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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number ___ ☒ Performance and Evaluation Period Ending 12/31/2007
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost (2) Obligated	Total Actual Cost (2) Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 20)	$ 201,001			-
3	1408 Management Improvements (Soft Costs)	$ 323,031	$ -	$ 141,011	-
	1408 Management Improvements (Hard Costs)				
4	1410 Administration	$ 222,816	$ -	222,816	125,150.47
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$ 58,220	$ -		
8	1440 Site Acquisition				
9	1450 Site Improvements	$ 35,300	$ -		-
10	1460 Dwelling Structures	$ 604,714	$ -		
11	1465.1 Dwelling Equipment--Nonexpendable	$ 9,455	$ -		-
12	1470 Nondwelling Structures	$ 62,581	$ -		-
13	1475 Nondwelling Equipment	$ 15,000	$ -	-	-
14	1485 Demolition				-
15	1490 Replacement Reserve				
16	1492 Moving to Work Demostration				
17	1495.1 Relocation Costs				
18	1498 Development Activities			-	-
19	1502 Contingency (may not exceed 8% of line 20)				
20	9000 Debt Service	$ 702,271	$ -		
21	Amount of Annual Grant (sum of lines 2-19)	2,234,389	-	363,827	125,150
	Amount of line X Relating to LBP Activities	$ -			
	Amount of line X Relating to Section 504 Compliance	$ -		-	
	Amount of line X Relating to Security (Soft Costs)	$ -			
	Amount of line X Relating to Security (Hard Costs)				
	Amount of line X Relating to Energy Conservation Measures				
	Collateralization Expense or Debt Service				

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
12/31/2007	

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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost: Original	Total Estimated Cost: Revised (1)	Total Actual Cost: Funds Obligated (2)	Total Actual Cost: Funds Expended (2)	Status of Proposed Work (2)
NY9-1	Remove and Replace Exterior Balconies and Stairs	1460	0.34	Job	$174,946				Schematic Report in Progress
Robert	New Playground	1450	0.027	Job	$500				Move to a future year
Whalen	Repave Parking Lots/Restripe	1450	0.003	Bldgs	$9,300				Move to a future year
Homes	Cap Laterals, City Water @ Main	1450	0.5	Job	$19,000				Move to a future year
	Install A/C Day Care/Manager's Office	1470		Job	$500				Move to a future year
	Manager Office Improvements	1470		Job	$3,500				Move to a future year
	City Sewer Improve Prent Shop Flood	1470		Job	$5,000				Move to a future year
	Sub-Total:				**$212,746**				
	A&E Fees				**$ 17,020**				
NY 9-3	Relocate Greenhouse	1470		Job	$500				Greenhouse dismantled.
Steamboat	Launrdry Accessible/Common Space	1470	1	Job	$32,081				Move to a future year
Square HR	Renovate 200 Green Lease Space	1470		Job	$20,000				Move to a future year
	Replace Large Slider Windows 20 Renss. 200 & 220 Gree	1460		Apts.	$50,748				Complete
	Smoke Detectors in Bedrooms	1460		Job	$1,000				Move to a future year
	Replace Carpet with VCT 20 Rensselaer	1460		Job	$150,000				Move to a future year
	Sub-Total:				**$254,329**				
	A&E Fees				**$ 20,346**				
NY9-4	Parking Lot/Install Trench Basin	1450	0.4	Job	$6,500				
Lincoln	Repair Coping Courtyard Walls	1460		Job	$500				Move to a future year
Park	Fire Alarm System Upgrades	1460	0.2	Job	$100,000				Move to a future year
Homes	Computer Hardware	1475			$5,000				In progress
	High Voltage Elec Rpair/Upgrade Switchgear	1460		Job	$2,000				Move to a future year
	LBP Testing	1430		Job	$200				As needed (Move to a future year)
	Install Tub Surrounds	1460		Apts.	$4,000				As needed (Move to a future year)
	Ventilation for Maintenance Shop 1 Lincoln	1470		Job	$1,000				Move to a future year
	Replace Elevator Cab Ceilings	1460		Job	$1,000				Move to a future year
	Sub-Total:				**$120,200**				
	A&E Fees				**$ 9,616**				
NY9-5L	Repoint Masonry Site Wide	1460	0.041	Job	$7,040				Move to a future year
Ida Yarbrough	**Sub Total**				**$7,040**				
Homes	**A&E Fees**				**$ 563**				

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
12/31/2007	

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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories		Dev Account Number	Quantity		Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Proposed Work (2)
NY9-5H	Replace Oil Generator w/natural gas		1465		Job	$10,000				Move to a future year
Ida Yarbrough		**Sub Total**				**$10,000**				
Highrise		**A&E Fees**				**$ 800**				
NY 9-7	Smoke Detectors in Bedrooms		1460		Job	$1,000				Move to a future year
Westview	Replace Roof		1460	1	Bldg	$85,000				Move to a future year
Homes		**Sub Total**				**$86,000**				
		A&E Fees				**$6,880**				
NY 9-11										
Steamboat	Smoke Detectors		1460		Job	$500				Move to a future year
Square		**Sub Total**				**$500**				
Townhouses		**A&E Fees**				**$40**				
NY 9-12	Replace Rear Deck		1460	0.003	Job	$3,120				Move to a future year
Steamboat	Study Moisture		1430		Job	$1,160				Move to a future year
Historic	Replace Plastic Faucets		1460		Job	$10,000				Move to a future year
Townhouses	Replace Vestibule Floor Tile		1460		Job	$1,700				Move to a future year
	Replace Apartment Floors		1460		Job	$5,000				Move to a future year
	Signage		1460		Job	$1,500				Move to a future year
	Install Smoke Detectors		1460		Job	$5,000				Move to a future year
	Replace Appliances		1465		Job	$9,455				Refrig installed with Energy Perform.
		Sub Total				**$36,935**				
		A&E Fees				**$2,955**				
NY9-13	See Capital Fund Borrowing Program		1460	1	Job					Preparing Mixed Finance Proposal
Ezra										
Prentice		**Sub Total**				**$0**				
Homes		**A&E Fees**				-				
NY 9-22						-				
Scattered		**Sub Total**				-				
Sites		**A&E Fees**				-				

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
12/31/2007	

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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
PHA Wide	Debt Service Payment	9000		$702,271	-	-	-	Preparing Mixed Finance Proposal
	Sub Total							
	A&E Fees							

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
12/31/2007	

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

Part II: Supporting Pages

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised (1)	Total Actual Cost Funds Obligated (2)	Total Actual Cost Funds Expended (2)	Status of Proposed Work (2)
	Management Improvements							
	Computer software upgrade	1408		$65,000				In progress
	LBP training	1408		$0				
	Maintenance mgt improvements	1408		$0				
		1408						
	Operations Management Improvement	1408		$2,000				In progress
	Partnership Process	1408		$0				
	PHA wide Police Patrol	1408		$130,000		97,221	-	In progress
	Tenant Newsletter	1408		$10,000				In progress
	Tenant Security Patrol	1408		$53,106				In progress
	Utility Conservation Program	1408		$0				
	9-7 Community Center Staff	1408		$40,925		43,790	-	In progress
	9-5 Community Center Staff	1408		$22,000				In progress
	PHAS Consultant	1408		$0				
	PHAS Deficiencies	1408		$0				
	Sub-Total:			$323,031		141,011	-	In progress
	Administration							
	Mod Coordinator, Sr. Supt Construction, Field Construction Monitor, Accountant (33%)	1410		$222,816		222,816	125,150.47	In progress
	Sub-Total:			$222,816		222,816	125,150.47	

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date: 12/31/2007

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name **Albany Housing Authority**	**Grant Type and Number** Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	**Federal FY of Grant** 2007

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			**Reasons for Revised Target Dates (2)**
	Original	**Revised (1)**	**Actual (2)**	**Original**	**Revised (1)**	**Actual (2)**	
NY9-1 Robert Whalen Homes	8/18/2009			8/18/2011			
NY9-2 Edwin Corning Homes No work items							
NY9-3 Steamboat Square Hi-Rise	8/18/2009			8/18/2011			
NY9-4 Lincoln Park Homes	8/18/2009			8/18/2011			
NY9-5H Ida Yarbrough Homes Hi-Rise	8/18/2009			8/18/2011			
NY9-5L Ida Yarbrough Homes Low-Rise	8/18/2009			8/18/2011			
NY9-7 Westview Homes	8/18/2009			8/18/2011			
NY9-11 Steamboat Square Townhouses	8/18/2009			8/18/2011			
NY9-12 Steamboat Square Historic Rehabs	8/18/2009			8/18/2011			
NY9-13 Ezra Prentice Homes	8/18/2009			8/18/2011			
NY9-22 Scattered Sites Replacement	8/18/2009			8/18/2011			
PHA Wide Capital Fund Borrowing	8/18/2009			8/18/2011			

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

Signature of Executive Director and Date 12/31/2007	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name	Grant Type and Number	Federal FY of Grant
Albany Housing Authority	Grant Fund Program Grant No.: NY06P00950107 Replacement Housing Factor Grant No.:	2007

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Maintenance Response Initiative	8/18/2008			8/18/2010			
Computer software upgrade	8/18/2008			8/18/2010			
LBP training	8/18/2008			8/18/2010			
Maintenance mgt improvements	8/18/2008			8/18/2010			
Operations Management Improvement	8/18/2008			8/18/2010			
Partnership Process	8/18/2008			8/18/2010			
PHA wide Police Patrol	8/18/2008			8/18/2010			
Tenant Newsletter	8/18/2008			8/18/2010			
Tenant Security Patrol	8/18/2008			8/18/2010			
Utility Conservation Program	8/18/2008			8/18/2010			
Tenant Relations Training	8/18/2008			8/18/2010			
9-5 Community Center Staff	8/18/2008			8/18/2010			
9-5 Community Center Coordinator	8/18/2008			8/18/2010			
PHAS Consultant	8/18/2008			8/18/2010			
PHAS Deficiencies	8/18/2008			8/18/2010			

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

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
12/31/2007	