

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. 2577-0226
Expires 8/31/2011

PART I: Summary

PHA Name Albany Housing Authority	Grant Type and Number Grant Fund Program Grant No.: NY06P00950120 Date of CFFP:	FFY of Grant: 2020
		FFY of Grant Approval:

Type of Grant

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.:)
☐ Performance and Evaluation Report Period Ending ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost Original	Revised (2)	Total Actual Cost (1) Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) (3)	970,553.75			
3	1408 Management Improvements (Soft Costs)	20,080.00	0.00		
	1408 Management Improvements (Hard Costs)				
4	1410 Asset Management Fee	388,221.50			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	74,409.68	0.00		
8	1440 Site Acquisition	0.00	0.00		
9	1450 Site Improvements	0.00	0.00		
10	1460 Dwelling Structures	1,160,877.41	0.00		
11	1465.1 Dwelling Equipment--Nonexpendable	0.00	0.00		
12	1470 Nondwelling Structures	0.00	0.00		
13	1475 Nondwelling Equipment	100,000.00	0.00	-	
14	1485 Demolition	0.00	0.00		
15	1492 Moving to Work Demonstration	0.00	0.00		
16	1495.1 Relocation Costs	371,400.00	0.00		
17	1499 Development Activities (4)	0.00	0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	-	
18b	1504 Dwelling Unit Conversion - RAD Reserves Deposit	157,477.00	0.00	-	
18b	9000 Collateraliz./Debt Service paid Via System of Dir.	\$639,195.66			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of lines 2-19)	3,882,215.00	0.00		
21	Amount of line 20 Relating to LBP Activities				
	Amount of line 20 Relating to Section 504 Compliance				
	Amount of line 20 Relating to Security (Soft Costs)				
	Amount of line 20 Relating to Security (Hard Costs)				
	Amount of line 20 Relating to Energy Conservation Measures				

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

(3) PHA's with under 250 units in management may use 100% of CFP Grants for operations.

(4) RHF funds shall be included here.

Signature of Executive Director

Date

4/8/2020

Signature of Public Housing Director

Date

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Part II: Supporting Pages								
PHA Name		Grant Type and Number					Federal FY of Grant	
Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950120			CFFP (Yes/No): No		2020	
Replacement Housing Factor Grant No.:								
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 1	LED Lighting Dwell Unit Interior (Force Account)	1460	0.25	Job	\$500.00			
NY9-1	Energy Audit/Boiler & DHW Tank Replacement	1460	0.25	Job	\$25,000.00			
Robert	Flooring Replacement (Force Account)	1460	0.005	Job	\$1,000.00			
Whalen	Sub-Total:				\$26,500.00			
Homes	A&E Fees	1430			\$2,120.00			
	PHA Inspection/Need Assess/Specification Preparation	1430						
NY 9-21,22, 28	Fire Alarm Upgrade(Third St & Preston)	1460	0.2	Job	\$1,000.00			
Scattered	Sub Total				\$1,000.00			
Sites	A&E Fees	1430			\$80.00			
	PHA Inspection/Need Assess/Specification Preparation	1430						
AMP 3	Repair Garden Walls and Balconies & Traffic Coating	1460	1	Job	\$5,000.00	-	-	
NY 9-3	Renovate 5 Apts. For HC Accessibility	1460	0.25	Job	\$25,000.00			
Steamboat	Replace Exterior Lobby Doors w/Power Actuators	1460	1	Bldg	\$2,000.00			
Square HR	Renovate Kitchens (200 and 220)	1460	0.3	Job	\$2,000.00			
	Sub-Total:				\$34,000.00			
	A&E Fees	1430			\$10.00			
	PHA Inspection/Need Assess/Specification Preparation	1430						
NY 9-11	Siding	1460			\$20,000.00			
Steamboat	Pointing	1460			\$5,000.00			
Square	Exterior Entrance Stair Replacement or Repair	1460			\$20,000.00			
Townhouses	Fire Alarm Upgrades	1460			\$1,000.00			
	Sub Total				\$46,000.00			
	A&E Fees	1430						
	PHA Inspection/Need Assess/Specification Preparation	1430						
NY 9-12	Exterior & Common Hall/Apt Door Replacement	1460			\$83,000.00			
Steamboat	Exterior Painting, Repairs, Masonry and Siding	1460			\$200,000.00			
Historic	Fire Alarm Upgrades	1460			\$1,000.00			
Townhouses	Sub Total				\$284,000.00			
	A&E Fees	1430			\$6,603.87			
	PHA Inspection/Need Assess/Specification Preparation	1430						
AMP 4	Corridor & Exterior & Apt. LED Lighting Replacement	1460	0.15	Job	\$8,000.00			
	Sidewalk Repairs/Accessibility	1460	0.15	Job	\$8,000.00			
	Engineer Study/DHW Replacement	1460	0.3	Job	\$5,000.00			
NY9-4	Exhaust Duct Cleaning (Force Account)	1460	0.25	Job	\$8,000.00			
Lincoln	Elevator Modernization (2 Lincoln)	1460	0.01	Job	\$25,000.00			
Park Homes	Sub-Total:				\$54,000.00			

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Albany Housing Authority		Grant Fund Program Grant No.: NY06P00950120 CFFP (Yes/No): No Replacement Housing Factor Grant No.:				2020		
Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
(AMP 4 Cont'd)	A&E Fees	1430						
	PHA Inspection/Need Assess/Specification Preparation	1430			\$ -			
NY9-5L Ida LR	No Items - demolished and removed from Inventory							
AMP 5	Install Compactor	1460			\$1,000.00			
NY9-5H	Kitchen Rehab&Closet Dr. Headers Force Acct Replace	1460			\$10,000.00			
Ida Yarbrough	Corridor Ceiling and Lighting	1460			\$1,000.00			
Highrise	Roof Replacement	1460	1 ea.		\$1,000.00			
	Sub Total				\$13,000.00			
	A&E Fees	1430			\$1,040.00			
	PHA Inspection/Need Assess/Specification Preparation	1430						
AMP 6 & 10	Install AC/Ventilation in Apartments(Study) \$1.7 Million	1430	0.1 Job		\$3,000.00			
9-13 Ezra	See Capital Fund Borrowing Program							
Prentice	Computer Hardware (to be proportioned to all sites: NonDwell Equi	1475			\$100,000.00			
AMP 7	Repair Parking Lot/Fencing/Lights/Walks	1460	0.4 job		\$7,000.00			
NY 9-7	Upgrade Switchgear	1460			\$6,377.41			
Westview	Community Room Roof Replacement	1460			\$41,000.00			
Homes	Insulate 2nd Fl Soffit Replace Lighting w/LED's	1460	1 job		\$35,000.00			
	Link Accessibility Hardware	1460			\$8,000.00			
	Corridor Ventilation Study HR	1430			\$3,000.00			
	Install AC in Corridors HR	1460	0.1 Job		\$8,000.00			
	Sub Total				\$208,377.41			
	A&E Fees	1430			\$19,670.19			
	PHA Inspection/Need Assess/Specification Preparation	1430						
AMP 8	Replace AC and Furnace (Geothermal) 56 Apts.	1460	0.3 Job		\$312,000.00			
NY 9-27	LED Apt. Lighting	1460	0.5 Job		\$10,000.00			
Nutgrove	Fire Alarm Upgrade - 56 Apartments	1460	0.01 Job		\$100,000.00			
	Site, Kitchen and Bathroom HC Upgrade (3 apts)	1460	1 Job		\$20,000.00			
	Sub Total				\$442,000.00			
	A&E Fees	1430			\$35,360.00			
	PHA Inspection/Need Assess/Specification Preparation	1430						

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Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP 9	Repair Entrance Stairs and Railings	1460	2		\$5,000.00				
NY 9-29	Remove & Replace Damaged Siding, Sheathing Gutters	1460	2	Bldg.	\$40,000.00				
Swan & Mixed	Sub Total				\$45,000.00				
	A&E Fees	1430			\$0.00				
	PHA Inspection/Need Assess/Specification Preparation	1430							
AMP 11	Repair Entrance Stairs and Railings	1460	2		\$0.00				
NY 9-30	Sub Total				-				
Swan & Mixed	A&E Fees	1430							
	PHA Inspection/Need Assess/Specification Preparation	1430							
AMP 12	Roof Coating/Replacement	1460	0.009		\$40,000.00				
NY 9-31	Community Room Expansion	1460	0.3		\$53,000.00				
Townsend Park	New Parking Lot (Sherman and Elk)	1460	0.001		\$5,000.00				
	Repainting, Chimney and Kitchen Exhaust Vents	1460	0.005	Job	\$5,000.00				
	Sub Total				\$103,000.00				
	A&E Fees	1430			\$1,285.62		-	-	
	PHA Inspection/Need Assess/Specification Preparation	1430							
AMP 13	No items - Deposit to Reserves for RAD	1504			\$157,477.00				
NY 9-32	Sub Total				-				
South End PhII									
AMP 2	Regrade Site for Drainage & Protect Buildings	1460	0.001	Job	\$1,000.00		-	-	
NY 9-23,24,25,	Air Seal, Insulation Upgrade, Energy Efficient HVAC	1460	0.001	Job	\$1,000.00				
26 North	Replace Rotted Masonite with Vinyl Siding	1460	0.001	Job	\$1,000.00				
Albany	Sub Total				\$3,000.00				
	A&E Fees	1430			\$240.00				
	PHA Inspection/Need Assess/Specification Preparation	1430							
NY 9-21,22, 28	Fire Alarm/Smoke Detector Upgrade PS Court	1460	0.2	Job	\$500.00				
Scattered	Energy Audit Third St, Ontario & Sherman, PS Court	1460	0.4	Job	\$3,000.00				
Sites	LED Lighting Force Account PS Court	1460	0.2	Job	\$500.00				
	Sub Total				\$4,000.00				
	Energy Audit PS Court A&E Fees	1430			\$2,000.00				
	PHA Inspection/Need Assess/Specification Preparation	1480							
PHA Wide	Debt Service Payment	9000			\$639,195.66				

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					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
AMP1	Management Improvements								
9-1	Computer software upgrade	1408			\$1,322.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
AMP 3									
9-3	Computer software upgrade	1408			\$4,139.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
		1408							
AMP 4									
9-4	Computer software upgrade	1408			\$3,164.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
		1408							
AMP 5									
9-5	Computer software upgrade	1408			\$2,449.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
		1408							
AMP 6									
9-13	Computer software upgrade	1408			\$1,842.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
		1408							
AMP 7									
9-7	Computer software upgrade	1408			\$1,972.00				
	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$5.00				
		1408							
AMPS 2,8,9,11, 12,13,16	MTW/RAD ProjBased Budg Assist/Asset Manag Study	1408			\$16.00				
	Computer software upgrade				\$5,112.00				
	LBP, Asbestos or HazMat training	1408			\$10.00				
	Maintenance mgt improvements	1408			\$10.00				
	Partnership Process/Section 3	1408			\$10.00				
	Utility Conservation/Sustainability Program with Renewable Energy: Solar, Geothermal	1408			\$4.00				
	Sub-Total 1408:				\$20,080.00				

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Development Number/Name PHA-Wide Activities	General Description of Major Work Categories	Dev Account Number	Quantity		Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Asset Management Fee	1410			\$388,221.50				
	Sub-Total 1410:				\$388,221.50		-		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name Albany Housing Authority					Federal FY of Grant 2020
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 NY9-1 Robert Whalen Homes	3/26/2022		3/26/2024		
NY9-21 Third Street	3/26/2022		3/26/2024		
NY9-22 Scattered Sites Replacement	3/26/2022		3/26/2024		
AMP 2 NY9-23,24,25,26 Corning Homes	3/26/2022		3/26/2024		
AMP 3 NY9-3 Steamboat Square Hi-Rise	3/26/2022		3/26/2024		
NY9-11 Steamboat Square Townhouses	3/26/2022		3/26/2024		
NY9-12 Steamboat Square Historic Rehabs	3/26/2022		3/26/2024		
AMP 4 NY9-4 Lincoln Park Homes	3/26/2022		3/26/2024		
AMP 5 NY9-5H Ida Yarbrough Homes Hi-Rise	3/26/2022		3/26/2024		
NY9-5L Ida Yarbrough Homes Low-Rise	3/26/2022		3/26/2024		
AMP 6 NY9-13 Ezra Prentice Homes See CFFP Borrowing	3/26/2022		3/26/2024		
AMP 7 NY9-7 Westview Homes	3/26/2022		3/26/2024		
	3/26/2022		3/26/2024		
PHA Wide Capital Fund Borrowing	3/26/2022		3/26/2024		

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name Albany Housing Authority					Federal FY of Grant 2020
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates (1)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP1 9-1	Management Improvements Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMP 3 9-3	Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMP 4 9-4	Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMP 5 9-5	Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMP 6 9-13	Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMP 7 9-7	Computer software upgrade RAD MTW/Asset Manag Study	3/26/2022 3/26/2022		3/26/2024 3/26/2024	
AMPS 2,8,11,13,16	RAD MTW/Asset Manag Study LBP, Asbestos or HazMat training Maintenance mgt improvements Partnership Process/Section 3 Utility Conservation Program	3/26/2022 3/26/2022 3/26/2022 3/26/2022		3/26/2024 3/26/2024 3/26/2024 3/26/2024	

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