimated Cost		\$ 114,309.35	Subtotal of Estimated Cost		\$ <b>30,000.00</b>

Capital Fund Program—Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 9-30-2013			Work Statement for Year 4 FFY 9-30-2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-002 SCATTERED SITES</b>			<b>NY-44-003 - COURTYARD APTS.</b>		
Annual Statement	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
	Driveway Improvements		\$ -	Parking Lots Improvements		\$ -
	Sidewalk Replacement		\$ -	Courtyard Improvements		\$ -
	Fencing Improvements		\$ -	Fencing Improvements		\$ -
	Landscaping		\$ -	Landscaping		\$ 4,254.00
	Appliance replacement		\$ -	Appliance replacement		\$ -
	Cycle Painting		\$ -	Cycle Painting		\$ -
	General Electrical Improvements		\$ -	General Electrical Improvements		\$ -
	General Plumbing Improvements		\$ -	General Plumbing Improvements		\$ -
	General HVAC Improvements		\$ -	General HVAC Improvements		\$ -
	General Interior Improvements		\$ 15,000.00	General Interior Improvements		\$ -
	Porch Replacement		\$ -	Roof Replace - Phase II		\$ 50,000.00
	Doors & Windows		\$ 15,000.00	<b>Sub-Total</b>		\$ 54,254.00
	Furnaces & Boilers		\$ -			
	<b>Sub-Total</b>		\$ 30,000.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Security Camera Upgrade		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			Alternative Energy - Wind Turbine		\$ 31,811.65
	Garage/Storage Shed Improvements		\$ -			
	<b>Sub-Total</b>		\$ -	<b>Sub-Total</b>		\$ 31,811.65
	<b>Operations</b>		\$ 10,000.00	<b>Operations</b>		\$ 25,000.00
	Subtotal of Estimated Cost		\$ 40,000.00	Subtotal of Estimated Cost		\$ 111,065.65

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 5 FFY 9-30-2014			Work Statement for Year 5 FFY 9-30-2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-9999 - CENTRAL OFFICE</b>			<b>NY-44-001 - ELMCREST APTS.</b>		
Annual Statement	<b>Physical Improvements</b>			<b>Physical Improvements</b>		
	Parking Lot Improvements		\$ 3,000.00	Parking Lots Improvements		\$ -
	General Interior Improvements		\$ -	Courtyard Improvements		\$ -
	<b>Sub-Total</b>		\$ 3,000.00	Misc. Site Improvements		\$ -
				Efficiency Unit Conversions	10	\$ -
				Appliance replacement		\$ -
				Cycle Painting		\$ -
				General Electrical Improvements		\$ -
				General Plumbing Improvements		\$ -
	<b>Non-Dwelling Structures &amp; Equip.</b>			General HVAC Improvements		\$ -
	Office Furniture & Equipment		\$ -			
	<b>Sub-Total</b>		\$ -			
				<b>Sub-Total</b>		\$ -
	<b>Administration</b>					
	Basic Administration		\$ 29,612.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Emergency Generator Upgrade		\$ -
	<b>Sub-Total</b>		\$ 29,612.00	Elevator Improvements		\$ -
				<b>Sub-Total</b>		\$ -
	<b>Capital Fund Financing</b>					
	Bond Issue Debt Service		\$ 80,707.46	<b>Operations</b>		\$ 15,000.00
	<b>Sub-Total</b>		\$ 80,707.46			
	Subtotal of Estimated Cost		\$ 113,319.46	Subtotal of Estimated Cost		\$ 15,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY	Work Statement for Year 5			Work Statement for Year 5		
	FFY 9-30-2014			FFY 9-30-2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimate	Development Number/Name General Description of Major Work Categories	Quantity	Estimate
See	<b>NY-44-002 SCATTERED SITES</b>			<b>NY-44-003 - COURTYARD APTS.</b>		
Annual Statement	Physical Improvements			Physical Improvements		
	Driveway Improvements		\$ 5,000.00	Parking Lots Improvements		\$ 25,000.00
	Sidewalk Replacement		\$ 3,000.00	Courtyard Improvements		\$ 20,000.00
	Fencing Improvements		\$ -	Fencing Improvements		\$ -
	Landscaping		\$ -	Landscaping		\$ 4,254.00
	Appliance replacement		\$ -	Appliance replacement		\$ 14,801.54
	Cycle Painting		\$ -	Cycle Painting		\$ -
	General Electrical Improvements		\$ -	General Electrical Improvements		\$ -
	General Plumbing Improvements		\$ -	General Plumbing Improvements		\$ -
	General HVAC Improvements		\$ -	General HVAC Improvements		\$ -
	General Interior Improvements		\$ 10,000.00	General Interior Improvements		\$ -
	Porch Replacement	2	\$ 10,000.00	Roof Replace - Phase II		\$ -
	Doors & Windows		\$ 5,000.00	<b>Sub-Total</b>		\$ 64,055.54
	Furnaces & Boilers		\$ 10,000.00			
	<b>Sub-Total</b>		\$ 43,000.00	<b>Non-Dwelling Structures &amp; Equip.</b>		
				Security Camera Upgrade		\$ 15,000.00
	<b>Non-Dwelling Structures &amp; Equip.</b>			Fire Alarm Upgrade		\$ 15,000.00
	Garage/Storage Shed Improvements		\$ 10,000.00			
	<b>Sub-Total</b>		\$ 10,000.00	<b>Sub-Total</b>		\$ 15,000.00
	<b>Operations</b>		\$ 10,000.00	<b>Operations</b>		\$ 25,000.00
	Subtotal of Estimated Cost		\$ 63,000.00	Subtotal of Estimated Cost		\$ 104,055.54

**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

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>9-30-2010</u>	Work Statement for Year 2		Work Statement for Year 3	
	FFY 9-30-2011		FFY 9-30-2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
<b>See</b>	<b>NY-44-9999 - CENTRAL OFFICE</b>		<b>NY-44-9999 - CENTRAL OFFICE</b>	
<b>Annual Statement</b>	Computer Software/Hardware Upgrades	\$ 5,000.00	Computer Software/Hardware Upgrades	\$ 5,000.00
	<b>NY-44-001 - ELMCREST APTS.</b>		<b>NY-44-001 - ELMCREST APTS.</b>	
	<b>NY-44-002 SCATTERED SITES</b>		<b>NY-44-002 SCATTERED SITES</b>	
	<b>NY-44-003 - COURTYARD APTS.</b>		<b>NY-44-003 - COURTYARD APTS.</b>	
	<b>Subtotal of Estimated Cost</b>	<b>\$ 5,000.00</b>	<b>Subtotal of Estimated Cost</b>	<b>\$ 5,000.00</b>

**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

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>9-30-2010</u>	Work Statement for Year 4		Work Statement for Year 5	
	FFY 9-30-2012		FFY 9-2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
<b>See</b>	<b>NY-44-9999 - CENTRAL OFFICE</b>		<b>NY-44-9999 - CENTRAL OFFICE</b>	
<b>Annual Statement</b>	Computer Software/Hardware Upgrades	\$ 5,000.00	Computer Software/Hardware Upgrades	\$ 5,000.00
	<b>NY-44-001 - ELMCREST APTS.</b>		<b>NY-44-001 - ELMCREST APTS.</b>	
	<b>NY-44-002 SCATTERED SITES</b>		<b>NY-44-002 SCATTERED SITES</b>	
	<b>NY-44-003 - COURTYARD APTS.</b>		<b>NY-44-003 - COURTYARD APTS.</b>	
	<b>Subtotal of Estimated Cost</b>	<b>\$ 5,000.00</b>	<b>Subtotal of Estimated Cost</b>	<b>\$ 5,000.00</b>

**TRANSCRIPT OF PUBLIC HEARING**  
**July 8, 2010, 10 a.m.**  
**at Geneva Housing Authority office, 41 Lewis Street, City of Geneva**  
**Geneva Housing Authority**  
**October 1<sup>st</sup> 2011 - Agency Plan**

**PRESENT:**

Andrew Tyman, CEO - Geneva Housing Authority

Mr. Tyman called the public hearing to order at 10:00 a.m. in the Multi-Purpose Meeting Room at the Geneva Housing Authority's offices at 41 Lewis Street, in the City of Geneva, New York and stated that the following notice of public hearing was published in The Finger Lakes Times:

**NOTICE OF PUBLIC HEARING**  
**GENEVA HOUSING AUTHORITY**  
**AGENCY PLAN**

The Geneva Housing Authority has developed its annual Agency Plan, commencing October 1<sup>st</sup>, 2010, in compliance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA), HUD's February 18, 1999, Interim Rule, and subsequent HUD Notices. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations and strategies for meeting local housing needs and goals. Further HUD information regarding PHA Plans can be found at the HUD web site at: <http://www.hud.gov/offices/pih/>.

The "Plan" is available for review and public comment at the Housing Authority's Main Administrative Office located at 41 Lewis Street, Geneva, NY. The 45-day required public comment period will commence on May 24<sup>th</sup>, 2010 and the closing date will be extended to July 9<sup>th</sup>, 2010. The Authority's hours of operation are Monday through Friday 8:30 am to 4:30 pm. **In addition, a public hearing will be held on July 9<sup>th</sup>, 2010, 10:00 am, at the Geneva Housing Authority Multi-purpose Meeting Room, located at 41 Lewis Street, Geneva, NY.** All public comments will be addressed by the Geneva Housing Authority Board of Commissioners prior to adoption of the proposed plan at the July 12<sup>th</sup>, 2010 Board Meeting.

Andrew R. Tyman  
Chief Executive Officer

A copy of the proposed agency plan was on file for the required 45-day period and available for public inspection and comments during business hours at the offices of the Authority located at 41 Lewis Street, Geneva, New York.

Mr. Tyman requested comments in support of or opposed to the proposed Agency Plan. No one was in attendance and no one responded. Mr. Tyman closed the public hearing at 10:45 a.m.

# Geneva Housing Authority Resident Advisory Board

**Meeting**  
**Wednesday, June 2, 2010 – 1:30 pm**  
**41 Lewis Street**

**Present:** Andrew R. Tyman, *CEO*  
Robert Doeblin, *Director of Resident Services*  
Hillary Iannopollo, *Occupancy Administrator*  
Valerie Mallard, *Site Manager, Geneva Courtyard Apartments*  
Duane Jolley, *Resident Commissioner, Elmcrest Apartments*  
Donald Graham, *Tenant Association President, Elmcrest Apartments*  
Carol Maxon, *Tenant Association President, Geneva Courtyard Apartments*  
Sandy Ammerman, *Resident, Elmcrest Apartments*  
Marynell Robinson, *Resident, Geneva Courtyard Apartments*  
Barb Dunham, *Resident, City Section 8 Program*  
Doris Leonard, *Resident, Lyceum Heights*  
Bill Riley, *Maintenance Supervisor*  
Teresa Rodgers, *Note Taker*

**Purpose:**

CEO Tyman explained the Resident Advisory Board (RAB) provides the Public Housing Authority (PHA) and the residents with a forum for sharing information about the Agency's Annual Plan. Section 511 of the United States Housing Act and the regulations in 24 CFR part 903 require that PHAs establish one or more RABs as part of the PHA Plan Process. RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan. The main role of the RAB is to make recommendations in the development of the PHA plan. In order to facilitate collaboration, PHAs should encourage the RAB's participation from the inception of the planning process. PHAs are also required to request input from the RAB for any significant amendment or modification to the PHA Plan. The role of the RAB is to assist and make recommendations regarding the development of the PHA Plan and any significant amendments or modifications to it. RABs should be involved in the planning process as soon as feasible and must be given sufficient time to fully participate in the process so that they can carry out their proper role and provide representation that is meaningful and relevant to the development of the PHA Plan. The PHA and the RAB should develop a reasonable timetable to promote participation, including adequate notice of meetings. To facilitate productive meetings, PHAs may do preliminary work prior to involving RABs, such as gathering and compiling data and materials to help residents participate in the process, including some initial recommendations. A PHA must consider the recommendations of the RABs and make revisions to drafts or to the Plan which it deems appropriate.

CEO Tyman gave a brief history of Geneva Housing Authority's (GHA) RAB and reviewed the timeline and Notice of the Public Hearing as follows:

"The Geneva Housing Authority has developed its annual Agency Plan, commencing October 1<sup>st</sup>, 2009, in compliance with the Quality Housing and Work Responsibility Act of 1988 (QHWRA), HUD's February 18<sup>th</sup>, 1999, Interim Rule, and subsequent HUD Notices. The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations and strategies for meeting local housing needs and goals. Further HUD information regarding PHA Plans can be found at the HUD web site at: <http://www.hud.gov/offices/pih/>. The "Plan" is available for review and public comment at the Housing Authority's Main Administrative Office located at 41 Lewis Street, Geneva, NY. The 45-day required public comment period will commence on May 24<sup>th</sup>, 2010 and the closing date will be extended to July 9<sup>th</sup>, 2010. The Authority's hours of operations are Monday through Friday 8:30 am to 4:30 pm. **In addition, a public hearing will be held on July 9<sup>th</sup>, 2010, 10:00 am, at the Geneva Housing Authority Multi-purpose Meeting Room, located at 41 Lewis Street, Geneva, NY.** All public comments will be addressed by the Geneva Housing Authority Board of Commissioners prior to adoption of the proposed plan at the July 9<sup>th</sup>, 2010 Special Board Meeting. Andrew R. Tyman, Chief Executive Officer."

**Review of the Section 8 Housing Voucher Program:**

Hillary Iannopollo, Occupancy Administrator reviewed the proposed changes to the Administrative Plan. The current admission process denies assistance to a household due to "history of criminal activity." Ms. Iannopollo asked for suggestions of how this agency can clarify the word "history" for use within its Administrative Plan. It was explained that localized policies can be modified as long as the modifications remain within federal regulations. Household was defined as all persons living within the same home and there was discussion regarding defining the rules of eligibility according to the makeup of the community.

CEO Tyman reported that within the year, this Agency will attempt to combine the City and County Section 8 programs into one program under the county. He explained that the benefits would be simplifying management and allowing city Section 8 people the ability to move anywhere within the county.

**Low-Rent Admissions & Continued Occupancy Policy**

CEO Tyman explained that in the Public Housing program, we own the properties, maintain the properties, and collect and process the rents for those properties. Administration is in the process of reviewing the lease so that the lease language and the policy are in agreement. He reported that there are no policy changes being introduced at this time.

**Tenant Charges Schedule:**

CEO Tyman presented the panel with an updated Tenant Charges Schedule, Exhibit A in the packet provided to each panel member. He explained that tenant charges are reviewed and adjusted annually. Increased labor charge adjustments have been made commensurate with the contract with the employees' association. This schedule of tenant charges represents charges relating to damages that are over and above normal wear and tear, ie, damages caused by furniture being moved in and out.

CEO Tyman explained that the repainting cycle is generally every 5-7 years. He explained the raise in the 14-day notice processing fee along with other fees such as air conditioners being left in the windows throughout the year and other utility charges. CEO Tyman explained the chain of command to follow when a resident disagrees with a charge that has been levied. That process consists of first contacting the maintenance supervisor, then the site manager, the occupancy administrator, the CEO and finally scheduling a review hearing.

CEO Tyman directed the panel's attention to lines 83 and 84 of the Tenant Charges Schedule, ie, replacement cost for thermostats and sensors. He explained that the tenant will be charged the replacement cost plus labor for damaged/abused equipment and those abusing the equipment and those violating the standard use of the equipment will be terminated.

**GHA's Grant Funded Programs**

CEO Tyman reported that this Agency is continually seeking out available grants to benefit the tenants that it serves.

**GHA Modernization Program:**

CEO Tyman directed the panel's attention to the Annual Statement/Performance and Evaluation Report which indicates that our expected annual grant amount is \$296,121.00. He explained how this money is expected to be spent informing the panel that not much of the money will go into modernization due to the energy and weatherization projects already underway. He explained that 10% of that grant is allocated for administrative costs.

CEO Tyman also directed the panel's attention to the Five-Year Action Plan, which he stated will change as the needs of the facilities change.

**Maintenance:**

CEO Tyman reported that there will be changes made in how maintenance is handled. GHA is currently in the process of hiring a new Sr. Maintenance Mechanic who will assist the current Maintenance Supervisor, Bill Riley. This new hire would be Bill's right hand man. CEO Tyman will present the plan for reorganization to the Board of Commissioners.

Carol Maxom expressed the desire of the majority of the Courtyard tenants who want their home to be nice and are willing to work with maintenance to keep it looking well groomed.

**Security:**

Residents at Geneva Courtyard Apartments are concerned about security issues. CEO Tyman asked about GCA's progress toward a neighborhood watch. He reported that GHA is looking towards additional cameras and lighting for further security and a notification system in case of a natural disaster. This notification system will be camera equipped with an outside service monitoring the activity. A panel member expressed that security needs to be more visible. CEO Tyman reported that he is looking into establishing security checkpoints where each member of the security personnel would report to an electronic monitoring device and sign in. That process would document that security is actually out and about and making themselves visible.

**PHA Five-Year and Annual Agency Plan:**

CEO Tyman outlined each of seven items under the heading "Expansion of the Stock Issues", page four of six of this report:

1. Construction of Lyceum Phase III should commence the end of July/early August.
2. An approximate \$9M to develop Victor Senior Housing.
3. An approximate \$9M to develop the disabled and homeless veterans' housing in the Town of Canandaigua.
4. Waterloo Memorial Heights is under construction.
5. Continuing to seek funds to develop a residence for the elderly in the Village of Rushville.
6. Funds have been applied for to develop elderly housing at the St. Francis Senior Housing Apartments in Geneva.
7. Continually looking for development partners for additional housing opportunities.

CEO Tyman and Ms. Iannopollo made a correction from 886 to approximately 1000 total applicants currently on the waiting list.

**Questions and Answers:**

Carol Maxom asked questions about GHA's one strike policy. There was a lengthy discussion on how this policy and the lease language work hand in hand.

**Recommendation to the Board:**

CEO Tyman asked the RAB panel if they needed more time to review the plan. No additional meeting for review of the proposed plan is necessary. The consensus was to move ahead.

**Adjournment:**

A motion was made by Doris Leonard and seconded by Sandra Ammerman to recommend this proposed plan to the Board of Commissioners at the June 21, 2010 meeting. There were six in favor with one abstention. Motion carried. The meeting was adjourned at 3:25 pm. A voice vote was taken with all in favor, motion carried.

# Geneva Housing Authority

Date July 12, 2010

Board Resolution No. 2010-21  
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At the regular meeting of the Geneva Housing Authority held on July 12, 2010, the following resolution was proposed as amended by Vice-Chair Vedora and seconded by Commissioner Valentino.

WHEREAS, the Geneva Housing Authority is required to implement the agency planning requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), HUD's February 18, 1999, Interim Rule, and PIH Notice 99-33, and

WHEREAS, the Housing Authority to the fullest extent possible has complied with QWHRA for the development and implementation of this Agency Plan, and

WHEREAS, the Geneva Housing Authority has prepared the Streamline 5-Year/Annual Agency Plan for Fiscal Year Beginning October 1, 2010, and

WHEREAS, this proposed Agency Plan was reviewed and approved by the Resident Advisory Board, where comments and suggestions were received and incorporated into the plan as applicable, and

WHEREAS, the Geneva Housing Authority opened a 45-day public comment period commencing on May 25<sup>th</sup>, 2010 and closing on July 9<sup>th</sup>, 2010 and has conducted a public hearing on the proposed plan on July 9<sup>th</sup>, 2010, as advertised in the Finger Lakes Times, with no comments received.

RESOLVED, that the Board of Commissioners of the Geneva Housing Authority does hereby approve of and authorizes Chairman Joseph D'Amico and Andrew R. Tyman, Chief Executive Officer, to execute and submit this Agency Plan to the U.S. Department of Housing & Urban Development Buffalo Office, Region II.

# Geneva Housing Authority

Date July 12, 2010 Board Resolution No. 2010-21  
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At this time, a roll call vote was taken

Commissioner Beckley	Yes
Commissioner Valentino	Yes
Commissioner Everlean Sullivan	Yes
Assistant Secretary Duane Jolley	Yes
Secretary Gloria Ciancaglini	Yes
Vice-Chair Vedora	Yes
Chairman D'Amico	Yes

At this time Chairman D'Amico thereupon declared the motion carried and approved.

Date: 7-14-2010   
Andrew R. Tyman, Executive Secretary