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U.S. Department of Housing and Urban Development
Buffalo Office
465 Main Street
Buffalo, New York 14203-1780
(716) 551-5755

cc. HU file
Lana
BARREN
mike T.

JAN 1 3 2006

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forwarded to RH + LH
~~1/20/06~~
1/27/06

Mr. Steven T. Longo
Executive Director
Albany Housing Authority
200 South Pearl St.
Albany, NY 12202

Dear Mr. Longo:

This is in response to your request for approval of a Replacement Housing Factor (RHF) Plan for the Albany Housing Authority for the second 5-year increment (Fiscal Years 2006-2010), submitted on November 15, 2005, and the subsequent amendments of that plan as of January 10 & 12, 2006.

I am pleased to advise you that your RHF plan for the second 5-year increment of RHF funding is hereby approved. Pursuant to 24 CFR 905.10(i)(2)(ii), your PHA is eligible for continued RHF funding during this second 5-year period beginning in Fiscal Year 2006. This approval is contingent upon obtaining substantial leveraging of non-public housing funds as referenced in your RHF plan. If you fail to obtain the additional funds, all of the RHF grants for the second 5-year increment will be recaptured.

My staff will be monitoring your PHA's progress in developing public housing replacement units according to your plan and schedule.

According to your plan, you will submit a development proposal on September 29, 2007 to the HUD Field Office. October 29, 2007 will be the Obligation Start Date for each of the five annual RHF grants and the Obligation End Date will be October 28, 2009. In accordance with Paragraph (C) of Notice PIH 2005-22 (HA), all second increment funding must be fully expended by end of the 10th year of funding. Accordingly, the expenditure deadline for all of your second increment RHF funding is September 30, 2010.

If you have additional questions concerning this matter, please contact Mark Courtney at (716) 551-5755, extension 5428.

Sincerely,

Joan K. Spilman

Joan K. Spilman
Director
Office of Public Housing, 2CPH

Steve
Mike
~ Barry

Albany Housing Authority

Steven T. Longo - Executive Director
Barry J. Romano - Deputy Director

November 14, 2005

Ms. Joan Spilman, Director
Office of Public Housing
U.S. Department of Housing and Urban Development
465 Main Street, Lafayette Court
Buffalo, New York 14203-1780
Attn: Mr. Mark Courtney

Re: Replacement Housing Factor Plan Second Increment, 2006

Dear Ms. Spilman,

We hereby submit subject plan for your review and approval. This is for the forty two (42) ACC units to be developed to replace those in NY 9-4, 4 Lincoln Square demolished under a HUD approved demolition grant, and the thirty eight (38) ACC units to be developed to replace those demolished at NY 9-3 Edwin Corning Homes.

To date, we have utilized the 2003 and part of our 2004 funds for Phase A (54 ACC units) of our HOPE VI Swan Street Redevelopment. These funds were obligated in June of 2005 with an anticipated closeout date of December 2006. We will seek approval to utilize remaining 2004 funds and most of our 2005 funds for Phase B (16 ACC units) of this HOPE VI redevelopment project.

This plan addresses the remaining second five-year increment, FY 2006, 2007, 2008 and 2005.

1. Brief Description
   a. The total units to be developed with the remaining three years of funding are 4 out of the 29 remaining from 4 Lincoln Square.
   b. The development method will be acquisition with rehab.
   c. The structure type will be multifamily rowhouse units

2. Schedule
   Submit Development Proposal: 30 Days after Execution of ACC for 2nd year of grant.7/30/07 (based on anticipated ACC Execution on 6/30/07)
   Submit Site Acquisition Proposal: 15 Days after Development Proposal Approval (10/15/07)
   Hire Architect: 30 Days after Development Proposal is approved. (10/30/07)
   Prepare Plans and Specifications: 120 Days after Architect is hired. (2/30/07)
   Bids Due Date: 7/1/07

200 S. Pearl St., Albany, New York 12202 (518) 641-7500

Schedule (Cont.'d)

Obligation Start Date (Contract Award): 7/15/07
Construction Start:8/1/07
Construction Completion:8/30/09 (90% of Grants to be obligated by 8/15/09)
DOFA: 10/15/09
EIOP: 2/28/10
Expenditure Deadline 9/30/2010

3. Amount and Sources of Funding

2005:	$66,000	Source: $20,000 Albany County District Attorney's Office $46,000 City of Albany Lead Paint Grant
2006:	$25,600	Source: RHF Grant from HUD
2007:	$25,600	Source: RHF Grant from HUD
2008:	$25,600	Source: RHF Grant from HUD
2009:	$25,600	Source: RHF Grant from HUD
2010:	$25,600	Source: RHF Grant from HUD
TOTAL	$194,000	

Description of Leveraging:

1.) The Albany County District Attorney's Office has proposed an initial contribution of $40,000, half of which will be used to rehabilitate a portion of the first floor space for an outreach office. The other half of the contribution will be used for general building rehabilitation costs to the building envelope and building systems. Their letter of support is attached and a letter of commitment will follow within the next 45days.

2.) The City of Albany has a Lead Paint Grant Program that will make a contribution of $11,000 per unit for the 4 units anticipated to be developed in this building. Their letter of commitment will also follow within the next 45 days.

4. Plan and Obligation/Expenditure Status

1. a. Approval Status of 5 Yr. Plan: Albany Housing Authority's 5 Yr. Plan has been approved by HUD for FY 2005.
   b. Approval Status of Annual Plans: FY 2000 through 2005 were approved by HUD in those fiscal years.

2. Compliance with obligation and expenditure deadlines in FY's 1998 – 2003: Albany Housing Authority has met all the deadlines for obligation and expenditure of these budgets, and the budget closeouts have been approved by HUD.

We trust this meets the requirements set forth in Notice PIH 2005-22, 2003-10 and 2004-15for the Replacement Housing Factor Plan. If you have any further questions on this, please feel free to call me or Ms. Laura Moody at 518-641-7532.

Sincerely,

ALBANY HOUSING AUTHORITY

Steven T. Longo

Steven T. Longo
Executive Director

Enclosure
cc: MT

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P. DAVID SOARES
DISTRICT ATTORNEY

COUNTY OF ALBANY
OFFICE OF THE DISTRICT ATTORNEY
COUNTY COURT HOUSE
ALBANY, NEW YORK 12207
(518) 487-5460
(518) 487-5093 - FAX

MICHAEL P. MCDERMOTT
CHIEF ASSISTANT DISTRICT ATTORNEY

November 15, 2005

Steve Longo, Executive Director
Albany Housing Authority
Albany, New York 12202

Re: Community Prosecution and Neighborhood Revitalization

Dear Mr. Longo:

Please accept this letter expressing our continued commitment to the Community Prosecution Initiative and the partnership with the Albany Housing Authority in their role of implementing the Arbor Hill Neighborhood Revitalization Plan.

As you know the Community Prosecution Program is a proactive problem solving approach to addressing quality of life crimes that have proven resistant to conventional responses. In order to implement this initiative, it is imperative that the Office of the Albany County District Attorney have a presence in the community. The opportunity to establish a presence at the intersection of Swan Street and Clinton Avenue in the city of Albany would go a long way towards anchoring the Arbor Hill Community.

Please rest assured that the Office of the Albany County District Attorney is committed to a partnership with Albany Housing Authority in establishing a presence at 155 Clinton Avenue. If you have any questions, please do not hesitate to contact me at the above referenced number.

Very truly yours,

P. David Soares
District Attorney