

Annual Plan - 2023 (DRAFT: Public Review)

Schenectady Municipal Housing Authority



Schenectady Municipal Housing Authority
375 Broadway, Schenectady, NY 12305

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2023 Annual PHA Plan

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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: <u>Municipal Housing Authority of the City of Schenectady</u> PHA Code: <u>NY028</u> _____ PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>719</u> Number of Housing Choice Vouchers (HCVs) <u>1698</u> Total Combined Units/Vouchers <u>2417</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
	Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.					
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
Lead PHA:						

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Refer to attached document: Annual Plan – 2023 - Schenectady Municipal Housing Authority</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Document is attached.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Refer to attached document: Annual Plan – 2023 - Schenectady Municipal Housing Authority</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Refer to attached document: Annual Plan – 2023 - Schenectady Municipal Housing Authority</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Refer to attached document: Capital Fund Program – Five Year Acton Plan. The most recent 5-Year Action Plan was approved by HUD on 06/10/2022.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Refer to attached document: Annual Plan – 2023 - Schenectady Municipal Housing Authority</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Document is attached.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Document is attached.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p data-bbox="180 289 617 315">Affirmatively Furthering Fair Housing (AFFH).</p> <p data-bbox="180 338 1437 459">Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 485 1453 934"> <tr> <td data-bbox="180 485 1453 525">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 525 1453 934"> <p data-bbox="180 527 889 556"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 594 386 625">N/A Per HUD</p> </td> </tr> </table> <table border="1" data-bbox="180 959 1453 1371"> <tr> <td data-bbox="180 959 1453 999">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 999 1453 1371"> <p data-bbox="180 1001 889 1031"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 1068 386 1100">N/A Per HUD</p> </td> </tr> </table> <table border="1" data-bbox="180 1396 1453 1850"> <tr> <td data-bbox="180 1396 1453 1436">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="180 1436 1453 1850"> <p data-bbox="180 1438 889 1467"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 1505 386 1537">N/A Per HUD</p> </td> </tr> </table>	Fair Housing Goal:	<p data-bbox="180 527 889 556"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 594 386 625">N/A Per HUD</p>	Fair Housing Goal:	<p data-bbox="180 1001 889 1031"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 1068 386 1100">N/A Per HUD</p>	Fair Housing Goal:	<p data-bbox="180 1438 889 1467"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 1505 386 1537">N/A Per HUD</p>
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<p data-bbox="180 1438 889 1467"><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p data-bbox="180 1505 386 1537">N/A Per HUD</p>							

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☒ **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. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and 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. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☒ **Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. (24 CFR §903.7(m)) 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. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☒ **Asset Management.** State 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. (24 CFR §903.7(q))

☒ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

☐ **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 Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☒ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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; **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☒ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received 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>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#) and [Notice PIH-2017-03](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☒ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.

B.1(a) – form HUD-50075-ST

Revised PHA Plan Elements

(a) Have the following PHA plan elements been revised by the PHA?

- 1) Statement of Housing Needs and Strategy for Addressing Housing Needs**
Updated to reflect current conditions. No significant amendments or substantial deviations.
- 2) Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**
No significant amendments or substantial deviations.
- 3) Financial Resources**
Updated to reflect current conditions. No significant amendments or substantial deviations.
- 4) Rent Determination**
No significant amendments or substantial deviations.
- 5) Operation and Management**
No significant amendments or substantial deviations.
- 6) Grievance Procedures**
No significant amendments or substantial deviations.
- 7) Homeownership Programs**
No significant amendments or substantial deviations.
- 8) Community Service and Self-Sufficiency Programs**
No significant amendments or substantial deviations.
- 9) Safety and Crime Prevention**
Updated to reflect current conditions. No significant amendments or substantial deviations.
- 10) Pet Policy**
No significant amendments or substantial deviations.
- 11) Asset Management**
Updated to reflect current conditions. No significant amendments or substantial deviations.

12) Substantial Deviation

Updated.

13) Significant Amendment/Modification

Updated.

B. Plan Elements

B.1(b) – form HUD-50075-ST

Statement of Housing Needs and Strategy for Addressing Housing Needs

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s).

Provide a statement addressing the housing needs of low-income, very low-income, and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists.

Brief Description of Strategy to Address Housing Needs

SMHA is implementing a variety of strategies to address the shortage of affordable housing in the City of Schenectady. The shortage is reflected in the waiting list statistics below and the Statement of Housing Needs. SMHA’s strategies originate from its 5-Year Plan goals, which are consistent with the City of Schenectady’s Consolidated Plan and link to many of the broader community strategies currently underway.

SIGNIFICANT HOUSING PROBLEMS

Source: City of Schenectady 2020 – 2024 5-Year Consolidated Plan

The U.S. Department of Housing and Urban Development (HUD) definitions for “Housing Problems” are:

- Housing cost burden - over 30% of income expended on housing related costs
- Severe housing cost burden - over 50% of income expended on housing related costs
- Substandard housing – housing unit lacking a complete kitchen or plumbing facilities
- Overcrowding – unit occupied by 1.01 to 1.5 people per room
- Severe overcrowding – unit occupied by more than 1.5 people per room

Current Comprehensive Housing Affordability Strategy (CHAS) data indicates that 53.4% of City of Schenectady renters experience housing problems, and 33.6% experience severe housing

problems. In addition, 27.7% of homeowners experience housing problems and 11.7% experience at least one severe housing problem. Common housing problems in Schenectady are cost burden, overcrowding and substandard, older housing stock. Approximately 52.6% of renters, and 26.4% of homeowners in the city are cost burdened. Many owners struggle to make necessary major home repairs. HUD's generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing; families paying more than that amount are considered cost burdened. According to the National Low-Income Housing Coalition's 2019 Out of Reach study, the maximum affordable monthly housing cost at 30% of AMI is \$674 per month. The 2023 Schenectady Metropolitan Statistical Area (MSA) Fair Market Rent Schedule for a two-bedroom unit is \$1,313. A household would need to earn at least \$52,500 per year, or an hourly wage of \$25.24, to afford a two-bedroom rental unit at Fair Market rates. The hourly mean wage for a renter in Schenectady County is \$15.16. CHAS illustrates housing problems by income level compared to the Household Area Median Family Income (HAMFI) based on the 2012 – 2016 ACS, as shown below.

Housing Problems	# of Renter Households with Housing Problems						# of Owner Households with Housing Problems					
	0 to 30%	>30 to 50%	>50 to 80%	>80 to 100%	>100%	Total Renters	0 to 30%	>30 to 50%	>50 to 80%	>80 to 100%	>100%	Total Owners
Household has at least 1 of 4 Housing Problems	3,815	1,675	560	115	35	6,200	915	805	950	400	160	3,230
Household has none of 4 Housing Problems	745	585	2,040	665	1,175	5,210	255	540	1,690	1,295	4,600	8,380
Housing cost burden greater than 50% of income	3,165	290	135	0	0	3,590	675	325	185	10	0	1,195
Housing cost burden greater than 30% of income	3,755	1,660	500	55	25	5,995	900	795	925	355	85	3,060
CHAS 2012-2016												

Older and Substandard Housing Stock

Most of the City's housing stock was built before 1980, with a large portion of rental properties owned by absentee landlords. This results in an increasingly large number of households living in substandard housing, households facing high repair costs due to an aging building stock, high energy burdens faced by low- and moderate-income households, limited development of new affordable housing options, a limited number of single-family homes, and a low owner-occupancy rate. Code violations and lead based paint hazards are prevalent in many of the dwellings. It is notable that the City's 12307 zip code is ranked as one of the highest areas of household lead hazards in the country despite City and County efforts to address interim control measures in homes where children under 6 reside utilizing HUD Lead Control grant funding.

SMHA Waiting List Data

Housing Needs of Families on the Section 8 Housing Choice Voucher Waiting List		
The Section 8 Housing Choice Voucher waiting list has been closed Since April 2020.		
	# of families	% of total families
Waiting list total***	2,115	
Extremely low income <=30% AMI	1,214	57.40%
Very low income (>30% but <=50% AMI)	455	21.51%
Low income (>50% but <80% AMI)	446	21.09%
Families with children	1,321	62.45%
Elderly families	127	6.00%
Families with Disabilities**	265	12.53%
Race/ethnicity – African American	1,330	62.88%
Race/ethnicity – White	618	29.22%
Race/ethnicity – American Indian	42	1.99%
Race/ethnicity – Asian	58	2.74%
Race/ethnicity – Native Hawaiian/Other Pacific Islander	54	2.55%
Race/ethnicity –None Listed	13	0.62%
Race/ethnicity –Hispanic	452	21.37%
*Waiting list data is self-reported by applicants, and not yet verified by SMHA.		

Housing Needs of Families on the Public Housing Waiting List		
The Public Housing waiting list is open to accept applications.		
	# of families	% of total families
Waiting list total***	5,068	
Extremely low income <=30% AMI	3,068	60.54%
Very low income (>30% but <=50% AMI)	1,090	21.51%
Low income (>50% but <80% AMI)	910	17.95%
Families with children	2,420	47.75%
Elderly families	416	8.21%
Families with Disabilities**	1,231	24.29%
Race/ethnicity – African American	2,792	55.09%
Race/ethnicity – White	1,850	36.50%
Race/ethnicity – American Indian	115	2.27%
Race/ethnicity – Asian	122	2.41%
Race/ethnicity – Native Hawaiian/Other Pacific Islander	148	2.92%
Race/ethnicity –None Listed	41	0.81%
Race/ethnicity –Hispanic	1,188	23.44%
*Waiting list data is self-reported by applicants, and not yet verified by SMHA.		

Brief Description of Strategy to Address Housing Needs

SMHA is implementing a variety of strategies to address the shortage of affordable housing in the City of Schenectady. The shortage is reflected in waiting list statistics and the Statement of Housing Needs. SMHA's strategies originate from its 5-Year Plan goals, which are consistent with the City of Schenectady's Consolidated Plan and link to many of the broader community strategies currently underway.

Maximize the number of affordable units available to SMHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing and housing choice voucher units off-line;
- Reduce turnover time to renovated public housing units;
- Maintain or increase housing choice voucher utilization rates by marketing the program to landlords.

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

- Exceed HUD/Federal targeting requirements for families at or below 30% of AMI in public housing and the housing choice voucher program;
- Maintain rent policies to support and encourage work.

Target available assistance to families with disabilities

- Affirmatively market to local non-profit agencies that assist families with disabilities.

Conduct activities to affirmatively further fair housing

- Counsel housing choice voucher program participants as to the location of units outside of areas of poverty or minority concentration and assist them to locate those units.
- Market the housing choice voucher program to owners outside of areas of poverty or minority concentration.

Provide home ownership opportunities for low-moderate income persons

- SMHA intends to operate and carry forward its Section 8 Homeownership Program, supporting present enrollees, enrolling new families, and issuing Housing Choice Vouchers to those who are bankable and in a position to close on homes.

Provide assistance to tenants to keep rents within 30% of income

- Lease all units of public housing.
- Issue Housing Choice Vouchers to assist families to rent apartments.
- Issue vouchers to individuals/families enrolled in our Shelter Plus Care program.

Advocate for security deposits and rental payments to at-risk population to prevent homelessness

- This work is done locally through the Community Crisis Network. The lead agency for this program is the Schenectady Community Action Program, with whom we cooperate fully. SCAP is our prime partner in the Shelter Plus Care program, doing services coordination.

Provide single room occupancy transitional housing units for homeless individuals

- Continue to administer the housing end of a 41-unit and 8-unit Section 8 SRO program with the YMCA and YWCA supplying the physical units, respectively.

Provide transition housing for homeless families

- SMHA's Executive Director is a member of the Schenectady County Homeless Services Planning Board, a consortium of provider agencies that work together to meet needs in the field of homeless housing.
- SMHA's Executive Director was Chair of the Schenectady County Ten Year Plan to End Homelessness, which is now the Continuum of Care Strategic Planning Committee, where he oversaw the implementation of the Coordinated Assessment System for the Continuum of Care.

Maintain Resident Associations

- Four of six developments have certified Resident Associations in place actively representing the interests of residents, collaborating with SMHA and others in instituting and carrying out activities.

Educate community members about expectations for renter/homeowners

- SMHA serves on the Eviction Task Force, convened by the local Community Action Program agency, to deal with rapidly escalating rates of eviction. One of the services provided by this group is to conduct both landlord and tenant training sessions in Schenectady County.

Public Housing Revitalization

Public housing across the nation faces a \$26 billion capital needs backlog, resulting from years of underfunding. This steady decline in funding has made it increasingly more difficult to ensure healthy affordable living environments for residents in Schenectady. SMHA's current capital needs backlog exceeds \$8 million. Delayed projects include lead-based paint abatement in apartments with children, window and roof replacement, and replacement of obsolete sewer, gas and water infrastructure. Further delaying projects of this type could impact the health of families who live in SMHA's public housing apartments. Years of deep cuts to the public housing operating fund have made it progressively more difficult to sustain staffing levels necessary to maintain aging infrastructure.

Addressing this problem, the Schenectady Municipal Housing Authority has implemented a preservation strategy for the long-term sustainability of the public housing property known as Yates Village. The Yates Village property has been converted from Public Housing to affordable housing supported by tax credits and Project Based Vouchers. The Yates Village revitalization project has expanded the supply of assisted housing in Schenectady by 300 vouchers. For each public housing unit that was demolished and replaced, SMHA received a voucher to issue through our Section 8 Department.

It is anticipated that a Rental Assistance Demonstration (RAD) application will be prepared for SMHA Eastside properties, which includes the family developments of Steinmetz Homes, MacGathan Townhouses and Maryvale Apartments. SMHA is working with a consultant to determine the financial feasibility under different redevelopment scenarios, including RAD conversion under either Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) scenario, and a conversion under a blend of RAD and PBV units.

B.1(b) – form HUD-50075-ST
Financial Resources
FY 2023

Financial Resources from Public Housing

Tenant Rental Income	\$ 2,869,000
NonDwelling Rental Income	12,000
Investment Income	2,250
Other Tenant Income	206,700
Other Income	75,300
Capital Fund Grants	1,882,000
Operating Grants	3,504,000
Family Self-Sufficiency Grant	67,700
Total Public Housing Income	<u>8,618,950</u>

Financial Resources from Tenant Based Assistance

Housing Choice Voucher Assistance	10,650,900
Shelter Plus Care Grant	449,900
Moderate Rehabilitation Assistance	175,900
Single Room Occupancy	51,700
Emergency Housing Voucher Assistance	82,300
Investment Income	200
Other Income	11,200
Family Self-Sufficiency Grant	76,850
Total Tenant Based Income	<u>11,498,950</u>

Combined Public Housing and Tenant Based Resources	<u><u>\$ 20,117,900</u></u>
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B.1(b) – form HUD-50075-ST

Safety and Crime Prevention (VAWA)

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. 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.

(i) A description of the need for measures to ensure the safety of public housing residents.

Just as drug and violent crime is present in every neighborhood in the City of Schenectady, we too experience violent crime and drug crime in public housing developments. To ensure the safety of our public housing residents, there is a need for quick response to complaints and pursuing lease violations in connection with crimes committed on public housing property. To achieve this, we continue to fund a Tenant Investigator, a Security Coordinator, and contracted patrols as needed. Crime prevention measures are also critical, such as security cameras that enable SMHA to observe and deter criminal activity, and capture evidence.

(ii) A description of any crime prevention activities conducted or to be conducted by the PHA

SECURITY COORDINATOR

A contracted Security Coordinator oversees all aspects of SMHA's security programs. Security Coordinator Contract Objectives:

- Provide coordination between SMHA personnel/resident leaders, and law enforcement agencies including the Schenectady Police Department (SPD), Schenectady County Sheriff's Department, New York State Police, and, when appropriate, Schenectady County District Attorney's Office and Federal Law Enforcement Agencies, to properly address criminal conduct on Public Housing property;
- Improve communication between SMHA residents and the SPD regarding criminal conduct;
- Assess and improve upon physical facilities safety to ensure the utmost security and safety for SMHA staff and residents;
- Augment law enforcement patrols with a strategic deployment plan for property-focused patrols.
- Other duties include working with domestic violence victims and advocates, creating and tracking Public Housing crime "pin-maps," follow up with warrants for vandalism/damages to SMHA property, coordinates youth offender community service program.

TENANT INVESTIGATOR

SMHA employs a Tenant Investigator to work directly with Project Managers, Occupancy Specialists and other SMHA staff. Summary of responsibilities:

- Follow up on all credible complaints by tenants alleging possible lease violations by other tenants.
- After investigating possible lease violation hold Administrative Conference with offending tenant, leading to exoneration, vacating apartment in lieu of eviction, or action to seek eviction.
- Keep complete case records of each complaint or situation, including the disposition of the case.
- Prepare files and records for SMHA Counsel's use in prosecuting a charge(s) leading to eviction.

UNIFORMED CONTRACTED POLICE PATROLS

Uniformed off-duty police officer patrol public housing property on an as-needed basis. They perform such activity as:

- Check for parking violations
- Waiting list crowd control
- 911 hang-up response
- Disburse loitering of large and small groups
- Advise tenants against lease violation activity
- Check unsecured areas
- Vehicle moving violations
- Walking the beat and communicating with residents

CCTV and Fencing

A major component of SMHA's crime prevention strategy is the installation of closed-circuit television cameras on public housing property. The Housing Authority has installed several internal and external cameras at three of its properties, and we continue working with Schenectady County to expand their existing Public Safety Camera Project to our public housing developments.

In 2018, SMHA installed security cameras and security fencing at Steinmetz Homes, and in April 2021, SMHA installed security cameras at MacGathan Townhouses. These projects were funded through HUD's Capital Fund Emergency Safety and Security Program. Additional cameras are scheduled for installation at Ten Eyck Apartments (2022), Schonowee Village (2023), and Lincoln Heights (2023). Crime rates have dropped significantly at properties with cameras.

(iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities

The Schenectady Police Chief, Assistant Chiefs and patrol officers communicate constantly with the Executive Director, SMHA security staff and Project Managers during the criminal investigations' strategy development, and have developed a close working relationship. SMHA personnel attend Office of Field Intelligence meetings on a monthly basis (an invitation only, confidential meeting with all levels of law enforcement) where information is exchanged on drug activity and crime in Public Housing and the City of Schenectady.

The Schenectady County Sheriff department assists SMHA with its public housing applicant screening process through fingerprinting and FBI criminal background check services. If a criminal record is detected by the Sheriff, SMHA pays a fee to initiate a thorough background of national FBI criminal records. Most recently, the Sheriff's vice squad personnel have effectively assisted SMHA with identifying and arresting drug users and sellers at our family properties.

To ensure compliance with the HUD requirement to restrict sex offenders from public housing who have a lifetime registration requirement, SMHA's Security Coordinator gathers data on registered offenders through the local police department, and every applicant is checked at the New York State Department of Criminal Justice on-line sex offender database, and the sex offender database of any State where an applicant previously resided.

SMHA provides office and program space at its Family Investment Center for the Youth L.I.F.E. Support Network, Inc., which is a Law Enforcement Assisted Diversion program in cooperation with the Schenectady County Sheriff's Department. The initiative is an after-hours Alternative to Detention (ATD) program which serves high-risk youth in attempts to reduce the use of detention. They collaborate between juvenile justice agencies, service providers, and other community organizations that undertake joint planning to address reforms and decrease juvenile detention. In addition, the 1Life2Live program operates from the same space. This is a public safety program which focuses on case management and gang and violence intervention in Schenectady, NY. Our Outreach Workers and Violence Interrupters are committed to decreasing gun violence and retaliation, ultimately creating a safer community.

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.

SMHA adopted a Violence Against Women Act (VAWA) policy for the purpose of reducing domestic violence, dating violence and stalking, and to prevent victims of such violence from becoming homeless. The policy includes statements on general services, specialized services, services to maintain housing, and services for preventing violence and enhancing victim safety. The VAWA policy is included after this page.

Violence Against Women Act

The Schenectady Municipal Housing Authority adopted a policy on the Violence Against Women Act on September 25, 2007 (Resolution #45/09/07), for the purpose of reducing domestic violence, dating violence and stalking, and to prevent the victims of such violence from becoming homeless. This policy was amended on May 30, 2017 (Resolution #05/030/17), to implement several key changes related to housing protections for victims of domestic violence, dating violence, sexual assault, and stalking, which were implemented by regulation for HUD Housing Programs by the VAWA Final Rule on November 16, 2016. This policy has been incorporated into the SMHA Admissions and Continued Occupancy Policy, the SMHA Shelter Plus Care Policy, and the SMHA Housing Choice Voucher Administrative Plan. This policy was also revised effective April 1, 2014, pursuant to the Violence Against Women Reauthorization Act of 2013.

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

General Services

There are human services provided to all tenants and in some cases neighbors on one or more of our seven public housing sites in the City of Schenectady. Most, but not all, of these services are offered at our Family Investment Center at Steinmetz Homes, or our Family Self Sufficiency Center at Yates Village.

Specialized Services

Foremost among these would have to be our referrals to the YWCA Domestic Violence Program, which includes a Domestic Violence Shelter, a long-term housing placement program, and domestic violence counseling. It is the preeminent domestic violence program in the City. They receive special notification from the Schenectady Police Department whenever a domestic violence problem is discovered. Domestic violence counselors can see victims on site when desired, although we have found that often victims do not want to be seen visiting with a counselor on-site and prefer to be counseled at the main YWCA.

Helping Victims Maintain Housing

Of prime importance would have to be our VAWA Policy which we have incorporated as part of our PH ACOP, our Section 8 Administrative Plan, and our Shelter Plus Care Policy Manual. This policy provides assurance that SMHA has considered the ramifications of the Violence Against Women Act, and has made local provisions to insure compliance and more. We also have many MOA/Referral Agreements with various agencies dealing with domestic violence victims,

troubled families, foster care prevention programs, Head Start and early childhood development programs, etc. to encourage their clients to fill out housing applications.

Preventing Violence and Enhancing Victim Safety

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

We consider victim requests for apartment transfer for eligible tenants pursuant to our Emergency Transfer Plan for victims of domestic violence, dating violence, sexual assault, or stalking.

As far as prevention is concerned, we emphasize referral of ALL public housing tenants to needed service. We encourage all staff persons to assist tenants in acquiring the services they need. This effort is magnified in the case of those families we enroll in the Family Self Sufficiency Program. We have open, unlimited enrollment in this program with HUD approved voluntary capacity levels far above the required slots.

We also work closely with Community Fathers, Inc. Their main office is at Steinmetz Homes, and their mission includes a partnership with the courts to reform batterers that are convicted of domestic violence crimes; program participation is a condition of their release. Together we staff and provide meeting space to a group of custodial and non-custodial fathers living in Schenectady County, who are determined to be and become responsible and supportive fathers, regularly paying court ordered child support, spending time with their children, etc.

SMHA VIOLENCE AGAINST WOMEN ACT POLICY

Updated 5/30/2017

Applicable to the following programs:

Public Housing Program

Section 8 Programs

Shelter Plus Care Program

1.0 Purpose

The purpose of this policy is to implement the requirements of the Violence Against Women Act (“VAWA”) with respect to the responsibilities of the Schenectady Municipal Housing Authority (“SMHA”) to reduce domestic violence, dating violence, sexual assault and stalking and to prevent the victims of such violence from becoming homeless by:

- a) Protecting victim access to affordable housing
- b) Protecting the safety of victims
- c) Creating long-term housing solutions for victims
- d) Promoting collaborative action between victim service providers and SMHA
- e) Assisting SMHA to respond appropriately to the victim(s) while maintaining a safe environment for our employees, other agency employees who work at our

sites, applicants, PH tenants, Section 8 participants, Shelter Plus Care participants and others who might be affected by our actions as a housing authority.

SMHA shall not discriminate against an applicant, public housing resident, Section 8 program participant, Shelter Plus Care participant, or other program participant on the basis of the rights or privileges provided under the VAWA.

Protections under this policy are available to all victims regardless of sex, gender identity, or sexual orientation.

This policy shall be incorporated into the SMHA Admissions and Continued Occupancy Policy manual, the SMHA Section 8 Administrative Plan, the SMHA Lease Agreement and the SMHA Shelter Plus Care Policy Manual.

2.0 Definitions

Definitions in this section apply only to this policy.

- 2.1 **Dating Violence:** Violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim, and where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship.
- 2.2 **Domestic Violence:** Includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabited with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- 2.3 **Affiliated Individual:** With respect to an individual: a spouse, parent, brother, sister or child of that individual, or an individual to whom that individual stands in loco parentis, or any individual, tenant, or lawful occupant living in the household of that individual.
- 2.4 **Sexual Assault:** Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.
- 2.5 **Stalking:** Engaging in a course of conduct directed at a specific person that would cause a reasonable person to: 1) Fear for the person's individual safety or the safety of others; or 2) Suffer substantial emotional distress.

- 2.6 Victim: Is a person who is the victim of domestic violence, dating violence, sexual assault or stalking under this Policy and who has completed the certification referred to in Section 3.0 of this policy statement in a complete and timely fashion.

3.0 Notifications, Certification and Confidentiality

- 3.1 Notifications: All applicants, tenants and participants of SMHA housing programs will be provided HUD-5380, "Notification of Occupancy Rights Under the Violence Against Women Act (VAWA)" and HUD-5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documents" at the following times:

- a) at the time of denial of assistance or admission
- b) at the time of providing assistance or admission
- c) at any eviction or termination
- d) at recertification or lease renewal

- 3.2 HUD Approved Certification: For each incident where a person is claiming victim status, that person shall certify to SMHA their victim status by completing a HUD approved certification form (form HUD-5382). The person shall certify the date, time and description of the incident(s), that the incident(s) are bona fide incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name, only if the name of the perpetrator is safe to provide and is known (and any and all known aliases), date of birth, address, contact information such as postal, e-mail or internet address, telephone or fax number and other pertinent information.

- 3.3 Other Certification: In lieu of providing a HUD certification, a person who is claiming victim status may provide to SMHA:

- a) documentation signed by the victim and an employee/agent/volunteer of a victim services provider, an attorney, mental health professional or a medical professional from who the victim has sought assistance relating to domestic violence, dating violence, sexual assault or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. Sec. 1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse or meet the requirements found in the VAWA; or
- b) a Federal, State, tribal, territorial, administrative agency, local police or court record.
- c) at the discretion of SMHA, a statement or other evidence provided by the applicant, tenant or participant.

- 3.4 Failure to provide Certification: The person claiming victim status shall provide complete and accurate certification to SMHA within 14 business days after SMHA requests in writing that the person complete the certification. Failure to provide a complete and accurate certification within the 14 business days, will result in the loss of

protections under VAWA and this policy against a proposed adverse action. SMHA may, at its discretion extend the 14 business day deadline.

- 3.5 **Conflicting Information:** If SMHA receives a certification or information containing conflicting information (including certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator), SMHA may request that the applicant, tenant or participant provide third-party documentation within thirty (30) calendar days in order to resolve the conflict. Failure to provide third-party documentation where there is conflicting information will result in the loss of protection under VAWA and this policy against a proposed adverse action.
- 3.6 **Confidentiality:** SMHA shall keep all information submitted under this Policy confidential. SMHA shall not enter confidential information into any shared database or disclose such information to any other entity or individual except to the extent that:
- a) The victim requests or consent to the disclosure in writing, or
 - b) The disclosure is required for use in an eviction proceeding, or
 - c) The disclosure is required by applicable law.

4.0 VAWA Protections.

- 4.1 An applicant for assistance or tenant assisted under a SMHA's program may not be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis or as a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.
- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, participation in the Shelter Plus Care Program, or evicting a tenant.
- 4.3 Criminal activity directly related to domestic violence, dating violence, sexual assault or stalking engaged in by a member of the tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or affiliated individual of the tenant is the victim of that domestic violence, dating violence, sexual assault or stalking.
- 4.4 A. Notwithstanding Sections 4.1, 4.2 and 4.3, the SMHA may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant of the housing and who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual, without evicting, removing, termination assistance to or

otherwise penalizing the victim(s) of such criminal activity who is also a tenant or lawful occupant of the housing.

B. If SMHA evicts, removes, or terminates assistance to an individual under Section 4.4 A., and the individual is the sole tenant eligible to receive assistance under a covered housing program, SMHA shall provide any remaining tenant a period of ninety (90) days from the date of bifurcation to establish eligibility for the covered housing program or If the remaining tenant(s) cannot establish eligibility to find alternative housing or establish eligibility for housing under another covered housing program.

- 4.5 Nothing in Section 4.1, 4.2 or 4.3 shall limit the authority of SMHA when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family break up.
- 4.6 Nothing in Sections 4.1, 4.2 or 4.3 limits SMHA's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or an affiliated individual of the tenant. However SMHA may not hold victim to a more demanding standard than any other tenant or participant.
- 4.7 Nothing in Sections 4.1, 4.2 or 4.3 limits the SMHA's authority to evict or terminate assistance, or deny admission to a program if the SMHA can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing services to the tenants or the property of others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2 and 4.3 limits the SMHA's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of violence, sexual assault or stalking against family members or others.
- 5.0 **Emergency Transfer Plan:** SMHA has adopted an Emergency Transfer Plan, included as part of this policy. To request an emergency transfer the tenant must submit a written request in accordance with the Emergency Transfer Plan. HUD-5383 may be used to request an emergency transfer.
- 5.1 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: a) is a victim under this Policy; b) reasonably believes he or she was imminently threatened by harm from further violence if she/he remains in the unit; and c) has complied with all other obligations of the Section 8 program may receive a voucher and/or move to another Section 8 jurisdiction.
- 5.2 A public housing tenant who is a victim under this policy may be allowed to transfer to another available and safe dwelling unit pursuant to SMHA's Emergency Transfer Plan.

6.0 Actions Against a Perpetrator

The SMHA may evict, terminate assistance, or deny admission to a program or bring charges of trespass on its property against a perpetrator under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, sexual assault or stalking. These actions may include but are not limited to: a) obtaining and enforcing a restraining or no-contact order, or an order for protections against the perpetrator; b) obtaining and enforcing a trespass charge against the perpetrator; c) preventing the delivery of the perpetrator's mail to the victim's unit; d) providing identifying information listed in 3.1; and e) other reasonable measures.

7.0 Preferences

Families who are victims under VAWA will receive a preference in SMHA's public housing, Section 8, and Shelter Plus Care programs. Families/family members who have been victims of domestic violence, dating violence, sexual assault or stalking shall provide an acceptable form of certification to qualify for preference, as outlined in Section 3.0.

8.0 Reporting Requirements

SMHA shall include in its 5 Year Plan a statement of goals, objectives, policies or programs that will serve the needs of victims. SMHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, in order to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

9.0 Conflict and Scope

This Policy does not enlarge SMHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with any other SMHA policy, this Policy will control.

10.0 Amendment

The Executive Director may recommend to the Board of Commissioners amendments to this policy when it is deemed reasonable to effectuate the Policy's intent, purpose, or interpretation. The amendment shall be effective and incorporated into appropriate program policies and manuals on that date the amendment is approved by the Commissioners.

11.0 Legislative and Regulatory authority

The provisions of this policy are based on conformity with the provision of the following laws, regulations and notices:

- a) The Violence Against Woman Act of 1994
- b) The Violence Against Women Reauthorization Act of 2005

- c) The Violence Against Women Reauthorization Act of 2013
- d) U.S. Department of Housing and Urban Development, Notice PIH 2017-08

12.0 Attachments and Forms – The following are made a part of this policy by reference.

- i) HUD-5380, “Notification of Occupancy Rights Under the Violence Against Women Act (VAWA)”
- ii) HUD-5382, “Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documents”
- iii) HUD-5381, “Schenectady Municipal Housing Authority – Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking”
- iv) HUD-5383, “Emergency Transfer Request”

B.1(b) – form HUD-50075-ST

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.

ASSET MANAGEMENT STATEMENT

The Authority has converted all systems to Asset Management. Our Project Managers are enthusiastic about their role in the management plan, and continue to make marked improvements to the financial, physical and occupancy related performance of their respective asset management projects. Having the Project Manager, maintenance personnel and occupancy personnel operating directly from the property has enhanced our customer service and increased our efficiency.

SMHA's two Asset Management Projects are Eastside and Downtown. (The Yates Village property has been converted from Public Housing to affordable housing supported by tax credits and Project Based Vouchers.)

EASTSIDE ASSET MANAGEMENT PROJECT

Current Status

The Eastside Asset Management Project consists of three family housing developments: Steinmetz Homes, MacGathan Townhouses, and Maryvale Apartments. This is a sound grouping as Steinmetz Homes and MacGathan Townhouses are neighboring properties, and Maryvale Apartments is only an eight-unit property.

Steinmetz Homes was built in 1943, and neighboring MacGathan Townhouse was built in 1973. Steinmetz consists of 48 separate buildings which contain 244 units, and MacGathan is 50 units among 13 residential buildings. The properties are centrally located for public transportation and easy access to downtown merchants and services.

The Steinmetz Family Investment Center facility opened in 1996, and currently houses self-sufficiency and other services for residents to utilize, including a Boys and Girls Clubs Program facility, and a fully equipped computer education center for adults and children.

The brick structures at Steinmetz are in good physical condition. MacGathan is in good physical condition, with many recent improvements occurring to building exteriors and grounds. Maryvale's eight-unit townhouses are in excellent condition inside and out.

Future of the AMP

The SMHA Board of Commissioners and Executive Director have created a Special Committee on Preserving Public Housing to review the long term physical and financial viability of each Public Housing site. Because the Public Housing Capital Fund has remained underfunded for years, there is a capital backlog of significant repair needs.

Strategy

It is anticipated that a Rental Assistance Demonstration (RAD) application will be prepared for SMHA Eastside properties, which includes the family developments of Steinmetz Homes, MacGathan Townhouses and Maryvale Apartments. SMHA is working with a consultant to determine the financial feasibility under different redevelopment scenarios, including RAD conversion under either Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) scenario, and a conversion under a blend of RAD and PBV units.

DOWNTOWN ASSET MANAGEMENT PROJECT

Current Status

The Downtown Asset Management Project consists of three elderly and disabled housing developments: Ten Eyck Apartments, Schonowee Village, and Lincoln Heights. They are neighboring developments within walking distance of each other.

Schonowee Village is one of the oldest developments in the nation, completed in 1938, with 210 units. The infrastructure is in good working order, and the brick exterior requires some physical improvements. Ten Eyck is a 7-floor high rise completed in 1963, and is in good physical condition, with 101 units. Lincoln Heights, 105 units opened in 1943, is also in good condition.

Future of the AMP

The SMHA Board of Commissioners and Executive Director have created a Special Committee on Preserving Public Housing to review the long term physical and financial viability of each Public Housing site. Because the Public Housing Capital Fund has remained underfunded for years, there is a capital backlog of significant repair needs.

Strategy

Many of the AMPs energy needs were addressed via energy performance contract, American Recovery and Reinvestment Act funds, and weatherization program funds. To keep pace with the low-income housing market for the elderly, we will continue to modernize as needed until a more comprehensive strategy is developed. SMHA is working with a consultant to determine the financial feasibility under different redevelopment scenarios.

B.1(b) – form HUD-50075-ST

Significant Amendment

& Substantial Deviation/Modification

Criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

Definition of Substantial Deviation from the 5-Year Plan

Per 24 CFR 903.7 the Schenectady Municipal Housing Authority (SMHA) must identify the basic criteria it will use for determining a substantial deviation from its 5-Year Plan. A substantial Deviation shall be defined as:

- Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect SMHA’s strategic goals or mission of sustaining or increasing the availability of decent, safe, and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the five-year plan.
- This includes elimination or major changes in any activities proposed, or policies provided in the Agency Plan that would significantly affect services or programs provided to residents.
- As part of the Rental Assistance Demonstration (RAD), SMHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion.

Definition of Significant Amendment or Modification to the Annual and 5-Year Plan

Per 24 CFR 903.7 SMHA must identify the basic criteria it will use for determining a significant amendment or modification to its 5-Year Plan and Annual Plan. A Significant Amendment or Modification to the Annual and 5-year Plans shall be defined as:

- Changes of a sufficient nature to the Section 8 Administration Plan or the Public Housing Admissions and Continued Occupancy Policy, pertaining to rent, admissions policies, or the organization of the waiting list, which are not required by federal regulatory requirements.
- Changes to plans effecting the demolition or disposition of public housing, designation of senior or disabled housing, homeownership programs, capital fund financing, development, mixed finance proposal or conversion activities.
- This includes elimination or major changes in any activities proposed, or policies provided in the Agency Plan that would significantly affect services or programs provided residents.

Definition of Significant Amendment or Modification to the Capital Fund Program 5-Year Action Plan

Per 24 CFR 905.300(b)(1)(iii) SMHA must identify the basic criteria it will use for determining a significant amendment or modification to its Capital Fund Program (CFP) 5-Year Action Plan.

- Additions of non-emergency work items (Items not included in the current CFP 5-Year Action Plan) except for those identified in Appendix A: 24 CFR Part 50 Programmatic Determination, Notice PIH 2019-22.
- Proposed demolition, disposition, homeownership, RAD Conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be a significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule.

An exception to the definitions will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements, budget revisions, changes in organizational structure, or minor policy changes. Such changes will not be considered significant amendments by HUD or SMHA.

B.1(c) – form HUD-50075-ST

Deconcentration Policy

(c) The PHA must submit its Deconcentration Policy for Field Office review.

10.3 SELECTION FROM THE WAITING LIST

Families will be sequenced and selected from the waiting list according to the number of preferences points they have. Applicants with more preference points will be selected before applicants with less preference points. The date and time of application will be utilized to determine the sequence within the above-prescribed preferences.

Notwithstanding the above, if necessary to meet the statutory requirement that 40% of newly admitted families in any fiscal year be families who are extremely low-income, the Schenectady Municipal Housing Authority retains the right to skip higher income families on the waiting list to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Housing Authority will monitor income of newly admitted families and the income of the families on the waiting list.

If there are not enough extremely low-income families on the waiting list, we will conduct outreach on a not-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

10.4 DECONCENTRATION POLICY

It is Schenectady Municipal Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Schenectady Municipal Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

10.5 DECONCENTRATION INCENTIVES

The Schenectady Municipal Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

10.6 OFFER OF A UNIT

When the Schenectady Municipal Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The family will be notified of a unit offer via first class mail.

The family will be offered the opportunity to view the unit.

10.7 REJECTION OF UNIT

If in making the offer to the family the Schenectady Municipal Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Schenectady Municipal Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will be removed from the waiting list. Those removed from the list may reapply at any time, however, will forfeit their original application date and time.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school). The family will be offered the right to an administrative conference to review their application status.

10.8 ACCEPTANCE OF UNIT

The family will be required to sign a lease.

Prior to signing the lease all families (head of household) and other adult family members will be required to attend the Lease and Occupancy Orientation when they are

initially accepted for occupancy. The family will not be housed if they have not attended the orientation. Applicants who provide prior notice of an inability to attend the orientation will be rescheduled. Failure of an applicant to attend the orientation, without good cause, may result in the cancellation of the occupancy process. The applicant will be provided a copy of the lease, the grievance procedure, utility allowances, utility charges, the current schedule of routine maintenance charges. These documents will be explained in detail. The applicant will sign a certification that they have received these documents and that they have reviewed them with Housing Authority personnel. The certification will be filed in the tenant's file.

The signing of the lease and the review of financial information are to be privately handled. The head of household and all adult family members will be required to execute the lease prior to admission. One executed copy of the lease will be furnished to the head of household and the Schenectady Municipal Housing Authority will retain the original executed lease in the tenant's file.

The family will pay a security deposit. The security deposit will be equal to one month's total tenant payment.

In the case of a move within public housing, the security deposit for the first unit will be transferred to the second unit. Additionally, if the security deposit for the second unit is greater than that for the first, the difference will be collected from the family.

In the event there are costs attributable to the family for bringing the first unit into condition for re-renting, the family shall be billed for these charges.

Section B.2(b) form HUD-50075-ST

New Activities

(b) If any of these activities are planned for the current Fiscal year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- 1) Hope IV or Choice Neighborhoods
- 2) Mixed Finance Modernization or Development
- 3) **Demolition and/or Disposition**
- 4) Designated Housing for Elderly and/or Disabled Families
- 5) Conversion of Public Housing to Tenant-Based Assistance
- 6) **Conversion of Public Housing to Project-Based Assistance under RAD**
- 7) Occupancy by Over-Income Families
- 8) Occupancy by Police Officers
- 9) Non-Smoking Policies
- 10) Project Based Vouchers
- 11) **Units with Approved Vacancies for Modernization**
- 12) Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grant or Emergency Safety and Security Grants)

Description of Activities – #3, #6**Demolition/Disposition; Covert Public Housing to Project Based Assistance Under RAD**

It is anticipated that a Rental Assistance Demonstration (RAD) application will be prepared for SMHA Eastside properties, which includes the family developments of Steinmetz Homes, MacGathan Townhouses and Maryvale Apartments. SMHA is working with a consultant to determine the financial feasibility under different redevelopment scenarios, including RAD conversion under Project-Based Rental Assistance scenario.

Description of Activities – #11**Units with Approved Vacancies for Modernization****Steinmetz Homes**

In 2009, EnviroTest conducted Lead Based Paint (LBP) evaluations in all the apartments, common areas, exterior surfaces, and commercially leased space at Steinmetz Homes, pursuant to Chapter 7, LBP Inspection in the “HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing” Manual. The results indicated that there are surfaces in the apartments and on the exterior containing LBP by the HUD/EPA definition. With this discovery, a plan was created to abate all the surfaces containing LBP during modernization activities and a long-term plan to systematically abate vacant apartments with the end result producing LBP free apartments for the residents of Steinmetz Homes. This project has been enhanced with \$1 million in grant funds SMHA received from HUD in August 2018, to carry out lead-based paint risk assessments, inspections, abatement, interim controls, and clearance examinations at Steinmetz Homes. SMHA will submit a request for a HUD approved vacancy for modernization for each vacant apartment that is ready for LBP abatement.

B.5 – form HUD-50075-ST

Progress Report

Provide a description of SMHA's progress in meeting its mission and goals described in its 5-Year and Annual Plan

Goals and Objectives **4/1/2020 – 3/31/2025**

GOAL 1 – PROVIDE SUCCESSFUL AFFORDABLE HOUSING PROGRAMS

Objectives:

- Maintain High or Standard Performer status under HUD's Public Housing Assessment System.
- Maintain High or Standard Performer status under HUD's Section 8 Management Assessment Program.
- Maintain a Public Housing occupancy rate of 97% or greater.
- Maintain a Section 8 Housing Choice Voucher Program utilization rate of 95% or greater.

Statement on Achieving Goals

- Standard performer status has been maintained for the Public Housing program during the last 5-year period.
- High performer status has been maintained for the Section 8 Housing Choice Voucher program during the last 5-year period.
- The occupancy rate for the fiscal year ending 3/31/2021, is 96.49% for all developments combined. For the first time, we did not meet our 97% goal. It was a difficult period to maintain regular operations with COVID-19, and the eviction moratorium. We will strive to raise this in the next fiscal year.
- We have maintained participant numbers and were awarded Family Self Sufficiency program funding each year during the prior 5-year period. The minimum number of participants in our combined Section 8 and Public Housing Family Self Sufficiency program is seventy-five, and we had 93 participating families at our fiscal year end, 3/31/2022.

GOAL 2 – IMPLEMENT TECHNOLOGY TO PROVIDE MORE EFFICIENT PUBLIC SERVICE

Objectives:

- Implement on-line rent payment for Public Housing residents.

- Implement on-line annual and interim reexamination process for Public Housing residents and Section 8 participants.
- Implement mobile work order system for Public Housing with time and materials entry.
- Increase number of security cameras throughout affordable housing properties.
- Identify and implement other technology to enhance our operations and services.

Statement on Achieving Goals

- On-line rent payment has been implemented.
- On-line annual and interim reexaminations not operational; vendor delay. SMHA is in the process of procuring a new software vendor. Our current vendor is not meeting our expectations.
- Mobile work-order system is in the planning stage, vendor delay.
- Security cameras were increased at the Ten Eyck, and are on schedule to be installed in Ten Eyck hallways in 2022. Cameras have been installed throughout MacGathan Townhouses and Steinmetz Homes. Cameras are scheduled for installation at Schonowee Village and Lincoln Heights in 2023.

GOAL 3 – DEVELOP A CUSTOMER SERVICE STRATEGY

Objectives:

- Formalize customer service expectations within SMHA.
- Provide employees with the customer service training they need to meet expectations.

Statement on Achieving Goals

- These goals were stalled due to Covid-19 limitations, and are under review with our human resources consultant.

GOAL 4 – EXPAND THE SUPPLY OF ASSISTED HOUSING AND INCREASE HOUSING CHOICES

Objectives:

- Utilize Project Based Vouchers to create affordable housing partnerships with property owners and developers, and for SMHA development projects.
- Apply for additional vouchers including Veterans Affairs Supportive Housing rental vouchers.
- Promote more participation in the Section 8 Homeownership Program through partnerships and advertising.

Statement on Achieving Goals

- SMHA received 22 Emergency Housing Vouchers (EHV) in May 2021. The American Rescue Plan Act allowed HUD to allocate additional vouchers to SMHA through an allocation formula designed to direct EHV's to areas where they will have the greatest need while also considering SMHA's capacity to administer the vouchers. The EHV's are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless.

- SMHA has leased fifty-seven project-based vouchers for the Yates Village Phase I revitalization project.
- SMHA will utilize 225 project-based vouchers for the Yates Village Phase II revitalization project, beginning in December 2022.
- The Yates Village revitalization project has expanded the supply of assisted housing in Schenectady by 300 vouchers. For each public housing unit that was demolished and replaced, SMHA received a voucher to issue through our Section 8 Department.
- The Director of Assisted Housing continues to work with Habitat for Humanity and other agencies to identify participants of our Family Self-Sufficiency program that may utilize the Section 8 Homeownership Program to achieve homeownership.

GOAL 5 – IMPROVE THE QUALITY OF ASSISTED HOUSING

Objectives:

- Pursue Public Housing rehabilitation through the Rental Assistance Demonstration program, Section 18 Demolition/Disposition program, and other available means.
- Complete the Steinmetz Homes Lead-Based Paint abatement project.
- Continue collaboration with the City of Schenectady to ensure that activities with regard to local drug elimination, neighborhood improvement programs, and resident programs and services funded under SMHA’s program and those funded under a program covered by the consolidated plan, are fully coordinated to achieve comprehensive community development goals.

Statement on Achieving Goals

- Progress on a RAD transition project for Steinmetz Homes has been stalled due to receiving funds for lead-based paint removal that cannot be utilized on a RAD funded project. However, this project should be completed in 2023. SMHA is working with a consultant to determine the financial feasibility under different redevelopment scenarios, including RAD conversion under either Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) scenario, and a conversion under a blend of RAD and PBV units.
- The Yates Village Phase II project is fully underway, with construction completion on schedule for September 2023. The first units could be ready for leasing in December 2022.
- The Steinmetz Homes Lead-Based Paint project received a boost when in early 2018 HUD offered a competition of \$1 million grants to remove lead-based paint from public housing apartments, and SMHA received the \$1 million award that will move us further ahead with the project.
- SMHA is directly involved with the City of Schenectady’s Planning and Development Departments, the Mayor, the Land Bank, and other City/County departments. The Executive Director attends Housing Partners meetings held by the City’s Development Director, most recently in September 2022.

GOAL 6 – ENHANCE HOMELESS AND PRISON REENTRY PROGRAMS

Objectives:

- SMHA's Executive Director will continue to serve on the Schenectady County Homeless Services Planning Board, the coordinating body for homeless services and homeless prevention activities for Schenectady County.
- Review and consider amending Public Housing and Section 8 admissions preferences.
- Enhance the existing Family Reunification Program for people formerly incarcerated with the NYS Department of Corrections, and examine program expansion to include the Schenectady County jail.

Statement on Achieving Goals

- SMHA continues to serve on the above-mentioned Board and Committee.
- There are no recommended changes to admissions preferences at this time.
- SMHA, the Schenectady County Sheriff and the Youth L.I.F.E. Support Network met in September 2022 to discuss the probability of the Family Reunification Program working on a local level, with the County jail. It was agreed the Sheriff and the Youth L.I.F.E. Support Network would consult and return with a model.

GOAL 7 – PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT

Objectives:

- Evaluate and improve our efforts to help families increase their earnings and build financial capability and assets.
- Continue and promote on-site adult education programs, employment programs, youth programs, nutrition programs and other service programs.
- Collaborate with Affirmative Action personnel to reach and assist potential new hires who need help navigating the employment bureaucracy.

Statement on Achieving Goals

SMHA is fortifying its Family Self Sufficiency Program with the creation of a new Family Self Sufficiency Program Coordinator job description. SMHA competes annually to receive a grant from HUD to fund two positions to administer the Family Self Sufficiency Program. We currently have two employees designated to administer the FSS program. The pending retirement of one of the employees creates an opportunity to establish a position with job duties and responsibilities that exactly replicate the FSS program responsibilities defined by HUD. Both positions have been filled. The purpose of the Family Self-Sufficiency Program is to promote the development of local strategies to coordinate the use of HUD assistance with public and private resources to enable eligible families to make progress toward economic security.

The Schenectady City School District and SMHA are collaborating on the district's initiative to build a network of resources to the Central State Street area, near Steinmetz Homes and MacGathan Townhouses. Their goal is to transform as many of its schools into community schools as possible, making each a one-stop shop where families can

find any resource that they need. In early 2023, SMHA will be leasing several offices and classrooms at the Steinmetz Homes Family Investment Center to provide on-site adult education courses, other higher education programs, and to provide an array of community resources.

In October 2021, SMHA and Excelsior University entered a partnership that offers a special scholarship for tuition and fees for SMHA residents, Section 8 participants, and employees. Courses begin every 8 weeks, with 100% online instruction. Students can transfer up to 113 credits. Excelsior is a not-for-profit education organization.

Collaboration with the Schenectady County Affirmative Action Office and the City of Schenectady Affirmative Action Board is ongoing through our Executive Director, our Procurement Administrator, and our Family Self-Sufficiency program personnel. The Schenectady County Affirmative Action Manager was introduced to the above-mentioned SMHA personnel.

GOAL 8 – PROVIDE FOR AND INCREASE SUPPORTIVE SERVICES FOR ELDERLY AND DISABLED

Objectives:

- Develop partnerships, seek funding, and utilize available space in the Downtown properties to support medical and dental providers, and a broader range of assisted living and supportive services to elderly and disabled residents.
- Continue to provide the Elderly/Disabled Service Coordinator Program.

Statement on Achieving Goals

Realizing our tenants have few to no convenient food options in the immediate area, we decided to address this food insecurity by operating food pantry stores at each downtown site, where tenants can choose what food best fits their diet, and have easy access to food at a permanent location. A major barrier was the \$51,000 needed to furnish and equip the locations. Recognizing The Schenectady Foundation's focus on enabling access to healthy food, we applied to their 2022 Equitable Access to Healthy Food grant program. The Schenectady Foundation awarded \$51,000 to the project in October 2022. We are moving forward with our effort to build out three food pantry locations in 2023, which we have named "Grocery Access Points."

In April 2022, SMHA entered a contract with Eddy SeniorCare for our tenant services department, headed by our Elderly/Disabled Service Coordinator, to provide covered services for a \$300 fee per month for each Eddy participant residing in public housing. Covered services include housekeeping, laundry, and grocery shopping.

The My Assistance Program (MAP), created in October 2018, and headed by our Elderly/Disabled Service Coordinator, provides intensive case management,

transportation, housekeeping, errand running, online grocery shopping and delivery, and coordination with community partners for tenants in need. All of which could be provided at a fee of \$65.00 per month to participating members.

SMHA has partnered with the City Mission to provide free hot meals every Wednesday.

GOAL 9 – MEET ENERGY PERFORMANCE CONTRACT TARGETS AND REDUCE ENERGY USE

Objectives:

- Achieve the prescribed performance targets of our Energy Performance Contract.
- Evaluate and implement renewable energy systems such as photovoltaics.

Statement on Achieving Goals

Energy Performance Contract – Year 11 Performance Assurance Report

Siemens Industry, Inc. has issued a report on Year-11 performance of our 20-year Energy Performance Contract. The report period is from July 1, 2020 – June 30, 2022. For this period, Siemens guaranteed energy savings of \$548,790, and our total energy savings were \$986,315. (Exceeded the guarantee by \$437,524).

Renewable Energy Systems

SMHA has contracted with a community solar agent, Renewables Worldwide, Inc., who will procure and negotiate with an appropriate community solar developer that suits our needs under the New York-Sun Community Solar Program, also known as the Community Distributed Generation Program.

A community solar project is a single site solar installation built by a community solar developer on unused land that is shared by multiple subscribers, such as SMHA. Our electricity usage (based on prior use) will be matched with a share of a solar farm that will offset our annual energy use. The allotted solar panels create electricity that feeds power into the grid, which we will pay for at a discounted rate, typically a 10% savings.

B.4 – form HUD-50075-ST

Capital Improvements

Capital Improvements: Include a reference to the most recent HUD-approved 5-Year Action plan (HUD-50075.2) and the date that it was approved by HUD.

The most recent HUD-approved 5-Year Action plan (HUD-50075.2) was approved by HUD on 06/10/2022. This document is available for public review upon request.

5-Year Action Plan - 2023 to 2027

A PHA must annually conduct a public hearing and consult with the Resident Advisory Board of the PHA to discuss the Capital Fund submission. SMHA has elected to hold the Capital Fund annual public hearing at the same time as the public hearing for this Annual PHA Plan. Capital Fund information will be available for public review and comment by appointment at the Authority's principal office located at 375 Broadway, Schenectady, NY, 2nd floor administration office, from October 28, 2022, through December 13, 2022, during the normal business hours of 8:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:00 p.m., Monday - Friday, except holidays, and on the SMHA website at www.smha1.org. The plans are also available for public review by appointment at the management offices at Steinmetz Homes. Due to construction, SMHA's offices may be closed to the public during the public review period. Please dial 518-386-7053 to make arrangements to visit one of our locations to review the Plan. A Public Hearing will take place on December 13, 2022, at 5:00 p.m. The public is invited to attend this Public Hearing to make comment.

The 5-Year Action Plan for 2023 to 2027 is a significant amendment to the Annual PHA Plan and is provided below.

Form HUD-50075.2(4/2008)

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0347	Elevator Modernization at Schonowee Village(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace all the components, including the car, on the elevator system for 1 elevator. Include a security camera inside each elevator.		\$160,000.00
ID0348	Elevator Modernization at Ten Eyck Apts(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace all the components, including the car, on the elevator system for two elevators. Include a security camera inside each elevator. These are for a 7-story high rise.		\$810,000.00
ID0349	Security Cameras at Downtown AMP(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install cameras throughout the Downtown AMP (Lincoln Heights, Schonowee Village, Ten Eyck)		\$240,000.00
ID0350	Food Pantry at 3 Sites for Downtown AMP(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	Take existing space at Lincoln Heights Community Center and convert existing kitchen for food pantry. This involves electrical, appliances, shelving, flooring. In waiting area build a wall, install a door, purchase shelving, install new floor, electrical, appliances, lighting. At Schonowee Village - Purchase & install shelving, appliances, electrical, flooring, lighting. At Ten Eyck - Purchase & install shelving, appliances, electrical, lighting an <u>abate asbestos flooring, install new floor.</u>		\$75,000.00
ID0351	Staff Lounge at Ten Eyck(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	abate asbestos flooring, electrical, lighting, new flooring, paint, plumbing - reno space for the SMHA staff to take lunch and breaks.		\$29,580.00
ID0352	Geotechnical Measures to Monitor the Hillside(Dwelling Unit-Site Work (1480)-Other)	Have testing done and install devices to measure & monitor the hillside slopes at Lincoln Heights		\$140,430.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0353	Masonry Repairs at Downtown AMP - Force Account(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Use force account to replace damaged brick and point masonry joints that have also deteriorated at all 3 sites in the Downtown AMP. Caulking also to be done in conjunction with masonry repairs.		\$40,000.00
ID0354	Clean all Ducts for building ventilation(Dwelling Unit-Interior (1480)-Mechanical)	This work for all exhaust fans and make up air at Ten Eyck Apts. Also included is the replacement of fans not operating correctly or at highest efficiency level.		\$25,000.00
	EASTSIDE (NY028000120)			\$898,430.00
ID0127	AE Fee's(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer fees for construction projects at Eastside AMP		\$50,000.00
ID0131	Front Line Costs(Contract Administration (1480)-Other Fees and Costs)	On-Going Project inspections at Eastside AMP		\$25,000.00
ID0220	Staff Training(Management Improvement (1408)-Staff Training)	Funds used to train staff under management improvement at Eastside AMP		\$5,000.00
ID0221	Operations(Operations (1406))	Transfer to Eastside AMP		\$335,430.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0346	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves & refrigerators at Eastside AMP		\$15,000.00
ID0355	Playground Modernization(Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	There are multiple playgrounds at MacGathan Townhouses. Several of them will be removed and grass installed. There will be one large playground installed at a new location on site to serve all children and the front basketball court will be renovated to a court that serves all residents. Some landscaping in these areas will be needed.		\$221,000.00
ID0356	LBP Abatement in Apts(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Have Lead-Based Paint Abated at Steinmetz Homes in 1 apartment and install new components installed that were abated.		\$12,000.00
ID0357	Remodel 4 Apartments at Maryvale(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Replace flooring, kitchens, bathrooms, electrical devices, add electrical & internet jacks, replace/repair drywall throughout, replace lighting, paint entire apartments, new doors throughout, windows, replace exterior siding, soffit, fascia, exterior lighting, tuck point brick. Complete reno of building.		\$225,000.00
ID0358	Relocation Costs(Contract Administration (1480)-Relocation)	relocation of tenants for projects at Eastside AMP		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$335,430.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0133	Administration(Administration (1410)-Salaries)	Salaries and Benefits		\$335,430.00
	Subtotal of Estimated Cost			\$3,354,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EASTSIDE (NY028000120)			\$1,041,000.00
ID0021	Security Cameras at Steinmetz Homes(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Install 8 cameras throughout the development		\$10,000.00
ID0040	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 45 apartments at Steinmetz Homes		\$230,000.00
ID0041	Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace 2 playgrounds at Steinmetz Homes		\$70,000.00
ID0042	Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior and exterior doors at 10 apts at Steinmetz Homes		\$30,000.00
ID0043	Storm Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors)	replace storm doors at 25 apts at Steinmetz Homes		\$15,000.00
ID0045	Interior Electrical Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace outlets and lights inside 100 apartments at Steinmetz Homes		\$16,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0051	Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace interior & exterior doors in 25 apts at MacGathan Townhouses		\$200,000.00
ID0053	Replace Interior Stairs(Dwelling Unit-Interior (1480)-Other)	Install new basement stairs inside the 8 apartments at Maryvale.		\$20,000.00
ID0054	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace the windows in 8 apts at Maryvale Apts.		\$57,000.00
ID0205	LBP Abatement in Apts(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Have Lead-Based Paint Abated at Steinmetz Homes in 8 apartments and install new components installed that were abated.		\$120,000.00
ID0206	Windows(Dwelling Unit-Exterior (1480)-Windows)	Replace windows at MacGathan Townhouses in 8 apartments		\$25,000.00
ID0236	Operations(Operations (1406))	Transfer to Eastside AMP		\$37,500.00
ID0239	Staff Training(Management Improvement (1408)-Staff Training)	Funds used to train staff under management improvement at Eastside AMP		\$3,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0242	AE Fee's(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer fees for construction projects at Eastside AMP		\$52,500.00
ID0245	Front Line Costs(Contract Administration (1480)-Other Fees and Costs)	On-Going Project inspections at Eastside AMP		\$45,000.00
ID0341	Storm Drainage Improvement(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Make upgrades/changes to the storm drainage & water shedding from building at the Family Investment Center at Steinmetz Homes due to erosion around the building		\$50,000.00
ID0342	Elevator Piston Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace piston on elevator at the Family Investment Center at Steinmetz Homes since it reached its useful life expectancy.		\$60,000.00
	DOWNTOWN (NY028000110)			\$1,977,870.00
ID0030	Upgrade Nurse Call System in Handicap Units(Dwelling Unit-Interior (1480)-Call-for-Aid Systems)	Replace the nurse call system at Schonowee Village in 12 apts		\$105,000.00
ID0031	Hot Water Storage Tank Replaced(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	1 Hot Water Storage Tank Replaced at Schonowee Village		\$9,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0033	Flooring replace in Community room(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Community Building)	Install VCT & carpeting throughout the Lincoln Heights Community Building		\$8,000.00
ID0034	Kitchen & Bath Renovation at Lincoln heights(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Replace flooring, cabinets, counters, sink, fixtures, patch & paint kitchens. Gut rehab in bathrooms at Lincoln heights. Replace flooring, drywall, bath fixtures, exhaust fan, lighting, outlets. This is 33 apts.		\$490,808.00
ID0035	Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior & exterior doors in 50 apts at Lincoln Heights		\$60,000.00
ID0036	Community Building Exterior Repairs at Lincoln Heights(Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Tuck Pointing)	repair damaged EFIS & masonry		\$5,000.00
ID0037	Geotechnical Measures to Monitor the Hillside(Dwelling Unit-Site Work (1480)-Other)	Have testing done and install devices to monitor the hillside slopes at Lincoln Heights		\$120,000.00
ID0047	Replace Handrails at Ten Eyck(Non-Dwelling Exterior (1480)-Landings and Railings)	replace the handrails at the handicap ramp & stairs for the administration building		\$20,000.00
ID0048	Exterior Lighting Upgrades at Ten Eyck(Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Lighting)	Replace quartz, high & low pressure sodium lighting with LED around parking lot & on building		\$21,586.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0335	Elevator Modernization(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace all the components, including the car, on the elevator system for two elevators. Include a security camera inside each elevator.		\$300,000.00
ID0336	Elevator Piston Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace piston on 3 elevators since they have reached the useful life expectancy		\$180,000.00
ID0337	Building envelope engineering study(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other)	Some apartments appear to have a moisture issue that may extend beyond the tenant created environment. Hire a company to do an evaluation of the building envelope targeting excessive moisture in the Schonowee Village buildings.		\$10,000.00
ID0338	Sitework / Sidewalks / Railings / Paving / Masonry(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Install new sidewalks throughout the development; Mill and install new asphalt on the roadway; Repair & replace railings at stairs at various locations at apartments and on the site; repair & replace existing steps and brick on buildings. All work affecting 25 apartments at Lincoln Heights		\$415,476.00
ID0339	Building envelope engineering study(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other)	Some apartments appear to have a moisture issue that may extend beyond the tenant created environment. Hire a company to do an evaluation of the building envelope targeting excessive moisture in the Lincoln Heights buildings.		\$5,000.00
ID0340	Emergency Lighting at Lincoln Heights Community Center(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical)	Replace the old emergency lighting throughout the building		\$2,000.00
ID0343	Parking Lot Renovation Ten Eyck(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping)	Redesign north side parking lot to include additional drainage lines, new asphalt, landscape areas, lighting upgrades, signage, curbs, concrete sidewalks, concrete slabs, covered structure, electric parking stations. South side repair existing lot, stripe and sealcoat. Update lighting fixtures & poles and wallpacks.		\$43,000.00

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

Work Statement for Year 2 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0344	Emergency Lighting Replacement(Dwelling Unit-Interior (1480)-Electrical)	Replace all the emergency lighting in common area halls at the Ten Eyck Building.		\$10,000.00
	AUTHORITY-WIDE (NAWASD)			\$335,430.00
ID0230	Administration(Administration (1410)-Salaries)	Salaries and Benefits		\$335,430.00
	Subtotal of Estimated Cost			\$3,354,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DOWNTOWN (NY028000110)			\$1,793,394.00
ID0029	Elevator Piston Replacement(Non-Dwelling Construction - Mechanical (1480)-Elevator)	Replace piston on elevator at Schonowee Village as it reaches its useful life expectancy		\$60,000.00
ID0055	Community Building AC Replaced(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	replace the existing AC system with a new one at Lincoln Heights		\$18,000.00
ID0056	Water Heater Community Building(Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	replace the water heater in the community Center at Lincoln Heights		\$2,000.00
ID0063	Kitchen & Bath Ventilation(Dwelling Unit-Interior (1480)-Mechanical)	Install exhaust fans in the kitchen and bathroom in 50 apartments at Schonowee Village		\$186,808.00
ID0064	Interior Lighting Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace lighting fixtures in 100 apartments		\$15,000.00
ID0065	Paint Exterior Surfaces(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint all exterior building trim and facades throughout the Schonowee Village Development		\$20,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0092	Apartment LBP Abatement(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Abate components and surfaces with Lead-Based Paint and conduct abatement. Replace components that were abated and paint them. Work in 14 Schonowee Village apartments.		\$328,488.00
ID0093	ADA 2-Way Communication System(Dwelling Unit-Interior (1480)-Electrical)	Replace existing intercom system with a new one in 60 apts at Schonowee Village		\$140,098.00
ID0096	Clean all Ducts for building ventilation(Dwelling Unit-Interior (1480)-Mechanical)	This work for all exhaust fans and make up air at Ten Eyck Apts.		\$15,000.00
ID0097	Upgrade Electrical Receptacles, lighting, etc in Apts(Dwelling Unit-Interior (1480)-Electrical)	Replace the lighting in apts. Replace all receptacle in apartments and upgrade them from 2 prong to 3 prong in 25 apts at Ten Eyck Apts.		\$30,000.00
ID0099	Kitchen & Bath Renovation(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Upgrade kitchen and bathrooms in 35 apts at Ten Eyck Apts. This involves new flooring, electrical, sinks, tubs, fixtures, patch & paint walls & ceilings		\$200,000.00
ID0100	Garage Unit Heaters(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace the hanging unit heaters in the Ten Eyck Maintenance Garage.		\$10,000.00
ID0101	Make Up Air Unit on Roof for Community Room(Non-Dwelling Construction - Mechanical (1480)-Other)	Replace the existing MUA unit serving the community room kitchen with a new one.		\$5,000.00

Work Statement for Year 3 2025

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0331	Security System Upgrade in Construction Office(Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm)	The existing system has met its useful life expectancy. Replace the main panel and contacts & detection components.		\$12,000.00
ID0332	Elevator Vestibule Remodel(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Other)	Replace the drywall as needed, the room heater, flooring , light fixtures, door and windows, paint in 5 vestibules at Schonowee Village		\$250,000.00
ID0333	Replace storefront windows at Buildings 5 & 8 at Schonowee Village(Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Windows)	replace the windows at these 2 locations. One location is for admin use and the other is an apartment		\$20,000.00
ID0334	Replace Vestibule Heaters at Schonowee Village(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Replace all 7 hot-water unit heaters in elevator vestibules in all 5 buildings at Schonowee Village.		\$30,000.00
	EASTSIDE (NY028000120)			\$1,225,476.00
ID0052	Replace Interior & Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Replacing doors in 4 apts at Maryvale Apartments		\$20,000.00
ID0057	Brick Sealing (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Brick seal 48 buildings at Steinmetz Homes to protect the finish that was previously sandblasted clean.		\$275,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0207	Front Porch Renovation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Other)	Replace rotted, warped, deteriorated lumber at 54 apartment front porch locations. Also replace concrete landings at front porches as needed at Steinmetz Homes.		\$236,980.00
ID0208	2nd Floor Entry Stairs & Deck(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Replace stairs and deck at 10 apartments		\$114,496.00
ID0222	AE Fee's(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer fees for construction projects at Eastside AMP		\$52,500.00
ID0223	Front Line Costs(Contract Administration (1480)-Other Fees and Costs)	On-Going Project inspections at Eastside AMP		\$45,000.00
ID0229	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace interior flooring in 4 apts at Maryvale apartments		\$35,000.00
ID0233	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves and refrigerators at MacGathan Townhouses in Eastside AMP		\$4,000.00
ID0234	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves and refrigerators at Maryvale Apts in Eastside AMP		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0306	Physical Needs Assessment(Administration (1410)-Other)	Conduct a physical needs assessment for MacGathan Townhouses		\$5,000.00
ID0307	Physical Needs Assessment(Administration (1410)-Other)	Conduct a physical needs assessment for Maryvale Apts		\$5,000.00
ID0308	Physical Needs Assessment(Administration (1410)-Other)	Conduct a physical needs assessment for Steinmetz Homes		\$5,000.00
ID0309	Paint Exterior Surfaces(Non-Dwelling Exterior (1480)-Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Paint the exterior surfaces on the apartment buildings & community center at MacGathan Townhouses		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$335,430.00
ID0247	Administration(Administration (1410)-Salaries)	Salaries and Benefits		\$335,430.00
	Subtotal of Estimated Cost			\$3,354,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EASTSIDE (NY028000120)			\$770,374.00
ID0104	Flooring Replacement - Force Account(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT throughout 20 apartments at Steinmetz Homes using force account labor.		\$37,374.00
ID0135	Maintenance Garage windows & Ext. doors(Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Windows)	Replace the windows & exterior doors at the Steinmetz homes Maintenance Garage		\$120,000.00
ID0136	Boys & Girls Club Flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Day Care Center)	Replace the carpet and VCT throughout the Boys & Girls Club at Steinmetz Homes.		\$40,000.00
ID0138	FIC Flooring(Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Family Investment Center)	Replace the carpet & VCT at Family Investment Center (FIC) at Steinmetz Homes on second floor and first floor SMHA offices		\$40,000.00
ID0139	Electrical Upgrades(Dwelling Unit-Interior (1480)-Electrical)	Replace outlets and lighting inside 16 apartments at MacGathan Townhouses		\$100,000.00
ID0140	Paving/Sitework(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Repair parking lots, landscape areas, sidewalks at MacGathan Townhouses.		\$100,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0141	Playgrounds(Dwelling Unit-Site Work (1480)-Playground Areas - Equipment)	Replace playground equipment at MacGathan Townhouses		\$40,000.00
ID0210	Repair/Replace Door Thresholds - Force Account(Dwelling Unit-Exterior (1480)-Other)	Repair or replace door thresholds at 24 Exterior doors at Steinmetz Homes using Force Account Labor.		\$15,000.00
ID0275	Operations(Operations (1406))	Transfer to Eastside AMP		\$37,500.00
ID0278	Staff Training(Management Improvement (1408)-Staff Training)	Funds used to train staff under management improvement at Eastside AMP		\$3,000.00
ID0281	AE Fee's(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer fees for construction projects at Eastside AMP		\$52,500.00
ID0284	Front Line Costs(Contract Administration (1480)-Other Fees and Costs)	On-Going Project inspections at Eastside AMP		\$45,000.00
ID0300	Bathroom Renovation(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Gut Rehab the half bath and full bath in all 8 apartments. This includes new plumbing fixtures, flooring & electrical. Patch & paint walls & ceilings. All work at Maryvale Apts.		\$140,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DOWNTOWN (NY028000110)			\$2,248,496.00
ID0142	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace VCT & hardwood flooring in 50 apts at Lincoln Heights.		\$100,000.00
ID0143	Clean Ducts(Dwelling Unit-Interior (1480)-Other)	Clean ductwork in heating system inside all 105 apts at Lincoln Heights		\$30,000.00
ID0144	LBP Abatement in Apts(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Conduct lead based paint (LBP) abatement in 48 apartments on positive components inside apts and install new components where LBP components were removed at Lincoln Heights		\$430,000.00
ID0145	Storm Doors(Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace storm 50 doors at Lincoln Heights		\$40,000.00
ID0146	Interior Doors(Dwelling Unit-Interior (1480)-Interior Doors)	Replace the interior doors inside 105 apts at Lincoln Heights		\$200,000.00
ID0147	Community Building Boiler(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Interior (1480)-Community Building)	Replace the existing heating boiler with a new one at the Lincoln Heights Community Building		\$10,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0149	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Common Area Flooring)	Replace VCT & carpet in common areas & apartments in 6 apts at Ten Eyck Apts		\$27,000.00
ID0150	Community Room Kitchen Equipment(Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Community Building)	Replace broken refrigerator, stove, exhaust hood, fire suppression equipment, etc in community room kitchen at Ten Eyck Apts		\$15,000.00
ID0154	Repair Exterior Balconies, Steps & Rails(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair steel decking, concrete, railings on the balconies, install soffits on ceilings and paint at Schonowee Village.		\$256,000.00
ID0156	Asbestos Floor Tile Abatement(Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Storage Area)	Abate asbestos flooring located in the basement in Schonowee Village		\$16,000.00
ID0157	Smoke Detector & Fire Alarm Panel Replacement(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace the smoke detectors, CO detectors and Fire Alarm Panels in all of Schonowee Village.		\$110,000.00
ID0158	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Install VCT inside 60 apartments at Schonowee Village		\$172,496.00
ID0159	Sitework/Paving/ Concrete/Masonry(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Landscaping work, parking lot repairs, sidewalk replaced and foundation work, remove block wall at entrances, replace broken brick and tuck point brick joints on apartment buildings throughout site at Schonowee Village		\$45,000.00

Work Statement for Year 4 2026

Form HUD-50075.2(4/2008)

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0311	Garage Door Replacement(Non-Dwelling Exterior (1480)-Doors)	Replace the garage doors at Schonowee Village		\$4,000.00
ID0326	Replace Boilers at Ten Eyck(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	replace 2 boilers at the Ten Eyck Apt Building		\$65,000.00
ID0327	Replace boilers at Schonowee Village(Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	replace 4 boilers at Schonowee Village		\$160,000.00
ID0328	Door Replacement(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior & exterior doors in basements at Schonowee Village		\$150,000.00
	AUTHORITY-WIDE (NAWASD)			\$335,430.00
ID0286	Administration(Administration (1410)-Salaries)	Salaries and Benefits		\$335,430.00
	Subtotal of Estimated Cost			\$3,354,300.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DOWNTOWN (NY028000110)			\$868,000.00
ID0153	Replace Compactor(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor)	Replace 1 trash compactor at Ten Eyck Apts		\$30,000.00
ID0167	Maintenance Garage Roof(Non-Dwelling Exterior (1480)-Roofs)	Replace the existing EPDM roof with a new roof system at Ten Eyck		\$60,000.00
ID0168	Interior Door Replacement(Dwelling Unit-Interior (1480)-Interior Doors)	Replace interior doors at all 101 apartments at Ten Eyck Apts		\$80,000.00
ID0170	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Replace existing water & heating shut off valves throughout the building at Ten Eyck Apts		\$10,000.00
ID0171	Sitework/Masonry(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	Improve landscaping, cut trees, install sidewalks, repair brick, mortar joints, foundation cracks at Ten Eyck		\$20,000.00
ID0190	Dwelling Equipment(Dwelling Unit-Interior (1480)-Appliances)	Replace stoves & refrigerators at Ten Eyck Apts.		\$5,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0317	Operations(Operations (1406))	Transfer to Downtown AMP		\$37,500.00
ID0319	Staff Training(Management Improvement (1408)-Staff Training)	Funds used to train staff under management improvement at Downtown AMP		\$3,000.00
ID0321	AE Fee's(Contract Administration (1480)-Other Fees and Costs)	Architect and Engineer fees for construction projects at Downtown AMP		\$52,500.00
ID0324	Front Line Costs(Contract Administration (1480)-Other Fees and Costs)	On-Going Project inspections at Downtown AMP		\$45,000.00
	EASTSIDE (NY028000120)			\$2,125,870.00
ID0172	Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Replace kitchen flooring, cabinets, countertops, patch and paint wall, replace drop ceiling, electrical, plumbing at 45 apts in Steinmetz Homes.		\$400,000.00
ID0174	Back Porch Renovation(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Other)	Replace rotted roof decking and rotted, warped, deteriorated lumber at 55 rear porch locations at Steinmetz Homes.		\$552,870.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0175	Parking Lot/Sidewalks(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Replace sidewalks and repair /replace asphalt parking areas throughout the site at Steinmetz Homes		\$35,000.00
ID0176	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Replace water lines and drain lines for 12 apartments Steinmetz Homes		\$10,000.00
ID0177	Exterior Siding Replaced(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Replace the existing vinyl siding & soffits at 20 apartments at Steinmetz Homes		\$21,000.00
ID0178	Apartment Remodel - Force Account(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Using in house staff replace flooring, windows, doors, painting, patch walls & ceilings, replace drop ceilings, kitchen remodel, bathroom remodel, masonry work on 1 apt at Steinmetz Homes		\$40,000.00
ID0179	Fence on Property Line(Dwelling Unit-Site Work (1480)-Fencing)	Install security fence at Steinmetz Homes		\$100,000.00
ID0180	Ceiling Stabilization/Installation(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	Secure existing plaster ceilings in living rooms and bedrooms due to failing fasteners and install new drywall on ceilings & paint them in 40 apts at Steinmetz Homes.		\$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0181	Sitework/Landscaping(Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Repair/replace sidewalks and landscape existing areas throughout site at Steinmetz Homes		\$10,000.00
ID0182	Partial Foundation Replacement(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Repair and replace failing areas of foundations at apartment buildings at Steinmetz Homes		\$20,000.00
ID0183	Attic Firewall Stabilization(Dwelling Unit-Interior (1480)-Other)	Repair/replace concrete block fire rated walls in attic spaces that are failing in 6 apts at Steinmetz Homes		\$25,000.00
ID0184	Stair Replacement(Dwelling Unit-Interior (1480)-Other)	Replace basement stairs inside 20 apartments at MacGathan Townhouses		\$30,000.00
ID0185	Flooring Replacement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Install VCT in rooms throughout 6 apartments at MacGathan Townhouses		\$60,000.00
ID0186	Basement Window Wells Replaced(Dwelling Unit-Exterior (1480)-Other)	Replace window wells protecting basement windows that are rotting out at 25 MacGathan Townhouses Apts		\$12,000.00
ID0187	Concrete Step Replacement(Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Tuck-Pointing)	Replace the concrete landings, steps and install new handrails/guardrails for 1 apartment building at Maryvale Apts		\$25,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2023	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$335,430.00
Subtotal of Estimated Cost	\$335,430.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$335,430.00
Subtotal of Estimated Cost	\$335,430.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	3 2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$335,430.00
Subtotal of Estimated Cost	\$335,430.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$335,430.00
Subtotal of Estimated Cost	\$335,430.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2027	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Modernization Dept. Vehicle(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$25,000.00
Administration(Administration (1410)-Salaries)	\$335,430.00
Subtotal of Estimated Cost	\$360,430.00

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

"Public reporting burden for this collection of information is estimated to average 2.2 hours. This includes the time for collecting, reviewing, and reporting the data. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

PHA Name Schenectady Municipal Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P02850123 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2023
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Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no:
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	670,860			
3	1408 Management Improvements	8,000			
4	1410 Administration (may not exceed 10% of line 15)	335,430			
5	1480 General Capital Activity	2,340,010			
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.

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

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

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 11/30/2023

Part I: Summary					
PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2023	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	3,354,300			
16	Amount of line 15 Related to LBP Activities	12,000			
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.	980,000			
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs	250,000			
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date	Signature of Public Housing Director		Date

* I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

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Part II: Supporting Pages								
PHA Name: Schenectady Municipal Housing Authority		Grant Type and Number Capital Fund Program Grant NY06P02850123 No: CFFP (Yes/ No): Replacement Housing Factor Grant No: —			Federal FFY of Grant: 2023			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY028000110	Elevator Modernization at Ten Eyck Apartments	1480	100	810,000				
NY028000110	Elevator Modernization at Schonowee Village	1480	30	160,000				
NY028000110	Security Cameras at Downtown AMP	1480	3	240,000				
NY028000110	Renovate space for Food Pantries at all 3 sites at Downtown AMP	1480	100	75,000				
NY028000110	Renovate space for Staff Lounge at Ten Eyck	1480	100	29,580				
NY028000110	Parking Lot North side of Ten Eyck	1480	1	90,000				
NY028000110	Geotechnical study & implementation of slope equipment at Lincoln Heights	1480	105	140,430				
NY028000110	Masonry Repairs at DT AMP - Force Account	1480	105	40,000				
NY028000110	Ductwork cleaning & upgrades at Ten Eyck	1480	100	25,000				
NY028000120	Playground Modernization at MacGathan Townhouses	1480	50	221,000				
NY028000120	LBP Abatement/Apt. Reno at Steinmetz Homes	1480	1	12,000				
NY028000120	Remodel 4 apartments at Maryvale Apts.	1480	4	225,000				
NY028000120	Relocation for Eastside tenants for mod projects	1480	10	10,000				

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				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
NY028000110	Operations	1406		335,430				
NY028000120	Operations	1406		335,430				
NY028000110	Staff Training	1408		5,000				
NY028000120	Staff Training	1408		5,000				
COCC	Administration	1410		335,430				
NY028000110	AE Fees	1480		120,000				
NY028000120	AE Fees	1480		50,000				
NY028000110	Front Line Costs	1480		35,000				
NY028000120	Front Line Costs	1480		25,000				
NY028000110	Dwelling Equipment	1480		15,000				
NY028000120	Dwelling Equipment	1480		15,000				

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[illegible]

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

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C.1 - form HUD-50075-ST

Resident Advisory Board

(RAB) Comments

RAB meeting scheduled for 10/26/22. Document to be added will include a narrative describing an analysis of the RAB recommendations and the decisions made on these recommendations.

This Space is Reserved for:

C.2: Certification by State or Local Officials - Form HUD 50077-SL

Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan. This document will be included once executed and received from the City of Schenectady.

C.3: Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan - Form HUD-50077-ST-HCV-HP

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan. This document will be included once the SMHA Board of Commissioners approves by resolution after the public hearing scheduled for 12/13/22.

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed, please contact us prior to deadline at Schenectady (518) 382-1100 or email at legals@dailygazette.net

**Annual PHA Plan and
Capital Improvements
Review Period and
Public Hearing**

The Municipal Housing Authority of the City of Schenectady (SMHA), New York, has developed its Annual PHA Plan as required by section 5A of the United States Housing Act of 1937. The Annual PHA Plan is a source by which assisted housing program residents and participants and other members of the public may locate basic Authority policies, rules and requirements concerning SMHA's operations, programs and services. SMHA has also created its 5-Year Action Plan for Capital Improvements. The plans are available for inspection by appointment at SMHA's principal office located at 375 Broadway, Schenectady, NY, 2nd floor administration office and at the management office at Steinmetz Homes, from October 28, 2022, through December 13, 2022, during the normal business hours of 8:00 a.m. to 12:00 p.m. & 1:00 p.m. to 4:00 p.m., Monday - Friday, except holidays, and on the SMHA website at www.smha1.org. The plans are also available for public review by appointment. Due to construction, SMHA's principal offices may be closed to the public during the public review period. Please dial 518-386-7053 to make arrangements to visit one of our locations to review the Plan. A Public Hearing will take place on December 13, 2022, at 5:00 p.m. The public is invited to join this Public Hearing to make comment.

Richard E. Homenick
Executive Director
10/28/11/4 2477791

Date: 10/14/22

Account #: 90016

Company Name: SCHENECTADY MUNICIPAL
HOUSING AUTHORITY

Address: 375 BROADWAY
SCHENECTADY

Telephone: (518) 386-7053
Fax: (518) 372-0812

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