

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: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<p> PHA Name: <u>Rochester Housing Authority</u> PHA Code: <u>NY-041</u> PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2435</u> Number of Housing Choice Vouchers (HCVs) <u>9198</u> Total Combined Units/Vouchers <u>11633</u> <input type="checkbox"/> <input type="checkbox"/> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. </p> <p><input type="checkbox"/></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	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:																							
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Lead PHA:																																	

B.	Annual Plan Elements
B.1	<p>Revision of 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 checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedure.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" 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): Deconcentration percentages have been updated (attachment 2), the financial resources were updated (attachment 3) to reflect \$80,736,028 in total resources available to RHA. Rent determination changes were made to the flat rents to reflect 80% of the HUD published FMR. Operation and Management changes (attachment 5) notes the change to 9198 Section 8 vouchers available, with an updated utilization chart of HCV and other Rental assistance programs. The RHA organizational chart has been updated to reflect the current staffing changes to date. Homeownership vouchers were increased to a total of 200. Community service changes were made to reflect new PIH notice 2015-12 (attachment 8). Significant amendment- attachment 20. Substantial Deviation: The 45-day comment period for the substantial deviation to the annual plan was from November 19, 2016 to January 3, 2017. The Public Hearing was January 5, 2017. On November 21, 2016, the Administrative Plan changes were reviewed and open for comment at the Resident Advisory Board Meeting. From October 2016 to February 2017 changes and updates were finalized at the Section 8 Committee meetings. Wednesday, March 22, 2017 the Board of commissioners approved the new Administrative Plan. There are now 10 weighted waiting list preferences.</p> <p>See Attachment 23</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 checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input 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 type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input 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>See Attachment 23</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<p>B.5</p>	<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>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p><input type="checkbox"/> Y <input type="checkbox"/> N</p> <p>(c) 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.</p> <p>The Resident Advisory Board has made recommendations to the Capital 5-year plan budget which have been incorporated in the plan. See attachments 22</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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.</p>
<p>B.8</p>	<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><input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A</p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See Attachment 24</p>

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Resources:

1. Draft Consolidated Community Development Plan 2015 thru 2019-2020 Strategic Plan
2. City of Rochester, NY Draft Consolidated Community Development Plan 2015-2016 Annual Action Plan
3. ACT Rochester <http://www.actrochester.org>
4. County of Monroe 2010-2015 Strategic Plan and 2010 Action Plan

ATTACHMENT 1

Mission, Vision Statement, Goals & Objectives

MISSION STATEMENT

The Rochester Housing Authority is an essential housing resource for the Greater Rochester Area providing quality housing opportunities and related services for those in need.

VISION STATEMENT

To be the leader in developing and cultivating dynamic, economically sustainable, and desirable communities where everyone can thrive.

FIVE-YEAR GOALS

The goals and objectives contained in this document are hereby established by the Rochester Housing Authority for the period beginning October 2015 and ending September 2020 and are as follows:

GOAL ONE: Grow and sustain the Rochester Housing Authority's (RHA) public housing programs and inventory; maintain a *High Performer* HUD status. Preserve and increase the inventory of RHA-owned or controlled properties and grow financial assets.

- Support departmental reviews of Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) Indicators, and additional areas deemed prudent.
- Streamline procedures and automate processes through the smart use of technology, thus enabling the development of key performance indicators such as exception reports. (*The RHA Housing Choice Voucher program received High Performer status from HUD on Fiscal Year 2015 SEMAP review.*)
- Maintain a vacancy rate between 1% and 3% in accordance with HUD standards.
- Target RHA Capital Fund Program and maintenance program towards the improvement and rehabilitation of housing inventory.
- RHA may use Capital Fund Finance Program to fund certain development activities.
- Transform identified public housing properties through HUD's RAD program in order to preserve public housing through comprehensive modernization or new construction.
- Develop RHA-owned mixed-income and multi-family housing.
- Seek out grant opportunities to bring additional revenue and resources to RHA.
- Participate in community revitalization initiatives that will improve and add to our existing quality affordable housing portfolio.
- RHA may identify certain scattered sites for disposition for sale to support its development activities.

GOAL TWO: Develop and expand the Rochester Housing Authority (RHA) Family Self-Sufficiency (FSS) programs, education and training opportunities. Create a supportive environment and path to self-sufficiency for residents and participants.

- Target long-term workforce development activities through Self-Sufficiency programming that is focused on career development.
- Partner with agencies to provide services for our residents that will help improve their economic stability.
- Promote healthy living and healthy choices for residents.

- Identify, align, and promote existing services in cooperation with Rochester-Monroe Anti-Poverty Initiative (RMAPI), Rochester Housing Charities, the City of Rochester, Monroe County, the State of New York, and other service providers.
- Continue supportive programs for seniors and people with disabilities.
- Develop and grow our homeownership program to better prepare participants for owning their own home and provide them with more opportunities.
- RHA plans to create a pre-apprenticeship type program to provide training opportunities to promote self-sufficiency and independence.

Achievements-RHA held a Homeownership forum to better assess issues, and find better ways to assist our homeowner participants. RHA held a Homeownership Fair to assist families with their homeownership goals. The Family Food and Fun programs have been held on three of RHA's sites. RHA is developing a Homeownership plan to implement Section 32 homeownership. RHA plans to identify certain scattered sites units for homeownership.

GOAL THREE: Establish a productive Section 3 Program that provides training and jobs for Public Housing and Section 8 residents.

- Revise the current Section 3 policy to be more encompassing of the efforts we are putting forth and align with HUD regulations.
- Continue improving our hiring policy to increase employment opportunities for Section 3 candidates.
- Improve outreach efforts to Public Housing and Section 8 residents.
- Continue developing our internal training program that for Section 3 candidates and continue to look for partnerships with other training providers.
- Increase the awareness of contractors to create job and training opportunities for Section 3.
- Continue working with eligible contractors to get them qualified as a Section 3 business.
- Continue to provide construction opportunities for Section 3 training graduates via rehabilitation projects.
- Work with the City and County to develop a consistent Section 3 plan that works for each agency.
- Align our Section 3 program with RMAPI goals and assist in a broader community effort to decrease poverty.

Achievements: RHA is revising its section 3 plan to require a greater commitment from service providers and contractors. RHA has implemented HR hiring procedures to include a preference for Section 3 participants (specifically our participants). So far this fiscal year, RHA has hired 25 Section 3 eligible employees which include four of our residents/participants. The RHA has also begun a training program for our Section 3 participants to internally train candidates to perform energy performance work, renovate vacant units, and develop skills to be employable by contractors looking for Section 3 workers.

GOAL FOUR: Improve Rochester Housing Authority (RHA) communications, both internal and external.

- Develop concentrated efforts to improve advocacy at the local, state, and federal levels.
- Develop and implement an internal and external Communications Plan that establishes policy and guidelines that synchronize all RHA communications with employees, the

- public and other government entities, and providing a unified and consistent message.
- Utilize RHA's communication consultant to promote RHA activities and positive influence on the community.
- Increase effective communication to internal and external stakeholders.
- Create and implement policy for providing information in non-English languages.
- Increase effective communication to residents and program participants.
- Train staff on effective communication and customer service.
- RHA will implement ways to improve Information Technology and related infrastructure.

Achievements: RHA has begun an extensive training program where the staff is being trained both internally and externally on many important topics such as Fair Housing, customer service, supervisory training, and dealing with difficult people. RHA has formed a translation committee which is working on implementing procedures and tools to provide communications to non-English speaking persons, implementing a phone translation service available for all staff as well as translating current RHA documents and written communications. RHA has hired a communications consultant that is assisting with external and internal communications. RHA has a social media presence now through Facebook.

GOAL FIVE: The Rochester Housing Authority (RHA) will utilize the de-concentration policy guidelines to achieve a balanced income mix for public housing residents.

- Leverage Family Self-Sufficiency, and Section 3 programming to assist affordable housing residents with increasing current income levels. Increased income will enable residents to access a broader spectrum of housing options.
- Utilize the Fair Market Rent (FMR – formerly known as "Flat Rent") option in the Public Housing and low-income program as a marketing tool, in order to attract and retain higher income residents.
- Provide mobility counseling to all applicants.
- Conduct landlord outreach in conjunction with the on-going promotion of the Housing Choice Voucher Program and other Section 8 Programs.
- Continue to build partnerships with other agencies to provide more opportunities for our residents and participants.
- Expand our capacity for the Family Self-Sufficiency and Homeownership programs.

GOAL SIX: Expand the variety and quality of housing choices available to participants in the Rochester Housing Authority's (RHA) Housing Choice Voucher Program. Increase the number of vouchers, participants, and landlords.

- Continue to market to and recruit new landlords who want to participate in the program in each fiscal year.
- Implement project-based management and operations; transition Public Housing Units into Project-Based Voucher Units through the process of disposition, demolition, Rental Assistance Demonstration, or conversion, with HUD approval.
- Provide voucher mobility counseling.
- Increase the administrative efficiency of the Section 8 programs.
- Obtain additional vouchers as buildings convert from public housing and multi-family programs.
- Grow the existing voucher program and pursue opportunities for new programs.
- Develop and implement the process for waitlist management to include more frequent opening of the waiting list.

Achievements: The RHA has met with landlord and neighborhood organizations to inform and recruit. RHA has identified and attended DHS/Housing Council Community Landlord meetings.

GOAL SEVEN: Expand the supply of quality affordable housing within the City of Rochester and Monroe County. Diversify and grow overall revenue, resources, and community partnerships.

- Explore, propose and develop new quality affordable rental units through RHA construction and public-private partnerships.
- Explore and analyze opportunities to benefit from Low Income Housing Tax Credits (LIHTC) in potential site development or redevelopment projects. RHA intends to apply for Low Income Housing Tax Credits, bonds, various grants and other available programs to support development and housing opportunities.
- Continue to evaluate our housing inventory for Rental Assistance Demonstration (RAD) eligibility. *(RHA currently has applicant submissions for three properties under the RAD program.)*
- Explore homeownership programmatic opportunities for all low to moderate-income residents.
- Seek partnership opportunities that facilitate the development of additional quality affordable housing units.
- Develop a long-term strategy to prevent or mitigate the loss of existing affordable housing stock by preserving, rehabilitating, or reconstructing.
- Expand Veteran's Housing programming and activities.
- Develop and promote housing solutions for the homeless population of Rochester and Monroe County.
- Increase participation, decrease the concentration of poverty, and prevent de facto discrimination in compliance with MBE, WBE, and Section 3 Federal and RHA established policies.
- Effectively leverage RHA affiliates.

GOAL EIGHT: Provide excellent services that are based on best practices and meaningfully involve clients in the entire lifecycle, from development to operations. Ensure work processes, systems, and the staff is integrated and aligned to support RHA's mission and to enhance operational effectiveness and efficiency. Support our employees to enhance an organizational culture of excellence.

- Provide resident outreach to ensure an understanding of all services provided by RHA.
- Set department goals to improve services to clients and train staff accordingly.
- Continue to support the Resident Advisory Board by providing funding, staff support, and meeting space.
- Develop workforce to support succession planning and career ladders.
- Build a system for training and supporting employees to reach their full potential based on training needs assessment

ATTACHMENT 2

Statement of Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission

On December 22, 2000, The U.S. Department of Housing and Urban Development published its Final Rule for the Deconcentration of public housing. The rule, 24 CFR Part 903.2, requires public housing authorities to monitor average income levels at each family development to ensure the average income of residents falls within a specific range. As part of this requirement, RHA will:

- Determine the PHA-wide average income of families residing in developments subject to deconcentration requirements. RHA shall also determine the average family income for each development subject to Deconcentration requirements.
- Determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is 85 percent to 115 percent inclusive of the PHA- wide average income for covered developments.
- Provide explanations for developments that fall outside the Established Income Range. RHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by the statute (bringing higher income tenants into lower income developments and vice versa); and the local goals and strategies contained in the PHA Annual Plan.
- Provide a remedy for a covered development where no justification is provided.

Within 24 CFR Part 903.2, HUD provides PHAs the following methods to bring the income concentrations within an acceptable range.

- (A) Providing incentives designed to encourage families with incomes below the Established Income Range to accept units in developments with incomes above the Established Income Range, or vice versa, including rent incentives, affirmative marketing plans, or added amenities;
- (B) Targeting investment and capital improvements toward developments with an average income below the Established Income Range to encourage applicant families whose income is above the Established Income Range to accept units in those developments;
- (C) Establishing a preference for admission of working families in developments below the Established Income Range;
- (D) Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration;
- (E) Providing such other strategies as permitted by statute and determined by RHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.

In carrying out its deconcentration efforts, RHA will ensure its actions meet the following HUD requirements:

- (1) **Nondiscrimination.** A PHA must carry out its PHA Plan in conformity with the nondiscrimination requirements in Federal civil rights laws, including Title VI of the Civil Rights Act of 1964 and the Fair Housing Act. A PHA cannot assign persons to a particular section of a community, a development, or building based on race, color, religion, sex, disability, familial status or national origin for purposes of segregating populations (Sec. 1.4(b) (1) (ii) of this title).
- (2) **Affirmatively Furthering Fair Housing.** PHA policies that govern eligibility, selection and admissions under its PHA Plan should be designed to reduce racial and national origin concentrations. Any affirmative steps or incentives a PHA plans to take must be stated in the admission policy. (i) HUD regulations provide that PHAs should take affirmative steps to overcome the effects of conditions which resulted in limiting the

participation of persons because of their race, national origin or another prohibited basis (Sec. 1.4(b) (1) (iii) and (6) (ii) of this title). (ii) Such affirmative steps may include but are not limited to, appropriate affirmative marketing efforts; additional applicant consultation and information; and provision of additional supportive services and amenities to a development.

(3) The validity of the certification. (i) HUD will take action to challenge the PHA's certification under Sec. 903.7(o) where it appears that a PHA Plan or its implementation:

(A) Does not reduce racial and national origin concentration in developments or building and is perpetuation segregated housing; or

(B) Is creating new segregation in housing. (ii) If HUD challenges the validity of a PHA's certification, the PHA must establish that it is providing a full range of housing opportunities to applicants and tenants or that it is implementing actions described in paragraph (d)(2)(ii) of this section. (e) the relationship between poverty deconcentration and fair housing. The requirements for poverty deconcentration in paragraph (c) of this section and for fair housing in paragraph

(d) of this section arise under separate statutory authorities and are independent.

Deconcentration Data		
<i>Development</i>	<i>Average Income as of</i>	<i>% of</i>
Atlantic	\$16,636	94.6%
Bay-Zimmer	\$17,838	101.4%
Fairfield Village-	\$18,274	103.9%
Parkside	\$21,026	119.6%
Holland	\$22,492	127.9%
Capsule Dwellings	\$19,036	108.2%
Federal Street	\$0	0%
Bronson Court	\$21,101	120%
Seneca Manor	\$25,174	143.1%
Lexington Court	\$14,851	84.4%
Harriet Tubman	\$19,180	109.1%
Lena Gantt Estates	\$15,425	87.7%
All Residents	\$19,677	

Several public housing family sites fall within HUD's 85 to 115% acceptable deconcentration range. Several sites lie outside this range, however, and RHA has reviewed the issue and developed procedures to monitor and correct the trend. All steps implemented comply with 24 CFR 903.2

Policies that govern eligibility, selection and admissions

The policies that govern eligibility, selection and admission in both the Rochester Housing Authority's Public Housing Programs and Voucher Programs are found in our Admissions and Continued Occupancy Policy and our Housing Choice Voucher Administrative Plan.

In general, the RHA Admissions and Continued Occupancy Policy and Section 8 Administrative Plan are derived from the following:

- Code of Federal Regulations 24 CFR Parts 5, 882, 887,888, 960, 982, 983 & 984 Quality Housing and Work
- Responsibility Act Sections 507,508,513,514 & 523

Admissions and Continued Occupancy Policy

In 2013, the RHA Board of Commissioners approved a revised Admission and Continued Occupancy Policy after a comprehensive review of the document by staff. In 2016 the RHA contracted with a consultant and The Admission and Continued Occupancy Policy, the Public Housing lease and Housing Choice Voucher Administrative Plan are currently under review and revision and will be updated annually. All documents are available to the public at RHA's Administrative offices located at 675 W. Main Street.

ATTACHMENT 3

ROCHESTER HOUSING AUTHORITY

STATEMENT OF FINANCIAL RESOURCES

Income (Receipts) from Public Housing	
HUD Operating Funds	8,979,893
Tenant Rental Income	7,639,835
HUD Capital Funds	2,020,059
Investment and Other Income	456,390
Ross Grant Funding	337,675
Total Public Housing Income	19,443,852
Income (Receipts) from Housing Choice Voucher and Other Tenant Based Assistance (Section 8, Mod. Rehab., Shelter + Care, etc.)	
HAP	59,795,580
Investment & Other	203,908
Total HCV and Other Tenant Based Funding Income	59,899,488
Combined Public Housing, HCV and Other Tenant Based Resources	79,343,340
All other Income Sources from State and Local Programs; and, Non-elimination Central Office Cost Center Income	1,392,688
Grand Total Resources available to RHA	<u>80,736,028</u>

NOTE: data is based on Fiscal 2016 unaudited financial statements

ATTACHMENT 4

Rochester Housing Authority – Rent Determination

The Rochester Housing Authority (RHA) operates both Public Housing and Section 8 Programs.

RHA has set the following rent policies for the Housing Choice Voucher Program.

1. RHA is retaining the calculation of the participant's contribution at greatest of 30% of adjusted income, 10% of annual gross income, or welfare shelter rent.
2. RHA is only using statutory income exclusions in the calculation of adjusted income at this time.
3. RHA will set its Regular Payment Standards at 90 – 100% of the current area Fair Market Rents in most census tracts within the City of Rochester. For units located in the City of Rochester in census tracts with poverty rates below 20% and in all Monroe county Towns, the Exception Payment Standards may be set up to 10% percent higher than the current Regular Payment Standards. This higher Payment Standard for low poverty areas is to help promote the deconcentration of poverty and provide greater housing opportunities in low poverty areas. Payments Standards will be reviewed annually and determined by the current Fair Market Rent, program funding, voucher utilization, and wait list. In the surrounding four counties, in which we have limited participation, the Payment Standards will be equal to the Regular Payment Standard.
4. RHA provides the Earned Income Disallowance in accordance with HUD regulation.
5. The minimum rent for Section 8 voucher holders is set at \$50.00.

RHA has set the following rent policies for the Public Housing Program.

1. RHA is retaining the calculation of rent payment at the greater of 30% of adjusted monthly income, 10% of monthly gross income, or welfare shelter rent.
2. RHA is only using statutory income exclusions in the calculation of adjusted income at this time.
3. RHA provides a twenty-four month (24 months) phased-in “disregard” of increased income in rent calculation for qualified Public Housing residents that transition from the following: Temporary Assistance to Needy Families (TANF), Social Security, welfare to work or other work-training program, or those returning to work after attending school or being unemployed for one year or more. This disregard is available to qualified residents on a once in a lifetime basis. Under this policy, rent is kept at the pre-employment level for a period of 12 months after the increase in annual income. For the next 12 months (i.e. 13th through 24th month following), rent will be calculated based on the pre- employment income, plus an increase of 50% of the difference between the pre-employment incomes and the new annual income. Once a resident is deemed eligible, if that resident should lose their job; their disregard will be suspended until they are re-employed again. However, this benefit cannot extend beyond 24 months from the start of the first disregard and is available to each household member once in a lifetime.
4. As an additional incentive to help our residents increase their income, RHA is will not increase rent due to increase in employment income until next annual recertification providing the resident has reported the increase in income within ten days of the change.
5. Minimum rent is set as \$50.00.

Choice of Rent Determination

Public Housing residents may either choose a formula based rent or a pre-set Fair Market Rent or “FMR” (formerly referred to as “Flat Rent”). At admission, and in each succeeding year in preparation for their annual re-examination, each family is given the choice of having their rent determined under the formula method or having their rent set at the FMR for their unit.

Fair Market Rent (FMR)

Families, who opt for the FMR described above, will be required to go through the income re-examination process once every three years, rather than the annual review required under the formula based method.

Families who opt for the FMR may request to have a re-examination, and return to the formula based method at any time for any of the following reasons: i.e., the family’s income has decreased; the family’s circumstances have changed increasing their expenses for child care, increase in medical care expenses; or other circumstances creating a hardship on the family such that the formula method would be more affordable.

- The current FMR rates were revised in 2013, and have been reviewed in 2014. The Board approved the proposed Fair Market Rents that took effect on October 1, 2014.
The Rochester Housing Authority hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113 – 76, the Fiscal Year 2014 Appropriation Act.

The Rochester Housing Authority will set the (flat) fair market rent rental amount, each year for each public housing unit that complies with the requirement that all FMRs be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utility costs. The new FMR amount will apply to all new program admissions effective 10/1/14. For current program participants that pay the FMR(flat) amount, the new FMR amount will be offered, as well as the income-based rental amount, at the next annual rental option.

The Rochester Housing Authority will place a cap on any increase in a family’s rental payment that exceeds 35 percent, and is a result of changes to the FMR rental amount as follows:

- Multiply the existing FMR (flat) rental payment by 1.35 and compare that to the updated FMR (flat) rental amount.
- The PHA will present two rent options to the family as follows:
 - the lower of the product of the calculation and the updated FMR rental amount; and
 - the income-based rent.

Formula Based Rent

Public housing residents may also base their rent on an income-based formula. Under the formula-based rent, the total tenant payment is equal to the highest of 10% of monthly gross income; 30% of adjusted monthly income; or the welfare rent.

The incomes of all residents that pay a formula-based rent must be re-examined on an annual basis or when required by HUD.

Each year at the time of the annual re-examination, families paying a formula-based rent may select to pay the FMR amount in lieu of completing the re-examination process.

Location	<i>FAIR MARKET RENT INVENTORY</i>	<i>Current Fair Market Rent\$</i>	<i>Large Sites Proposed Gross Fair Market Rent \$</i>
Kennedy Tower	One Bedroom	562	590
Danforth Tower West	Zero Bedroom	460	500
	One Bedroom	562	590
Danforth Tower East	Zero Bedroom	460	500
	One Bedroom	562	590
Atlantic Avenue Townhouses	One Bedroom	562	590
	Three Bedroom	857	916
Bay-Zimmer Townhouse	Two Bedrooms	690	732
	Three Bedrooms	857	916
	Four Bedrooms	946	946
	Five Bedrooms	1088	1038
Fairfield Village	Two Bedrooms	690	732
	Three Bedrooms	857	916
Parkside Apartments	Two Bedrooms	690	732
	Three Bedrooms	857	916
Elmdorf Apartments	One Bedroom	562	590
	Two Bedrooms	690	732
Parliament Arms Apartments	One Bedroom	562	590
	Two Bedrooms	690	732
Bond-Hamilton Townhouses	Three Bedrooms	857	916
Holland Townhouses	Two Bedrooms	690	732
	Three Bedrooms	857	916
	Four Bedrooms	946	946
Federal Street Townhouses	Two Bedrooms	690	732
	Three Bedrooms	857	916
University Tower	Zero Bedroom	460	500
	One Bedroom	562	590

Name of Development	<i>FAIR MARKET RENT INVENTORY</i>	<i>Current Fair Market Rent\$</i>	<i>Large Sites Proposed Gross Fair Market Rent \$</i>
Glenwood Gardens	One Bedroom	562	590
Bronson Court	Two Bedrooms	690	732
	Three Bedrooms	857	916
Hudson-Ridge Tower	One Bedroom	562	590
Seneca Manor Townhouses	Three Bedrooms	857	916
	Four Bedrooms	946	946
Glide Court	Zero Bedroom	460	500
	One Bedroom	562	590
Lake Tower	One Bedroom	562	590
Lexington Court	One Bedroom	562	590
	Two Bedroom	690	732
Harriett Tubman Estates	Two Bedrooms	690	732
	Three Bedrooms	857	916
	Four Bedrooms	946	946
Lena Gantt Estates	One Bedroom	562	590
	Two Bedrooms	690	732
Jonathan Child Apartments	One Bedroom	562	590
Blackwell Estates	One Bedroom	562	590
	Two Bedrooms	690	732
Capsule Dwellings	Three Bedrooms	857	916

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
147A	Ackerman St	2A	2	690	732
147B	Ackerman St	2A	2	690	732
624	Broad St	2A	2	690	732
626	Broad St	2A	2	690	732
35	Floverton St	2A	3	857	916
37	Floverton St	2A	3	857	916
134	Hayward Ave	2A	4	946	946
138	Hayward Ave	2A	4	946	946
593	Lexington Ave	2A	2	690	732
595	Lexington Ave	2A	2	690	732
33	Lincoln St	2A	3	857	916
39	Lincoln St	2A	3	857	916
7	McFarlin St	2A	3	857	916
9	McFarlin St	2A	3	857	916
1111	Norton St	2A	3	857	916
1113	Norton St	2A	3	857	916
62	OK Terrace	2A	4	946	946
66	OK Terrace	2A	4	946	946
36	Shirley St	2A	4	946	946
40	Shirley St	2A	4	946	946
9	Veteran St	2A	4	946	946
11	Veteran St	2A	4	946	946
394	Waring Rd	2A	4	946	946
396	Waring Rd	2A	4	946	946
24	Weld St	2A	3	857	916
26	Weld St	2A	3	857	916
20	Alberta St	3	3	857	916
22	Alberta St	3	3	857	916
18	Alexander St	3	4	946	946
485	Alexander St #1	3	2	690	732
458	Alexander St #2	3	1	562	590
485	Alexander St #3	3	1	562	590
421	Alphonse St	3	5	1088	1038
16	Arklow St	3	3	857	916
158	Bartlett St	3	3	857	916
215	Clifford Ave	3	4	946	946
237	Clifford Ave	3	3	857	916
622A	Conkey Ave	3	3	857	916
622B	Conkey Ave	3	3	857	916
68	Danforth St	3	4	946	946
46	Dana St	3	4	946	946
24	Dejonge St	3	4	946	946
39	Delmar St	3	2	690	732
41	Delmar St	3	2	690	732
37	Eiffel Pl	3	3	857	916
24	Elba St	3	2	690	732
26	Elba St	3	2	690	732
32	Elba St	3	2	690	732
34	Elba St	3	2	690	732
2	Fenwick St	3	5	1088	1038
35	Ferncliff Ave	3	2	690	732

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
37	Ferncliff Ave	3	2	690	732
41A	Ferncliff Ave	3	1	562	590
41B	Ferncliff Ave	3	1	562	590
130A	First St	3	2	690	732
130B	First St	3	2	690	732
460	First St	3	3	857	916
47	Galusha St	3	4	946	946
659	Genesee St	3	4	946	946
573	S. Goodman St	3	4	946	946
53	Irondequoit St	3	3	857	916
98	Jones Ave #1	3	1	562	590
98	Jones Ave #2	3	2	690	732
98	Jones Ave #3	3	1	562	590
98	Jones Ave #4	3	1	562	590
21	Kirkland Rd	3	3	857	916
25	Kirkland Rd	3	3	857	916
37	Kirkland RD	3	3	857	916
60	Lozier St	3	3	857	916
55	Magnolia St	3	2	690	732
57	Magnolia St	3	2	690	732
14	Miller St	3	3	857	916
751	N. Goodman St	3	3	857	916
36	Ohio St	3	3	857	916
43	Peck St	3	5	1088	1038
220A	Rauber St	3	2	690	732
220B	Rauber St	3	2	690	732
162	Reynolds St	3	3	857	916
878	Seward St	3	3	857	916
408	Sixth St	3	3	857	916
8	Somerset St	3	3	857	916
31	Somerset St	3	5	1088	1038
162A	Third St	3	3	857	916
162B	Third St	3	3	857	916
182A	N. Union St	3	3	857	916
182B	N. Union St	3	2	690	732
64A	Weld St	3	2	690	732
64B	Weld St	3	3	857	916
99	Wellington Ave	3	4	946	946
261	West Ave.	3	3	857	916
5	Bond St	8	3	857	916
7	Bond St	8	3	857	916
9	Bond St	8	3	857	916
11	Bond St	8	3	857	916
13	Bond St	8	3	857	916
15	Bond St	8	3	857	916
17	Bond St	8	3	857	916
19	Bond St	8	3	857	916
216	Edinburgh St	8	3	857	916
218	Edinburgh St	8	3	857	916
220	Edinburgh St	8	3	857	916
68	Epworth St	8	3	857	916

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
54	Garson Ave	8	3	857	916
58	Garson Ave	8	3	857	916
62	Garson Ave	8	3	857	916
66	Garson Ave	8	3	857	916
255 Down	Hamilton St	8	3	857	916
255 Up	Hamilton St	8	3	857	916
47A	Judson Ter	8	3	857	916
47B	Judson Ter	8	3	857	916
140	Adams St	10	3	857	916
140 ½	Adams St	10	2	857	916
142	Adams St	10	3	690	732
142 ½	Adams St	10	2	690	732
54	Argo Pk.	10	3	857	916
56	Argo Pk	10	3	857	916
11	Asbury St.	10	4	946	946
4	Atkinson Ct	10	2	690	732
8	Atkinson Ct	10	2	690	732
12	Atkinson Ct	10	4	946	946
16	Atkinson Ct	10	3	857	916
20	Atkinson Ct	10	4	946	946
24	Atkinson Ct	10	4	946	946
28	Atkinson Ct	10	2	690	732
32	Atkinson Ct	10	2	690	732
66 Down	Avenue A	10	3	857	916
66 Up	Avenue A	10	3	857	916
985	Avenue D	10	4	946	946
113	Bartlett St	10	4	946	946
115	Bartlett St	10	3	857	916
117	Bartlett St	10	4	946	946
119	Bartlett St	10	4	946	946
185	Berlin St	10	3	857	916
187	Berlin St	10	2	690	732
479	Birr St	10	4	946	946
118	Burlington Ave	10	3	857	916
286	Champlain St	10	2	690	732
288	Champlain St	10	2	690	732
6	Fromm Place	10	3	857	916
8	Fromm Place	10	3	857	916
10	Fromm Place	10	3	857	916
12	Fromm Place	10	3	857	916
14	Fromm Place	10	3	857	916
16	Fromm Place	10	3	857	916
18	Fromm Place	10	3	857	916
20	Fromm Place	10	3	857	916
671	Garson Ave	10	2	690	732
673	Garson Ave	10	2	690	732
1	Harris St	10	5	1088	1038
382	Hawley St	10	3	857	916
384	Hawley St	10	3	857	916
15	Helena St	10	4	946	946
237	Henrietta St	10	3	857	916

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
14	Henry St	10	3	857	916
14 ½	Henry St	10	3	857	916
16	Henry St	10	3	857	916
18	Henry St	10	3	857	916
18 ½	Henry St	10	3	857	916
20	Henry St	10	3	857	916
98	Hobart St	10	4	946	946
1	Hollister St	10	3	857	916
1	Hollister St	10	3	857	916
5	Hollister St	10	3	857	916
5 1/2	Hollister St	10	3	857	916
7	Hollister St	10	3	857	916
9	Hollister St	10	3	857	916
188	Jefferson Ave	10	3	857	916
200	Jefferson Ave	10	3	857	916
156	Kenwood Ave	10	2	690	732
158	Kenwood Ave	10	2	690	732
82	Lansdale St	10	3	857	916
54	Lincoln St	10	2	690	732
1	Luther Cir	10	3	857	916
3	Luther Cir	10	3	857	916
5	Luther Cir	10	2	690	732
7	Luther Cir	10	2	690	732
26	Luther Cir	10	2	690	732
30	Luther Cir	10	2	690	732
34	Luther Cir	10	2	690	732
38	Luther Cor	10	3	857	916
42	Luther Cir	10	3	857	916
363	Lyceum St	10	3	857	916
184	Melville St	10	3	857	916
58	Merrimac St	10	3	857	916
60	Merrimac St	10	3	857	916
62	Merrimac St	10	3	857	916
64	Merrimac St	10	3	857	916
66	Merrimac St	10	3	857	916
160	Merriman St	10	5	1088	1038
25	Norris Dr	10	3	857	916
27	Norris Dr	10	2	690	814
29	Norris Dr	10	3	857	916
195	Reynolds St	10	4	946	946
259	Reynolds St	10	4	946	946
261	Reynolds St	10	4	946	946
25	Rockland Pk	10	3	857	916
23	Rodenbeck Pl	10	2	690	732
96	Sawyer St	10	3	857	916
513	Seward St	10	3	857	916
519	Seward St	10	3	857	916
734	Seward St	10	3	857	916
785	Seward St	10	2	690	732
787	Seward St	10	2	690	732
139	Shelter St	10	2	690	732

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
141	Shelter St	10	2	690	732
72	Shepard St	10	4	946	946
57	Stanton St	10	3	857	916
1	Thomas St	10	3	857	916
1A	Thomas St	10	3	857	916
3	Thomas St	10	3	857	916
3A	Thomas St	10	3	857	916
292/296	Tremont St #1	10	4	946	946
292/296	Tremont St #2	10	4	946	946
292/296	Tremont St #3	10	4	946	946
292/296	Tremont St #4	10	4	946	946
292/296	Tremont St #5	10	4	946	946
292/296	Tremont St #6	10	4	946	946
182	Troup St	10	2	690	732
184	Troup St	10	2	690	732
186	Troup St	10	3	857	916
217	Troup St	10	3	857	916
219	Troup St	10	3	857	916
221	Troup St	10	3	857	916
223	Troup St	10	3	857	916
322	Troup St	10	3	857	916
324	Troup St	10	3	857	916
326	Troup St	10	3	857	916
328	Troup St	10	3	857	916
329	Troup St	10	4	946	946
381	Troup St	10	4	946	946
382	Troup St	10	4	946	946
29	Watkins Terrace	10	4	946	946
20	Waverly Pl	10	3	857	916
22	Waverly Pl	10	3	857	916
24	Waverly Pl	10	3	857	916
312	Webster Ave	10	3	857	916
314	Webster Ave	10	3	857	916
316	Webster Ave	10	3	857	916
347	Wilkins St	10	3	857	916
347 ½	Wilkins St	10	3	857	916
114	Aldine St	33	4	946	946
67	Alphonse St	33	2	690	732
438	Avenue A	33	5	1088	1038
270	Averill Ave	33	2	690	840
272	Averill Ave	33	2	690	840
665A	Bay St	33	2	690	732
665B	Bay St	33	2	690	732
283	Berlin St	33	2	690	732
285	Berlin St	33	2	690	732
15	Diringer Pl	33	2	690	732
2252	East Main St	33	3	857	916
43	Eiffel Pl	33	3	857	916
30	Ellicott St	33	3	857	916
25	Elmdorf Ave	33	3	857	916
56	Elmdorf Ave	33	4	946	946

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
4	Elser Ter	33	3	857	916
14A	Englert St	33	3	857	916
14B	Englert St	33	3	857	916
67A	Evergreen St	33	3	857	916
67B	Evergreen St	33	3	857	916
98	Fillmore St	33	4	946	946
128	Fillmore St	33	3	857	916
51	Fourth St	33	3	857	916
37	Garnet St	33	3	857	916
406	Garson Ave	33	2	690	732
408	Garson Ave	33	2	690	732
13	Gladys St	33	4	946	946
16	Glasser St	33	4	946	946
609	Humboldt St	33	3	857	916
66	Lang St	33	2	690	732
68	Lang St	33	2	690	732
8	Lochner Pl	33	2	690	732
102	Melville St	33	4	946	946
223	Mohawk St	33	3	857	916
28	Nichols St	33	3	857	916
265	Richard St	33	4	946	946
14	Rodenbeck St	33	3	857	916
289	Roslyn St	33	3	857	916
111	Rugby Ave	33	3	857	916
55	Sawyer St	33	3	857	916
235	Sawyer St	33	3	857	916
31	Stunz St	33	3	857	916
14A	Arklow St	36	2	690	732
14B	Arklow St	36	2	690	732
12	Athens St	36	4	946	946
141	Avenue A	36	3	857	916
143	Avenue A	36	3	857	916
172	Baldwin St	36	4	946	946
1	Bradford St	36	3	857	916
1 ½	Bradford St	36	3	857	916
359	Central Pk	36	4	946	946
373	Central Pk	36	3	857	916
375	Central Pk	36	3	857	916
446	Champlain St	36	2	690	732
746	Clifford Ave	36	3	857	916
140	Conkey Ave	36	3	857	916
142	Conkey Ave	36	3	857	916
18	Council St	36	4	946	946
71	Eiffel Pl	36	3	857	916
13	Englert St	36	3	857	916
42	Essex St	36	2	690	732
44	Essex St	36	2	690	732
45	First St	36	3	857	916
49	First St	36	3	857	916
308	Fourth St	36	3	857	916
399	Frost Ave	36	2	690	732

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
401	Frost Ave	36	2	690	732
363	Hayward Ave	36	3	857	916
30	Hollister St	36	3	857	916
32	Hollister St	36	3	857	916
19A	Kensington	36	2	690	732
19B	Kensington	36	2	690	732
69	Lenox St	36	4	946	946
763	Norton St	36	3	946	946
765	Norton St	36	3	857	916
15	Oscar St	36	4	690	732
168	Rohr St	36	3	857	916
170	Rohr St	36	3	857	916
205A	Rohr St	36	2	946	946
205B	Rohr St	36	2	857	916
29	Santee St	36	3	857	916
31	Santee St	36	3	690	732
156	Seventh St	36	3	690	732
78	Shelter St	36	2	857	916
82	Shelter St	36	2	857	916
174	Silver St	36	3	857	916
125	Sixth St	36	4	690	732
8	St Jacob St	36	4	690	732
14	Stanley St	36	3	857	916
15	Stanley St	36	3	946	946
176	N. Union St	36	4	946	946
162A	N. Union St	36	3	857	916
162B	N. Union St	36	2	857	916
7	Vose St	36	2	690	732
9	Vose St	36	2	690	732
123	Weeger St	36	2	690	732
109	Weld St	36	4	946	946
76A	Weld St	36	2	690	732
76B	Weld St	36	2	690	732
127	Weyl St	36	3	857	916
76	Woodlawn St	36	2	690	732
78	Woodlawn St	36	2	690	732
51	Woodward St	36	2	690	732
51 ½	Woodward St	36	2	690	732
134A	York St	36	2	690	732
134B	York St	36	2	690	732
67	Alford St	50	4	946	946
61	Amsterdam Rd	50	3	857	916
873	Arnett Blvd	50	4	946	946
164	Barberry Ter	50	3	857	916
194	Brooks Ave	50	3	857	916
19	Canton St	50	3	857	916
266	Chili Ave	50	3	857	916
356	Clay Ave	50	4	946	946
1629	Clifford Ave	50	3	857	916
11	Coleman Ter	50	3	857	916
104	Congress Ave	50	3	857	916

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
46	Cutler St	50	4	946	946
131	Dakota St	50	3	857	916
217	Dakota St	50	3	857	916
39	Delamaine Dr	50	3	857	916
16	Denver St	50	3	857	916
34	Dix St	50	3	857	916
214	Dodge St	50	3	857	916
179	Dove St	50	4	946	946
59	Fillmore St	50	4	946	946
101	Glendale Pk	50	4	946	946
538	Glide St	50	3	857	916
790	Glide St	50	3	857	916
17	Halford St	50	2	690	868
134	High St	50	3	857	916
37	Iroquois St	50	3	857	916
356	LaGrange Ave	50	4	946	946
287	Lincoln St	50	3	857	916
244	Lincoln St	50	3	857	916
510	Melville St	50	3	857	916
53	Northview Ter	50	3	857	916
1131	S. Plymouth Ave	50	3	857	916
1133	S. Plymouth Ave	50	3	857	916
125	Portage St	50	3	946	946
45	Reliance St	50	3	857	916
904	Ridgeway Ave	50	4	857	916
46	Rosemary St	50	3	857	916
83	Roycroft Dr	50	3	857	916
40	Salina St	50	4	946	946
535	Sawyer St	50	3	857	916
817	Seward St	50	3	857	916
265	Sixth St	50	3	857	916
84	Somerset St	50	3	857	916
264	St. Casimir St	50	3	857	916
121	Sunset St	50	3	857	916
43	Teralta St	50	3	857	916
100	Villa St	50	3	857	916
597	Wilkins St	50	3	857	916
59	Wilton Ter	50	3	857	916
190	Winteroth St	50	3	857	916
199	Avery St	55	3	857	916
193	Clay Ave	55	3	857	916
61	Clay Ave	55	3	857	916
111	Cottage St	55	3	857	916
158	Curtis St	55	3	857	916
15	Dorset St	55	3	857	916
179	Fillmore St	55	3	857	916
129	Garfield St	55	3	857	916
233	Herald St	55	3	857	916
31	Jerold St	55	4	946	946
375	Lemoyn Ave	5	3	857	916
201	Longview Ter	55	3	857	916

Unit #	Unit Address	Project	# Bedroom	Current FMR	Proposed Gross FMR
105	Lux St	55	3	857	916
95	Manchester St	55	3	857	916
60	Michigan St	55	3	857	916
155	Milton St	55	3	857	916
28	Moulson St	55	3	857	916
74	Northview Ter	55	3	857	916
17	Planet St	55	3	857	916
121	Portage St	55	3	857	916
76	Sawyer St	55	3	857	916
214	Selye Ter	55	3	857	916
441	Selye Ter	55	3	857	916
293	Wisconsin St	55	3	857	916
34	Wolfert Ter	55	3	857	916
18	Truesdale St	56	3	857	916
5	Zimmer St	56	3	857	916
7	Zimmer St	56	3	857	916
13	Zimmer St	56	3	857	916
15	Zimmer St	56	3	857	916
21	Zimmer St	56	3	857	916
23	Zimmer St	56	3	857	916
128	Bowman St	57	3	857	916
96	Grafton St	57	3	857	916
505	Birr St	58	4	946	946
24	Chandler St	58	4	946	946
417	Clay Ave	58	4	946	946
1330	Clifford Ave	58	4	946	946
1302	East Main St Down	58	2	690	732
1302	East Main St Up	58	2	690	732
385	Hazelwood Ter	58	3	857	916
118	Hobart St	58	4	946	946
246	Holland St	58	2	690	732
250	Holland St	58	2	690	732
51	Jerold St	58	2	690	732
53	Jerold St	58	2	690	732
46	Laser St	58	3	857	916
519	McGee Ave	58	4	690	732
1083	Maple St	58	2	946	946
22	Nelson St	58	3	857	916
59	Normandy Ave	58	4	946	946
119	Post Ave	58	3	857	916
136	Salina St	58	2	690	732
138	Salina St	58	2	690	732
144	Salina St	58	2	690	732
146	Salina St	58	2	690	732
44	Warsaw St	58	2	690	732
70	Wellington Ave	58	2	690	732
72	Wellington Ave	58	2	690	732
47	Dorset St	59	3	857	916
35	Isabelle St	59	3	857	916

ATTACHMENT 5

Operation and Management

The Rochester Housing Authority has the following Policies that govern our operations:

- Admissions and Continued Occupancy Policy
- Housing Choice Voucher Administrative Plan
- Family Self Sufficiency (FSS) Action Plan
- Grievance Procedure
- Procurement Policy
- Personnel Policy

Copies of these policies are available at **675 West Main Street, Rochester, New York 14611.**

The Rochester Housing Authority operates the following programs:

Program	Brief Description
Public Housing	2,432 units of public housing owned by RHA.
Housing Choice Voucher*	9198 Section 8 vouchers are available through RHA. The HCV program provides rental assistance on behalf of participants in the private rental market.
Permanent Supportive Housing w/Rental Assistance	Provides rental assistance to formerly homeless individuals or families to live in privately owned units throughout Monroe County (previously known as Shelter Plus Care). RHA currently assists 794 families through this program.
Comp Grant/Capital Fund	Improvement funds for updating physical buildings and units.
Moderate Rehabilitation / Single Room Occupancy Program	RHA administrators 38 units in partnership with the YWCA of Rochester, 175 N Clinton Ave, to provide rental assistance to qualifying formerly homeless individuals.
ROSS Resident Services Delivery Model Grants	Program to assist public housing residents to become self-sufficient
Family Self-Sufficiency	Program to assist RHA residents to become self-sufficient.
Elderly Service Coordinators	Assists elderly residents
ROSS Services Coordinators	Coordination of support services to assist residents to become self-sufficient.
NYS NHTD (Nursing Home Transition and Diversion Program)	Program to assist participants to transition from or avoid living in a nursing home. Currently, there are 18 participants in this program.

Within the Housing Choice Voucher Program, RHA administers the following voucher types:

* Voucher Type	Description
Tenant-Based Vouchers	Subsidy is issued to the participant. Assistance can be used on any qualifying rental unit.
Project-Based Vouchers	Subsidy is issued to the unit. Provides owners with a long-term commitment to promote creating new/renovated units.
Rental Assistance Demonstration (RAD) Project-based Vouchers	A new HUD program that provides the opportunity for public housing units and privately owned affordable rental units with expiring contracts with HUD to convert to Project-based Voucher Assistance.
Enhanced Vouchers	Vouchers to tenants living in a project that has converted from affordable housing to market rent housing.
Mainstream 5-Year Vouchers	Targeted funding to assist elderly or non-elderly disabled families.
HUD-VASH Vouchers	Veterans Assistance Supportive Housing, administered in partnership with the local VA Office.
Family Unification Vouchers	To prevent the separation of or to assist with the reunification of families.
Designated Housing Vouchers	Targeted funding to assist non-elderly disabled families.
Homeownership Vouchers	Provides housing assistance for homeownership expenses.
Portable Vouchers	To assist current voucher holders who move out of or in to the Rochester community.

RHA's Housing Choice Voucher and other Rental Assistance Programs Utilization (as of 5/12/17):

Program	Allocation	Leased Units	0/1 BR	2 BR	3 BR	4 BR	5BR+
Housing Choice Vouchers	9198	9222	4025	2625	2104	423	55
RHA Portable Vouchers living outside of Rochester	189	188	43	57	72	14	1
Moderate Rehab	38	38	38	0	0	0	0
NHTD	18	18	15	3	0	0	0
Permanent Supportive Housing	670	824	568	162	76	15	3
TOTALS	10113	10290	4689	2847	2252	452	59

ArtWalk Extension Project

With a resolution passed by the RHA Board of Commissioners and approval of the HUD Buffalo Field Office, Rochester Housing Authority will grant two small easements that are currently part of our property at the University Tower site to the city of Rochester in support of their ongoing ArtWalk project.

ArtWalk is an “outdoor museum” of public art in the area around University Tower and has improved the condition of that neighborhood since its inception. The extension project will carry this project to the intersection where University Tower is located, and the granting of the two easements will provide an area for an artistically designed bus shelter and a “pocket park,” both of which are spaces that are highly desirable for RHA residents.

Cooperation with the City’s project will yield a one-time payment for each of the two easements, will provide a benefit to RHA residents, and will continue the upgrade of the surrounding neighborhood.

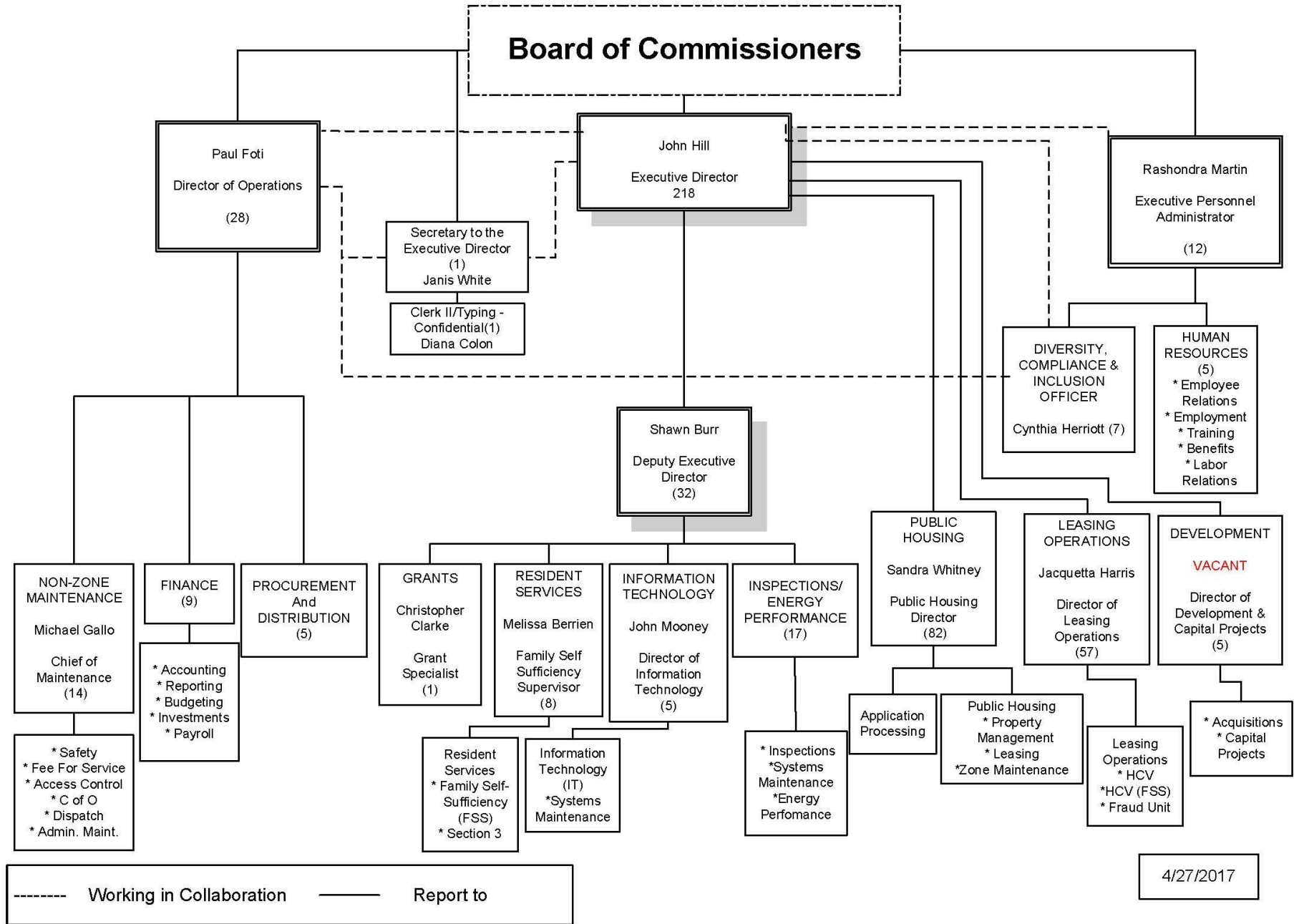
RHA will have input in the final decision regarding the art that will be used in the project areas adjacent to University Tower.

Smoke-Free Public Housing

In an effort to improve the health of Public Housing Tenants and to reduce maintenance costs associated with the rehabilitation of units effective, 10/1/13, all Public Housing units are smoke-free units. Tenants are no longer permitted to smoke in their units or common areas. In complexes and buildings, tenants will have designated smoking areas where smoking will be permissible. Scattered site residents will be required to smoke outside of the unit.

In order to ease the transition to a smoke-free housing RHA partnered with the several outside smoking cessation agencies in order to provide smoking tenants the opportunity to become smoke-free.

Rochester Housing Authority



ATTACHMENT 6

Rochester Housing Authority – Grievance Procedure for Public Housing

In 2004, the RHA Board of Commissioners approved the newly revised Grievance Procedure for Public Housing, after a comprehensive review of the document by staff. This document is available to the public at RHA's administrative offices at 675 West Main Street. RHA is currently revising the grievance procedure and will be brought to the Board of Commissioners for approval. This procedure will be in line with the HUD regulations as well as the Admissions and Continued Occupancy Policies.

RHA's Voucher and Shelter Plus Care (Permanent Supportive Housing) grievance procedures, informal hearing procedures for participants and informal review procedures for applicants, are detailed in the RHA Administrative Plan. This document is available to the public at RHA's administrative offices at 675 West Main Street.

ATTACHMENT 7

Rochester Housing Authority – Designated Housing

The Rochester Housing Authority's Designated Housing Plan was approved by HUD in 2016 for two years and RHA will be re-applying in December 2018.

AMP	PROJECT #	NUMBER	PROPERTY
337	40	100	Antoinette Brown Blackwell Estates
222	02	97	Danforth Tower East
222	02	98	Danforth Tower West
111	15	124	Glenwood Gardens
442	18a	318	Hudson-Ridge Tower
222	39	30	Jonathan Child Apartments
333	01	80	Kennedy Tower
442	07	52	Parliament Arms Apartments
The following locations are eligible for elderly, near elderly and disabled families:			
224	02	20	Atlantic Avenue (one bedroom)
333	07	20	Elmdorf Apartments
224	14	126	University Tower
222	19	41	Glide Court
113	22	208	Lake Tower
112	34	57	Lexington Court (one bedroom)
554	38	70	Lena Gantt (one bedroom units)

This action was consistent with our needs assessment and Consolidated Plan 2015/2016 Annual Action Plan

ATTACHMENT 8

Rochester Housing Authority Community Service and Self-Sufficiency Programs

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 require that housing authorities set forth in their Annual Plan, a description of their Community Service and Self-Sufficiency Programs.

RHA will continue to administer a Family Self-Sufficiency (FSS) program. Under this program, families set goals and a service coordinator who works with them and helps them achieve their goals over a 5-year period. Some families' goals include homeownership. The FSS grant funds three case manager positions. Per HUD guidelines, one case manager position is funded for the first 25 families and an additional case manager for each additional 50 families. There is currently no waiting list for either Section 8 or public housing families to participate. Outreach to both HCV and PH residents consist of management referrals, brochures, and door to door outreach.

RHA will continue to assist participants in the FSS program to achieve their homeownership goals by providing participants with support such as credit counseling, building escrow savings accounts, linking them with local grant opportunities and other local homeownership programs. To date, 58 families have purchased homes without RHA homeownership voucher assistance.

RHA will also continue to utilize funding from a Resident Opportunities and Self-Sufficiency (ROSS) Grant. This grant funds two Service Coordinators who assess the needs of residents of conventional Public Housing and coordinate available resources in the community to meet their needs. This program promotes local strategies to coordinate the use of assistance under the Public Housing program with public and private resources for supportive services and resident empowerment activities. These services enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and reach housing self-sufficiency.

RHA intends to utilize using community service time to support RHA's site-based community centers as satisfaction of community service.

The Housing Authority administers the several programs that promote economic improvement and self-sufficiency.

- ROSS Service Coordinators • Public Housing Family Self-Sufficiency • Section 8 - Family Self-Sufficiency • ROSS – Homeownership Supportive Services

The Housing Authority administers a Senior Service Coordinator Program, and works diligently with local agencies, to promote service programs that are designed to support positive development for youth.

- Senior Service Coordinator
- Summer Day Camp for Youth
- Various Youth Recreational Programs throughout the Year
- GED classes

The Housing Authority leases approximately one hundred thirteen (113) units to Family Service Communities of Rochester, which administers both an Enriched Housing and Assisted Living Program. RHA residents have preference and priority to these units if qualified. These services allow the Senior/disabled population to remain independent with support services. RHA has performed a program needs assessment with the specific intent to improve and expand the program. RHA's Program Coordinating Committee (PCC) consists of

members from area Agencies, Social Service Departments City of Rochester staff and residents. The objective of the Committee is to assist RHA in our endeavors to coordinate our programs through Community Collaborations and resources as well as to give RHA feedback so we can better assist our residents in their goal of self-sufficiency. The PCC meets quarterly to ensure strong collaboration between the partner agencies.

Community Service Requirement

The community service requirement was established by the QHWRA. The QHWRA requires all non-exempt adult public housing residents to participate in eight hours of community service and/or economic self-sufficiency activities per month. Exempt residents include those 62 or older, disabled individuals, primary caretakers of disabled individuals, individuals engaged in a minimum of 30 hours of work activities a week, and those in compliance with the requirements of a state TANF (welfare) program.

In order to meet the QHWRA requirements, RHA modified the Admissions and Continued Occupancy Policy (ACOP) to require language outlining the community service requirements. Applicable excerpts from the upcoming ACOP follow below:

Continued Occupancy and Community Service General

Each adult resident of the PHA, who is not exempt, must [24 CFR 960.603(a)]:

- Contribute 8 hours per month of community service; or
- Participate in an economic self-sufficiency program (as defined in the regulations) for 8 hours per month; or
- Perform 8 hours per month of combined activities (community service and economic self-sufficiency programs).
- The required community service or self-sufficiency activity may be completed 8 hours each month or may be aggregated across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification of compliance [Notice PIH 2015-12].

Exemptions

Exempt Individual [24 CFR 960.601(b), Notice PIH 2015-12]

An *exempt individual* is an adult who:

- Is age 62 years or older.
- Is blind or disabled (as defined under section 216[i][1] or 1614 of the Social Security Act), and who certifies that because of this disability s/he is unable to comply with the service provisions.
- Is a primary caretaker of such an individual.
- Is engaged in work activities (30 hours per week as the minimum number of hours to qualify for work activity exemption).
- Is able to meet requirements of being exempted under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program. This exemption applies to anyone whose characteristics or family situation meets the welfare agency exemption criteria and can be verified.
- Is a member of a family receiving assistance, benefits, or services under a state program funded under part A of title IV of the Social Security Act, or under any other welfare program of the state in which the PHA is located, including a state-administered welfare-to-work program and the supplemental nutrition assistance program (SNAP), and has not been found by the state or other administering entity to be in noncompliance with such program.

Notification of Community Service Requirement

RHA will provide the family with a copy of the Community Service Policy at lease-up, lease renewal, when a family member is determined to be subject to the community service requirement during the lease term, and at any time upon the family's request. The policy will notify the family that self-certification forms are subject to review by RHA.

On an annual basis, at the time of lease renewal, RHA will notify the family in writing of the family members who are subject to the community service requirement and the family members who are exempt. If the family includes nonexempt individuals, the notice will include a list of agencies in the community that provide volunteer and/or training opportunities, as well as a documentation form on which they may record the activities they perform and the number of hours contributed. The form will also have a place for a signature by an appropriate official, who will certify to the activities and hours completed.

Volunteer Opportunities

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community.

An economic self-sufficiency program is one that is designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may include programs for job training, work placement, basic skills training, education, English proficiency, work fare, financial or household management, apprenticeship, and any program necessary to ready a participant to work (such as substance abuse or mental health treatment).

RHA will coordinate with social service agencies, local schools, and the human resources office in identifying a list of volunteer community service positions.

Together with the resident advisory councils, RHA may create volunteer positions such as hall monitoring, litter patrols, and supervising and record keeping for volunteers. Community services at profit-motivated entities, volunteer work performed at homes or offices of general private citizens, and court-ordered or probation-based work will not be considered eligible community service activities.

Notification of Non-Compliance with Community Service Requirement (CSSR)

The lease specifies that it is renewed automatically for all purposes unless the family fails to comply with the community service requirement. Violation of the service requirement is grounds for nonrenewal of the lease at the end of the twelve-month lease term, but not for termination of tenancy during the course of the twelve-month lease term [24 CFR 960.603(b)].

RHA may not evict a family due to CSSR noncompliance. However, if RHA finds a tenant is noncompliant with CSSR, the RHA must provide written notification to the tenant of the noncompliance which must include:

- A brief description of the finding of non-compliance with CSSR.
- A statement that RHA will not renew the lease at the end of the current 12-month lease term unless the tenant enters into a written work-out agreement with the RHA or the family provides written assurance that is satisfactory to RHA explaining that the tenant or other noncompliant resident no longer resides in the unit. Such written work-out agreement must include the means through which a

noncompliant family member will comply with the CSSR requirement. [24 CFR 960.607(c), Notice PIH 2015-12].

The notice must also state that the tenant may request a grievance hearing on RHA's determination, in accordance with RHA's grievance procedures, and that the tenant may exercise any available judicial remedy to seek timely redress for nonrenewal of the lease because of RHA's determination.

Opportunity for Cure

The family will have 10 business days from the date of the notice of noncompliance to enter into a written work-out agreement to cure the noncompliance over the 12-month term of the new lease, provide documentation that the noncompliant resident no longer resides in the unit, or request a grievance hearing. If the family reports that a noncompliant family member is no longer residing in the unit, the family must provide documentation that the family member has actually vacated the unit before RHA will agree to continued occupancy of the family. Documentation must consist of a certification signed by the head of household as well as evidence of the current address of the family member that previously resided with them. If the family does not request a grievance hearing or does not take either corrective action required by the notice of noncompliance within the required 10 business day timeframe, RHA will terminate tenancy.

Continued Noncompliance and Enforcement Documentation [24 CFR 960.607(b)]

Should a family member refuse to sign a written work-out agreement, or fail to comply with the terms of the work-out agreement, RHA is required to initiate termination of tenancy proceedings at the end of the current 12-month lease (see 24 CFR 966.53(c)) for failure to comply with lease requirements. When initiating termination of tenancy proceedings, the RHA will provide the following procedural safeguards:

- Adequate notice to the tenant of the grounds for terminating the tenancy and for non-renewal of the lease;
- Right of the tenant to be represented by counsel;
- Opportunity for the tenant to refute the evidence presented by the PHA, including the right to confront and cross-examine witnesses and present any affirmative legal or equitable defense which the tenant may have; and,
- A decision on the merits.

Treatment of Income Changes Resulting from Welfare Program Requirements

The policies that govern income changes for both the Public Housing Program and Voucher Programs are found in our Admissions and Continued Occupancy Policy, Administrative Plan and FSS Action Plan.

In general, the RHA Admissions and Continued Occupancy Policy, Administrative Plan, and FSS Action Plan are derived from the following:

Code of Federal Regulations 24 CFR Parts 5, 882, 887,888, 960, 982, 983 & 984.

ATTACHMENT 9

Rochester Housing Authority – Security Services

In 2013, RHA awarded a two-year contract with a possible 3-year renewal contract for Comprehensive Security Services. The contract was awarded to A.P. Safety & Security Corporation; this company will be responsible for all of RHA's public safety needs.

The intent of this contract is to provide a safe living environment for the residents of the RHA and surrounding neighbors. Specific objectives of RHA and AP Safety and Security Corporation contract will be to make a visible presence at Housing Authority sites and to organize safety programs with residents and staff. In addition, the contract is designed to administer programs to assist with crime reduction and drug elimination activities. These programs are focused on creating close ties with the resident population. Security programs are funded through RHA's Capital Fund Grants and general operating budget.

Through its security programs, RHA has successfully lowered the incidence of drugs and crime in public housing sites. However, the neighborhoods surrounding RHA sites continue to be problematic and pose a very real threat to our progress. Without continued security efforts, resident safety could quickly become an issue at RHA properties.

RHA Office of Public Safety

A.P. Safety and Security will perform services for RHA through the Office of Public Safety. The Office of Public Safety will operate under the community-policing concept. Community Policing is a philosophy, management style, and organizational strategy that promotes pro-active problem solving and police-community partnerships to address the causes of crime, fear, and other community issues. The Office of Public Safety will promote daily, direct, and positive contact with residents, in an effort to foster friendship and understanding. In addition, direct contact with the community provides security officers the opportunity to understand the community they will be serving. Security officers will be encouraged to listen to residents' concerns and allow them to become involved in the solution. In the war against drugs and crime, it is essential that residents know the Housing Authority is looking out for their best interest, and that they are an important factor in making a difference. The Office of Public Safety is a crucial link in establishing the resident's trust and restoring their sense of security.

The Office of Public Safety provides residents several layers of contractual security services. These services are best described as a three-tiered level of service delivery. The sections below provide a summary of the services provided in each tier. The summary also provides the primary hours in which the security activities are conducted. Please note, the day and time in which security services are provided are subject to change should problems in the developments arise.

Tier Three: Security Services – Public Safety Officers/High Rise-Senior Site

The third service tier provides RHA residents the services of the Public Safety Officers. The officers are responsible for patrolling RHA's senior towers and elderly complexes. Security Guards are on duty in the evening hours, as determined by each sites' needs. Security guards patrol the stairwells and hallways to ensure they are safe and problem free. The guards are also responsible for monitoring persons entering the building, ensuring entrances to the building are secure and responding to security-related problems within the buildings. The Public Safety Officers respond to resident problems and ensure the safety and security of the exteriors and parking lots of public housing properties.

The activities of Public Safety Officers are coordinated by a Patrol Supervisor.

Tier Two – Public Safety Officers/Road Patrol-24 Hour

RHA will continue its "high visibility patrol" concept; through the use of Public Safety Officers. The public safety officers/road patrols are part-time positions that are filled by AP security officers and/or off-duty police officers. The persons that serve as public safety officers/road patrols generally have several years of police or security guard service. The officers patrol RHA sites 24 hours a day and work in coordination with the Patrol Supervisor.

The Public Safety Officers provide a more involved level of security service. Public Safety Officers are expected to work with residents, RHA staff, and local law enforcement to solve security related problems. The officers also provide patrol services as well as drug elimination and community policing activities.

The Public Safety Officers will be responsible for patrolling all RHA developments, including scattered site properties. The officers will be assigned to patrol cars in the winter. In warmer months, the officers may patrol RHA properties on bicycle or foot. The variation in patrolling tactics has proven to be effective in deterring drug dealers from establishing open-air drug markets on RHA property. It is anticipated that the high visibility of security patrols will prevent criminal activities in the surrounding communities from moving onto RHA properties.

An essential element of the Public Safety Officers duties is to spend time talking with residents about the security of their complexes. The Public Safety Officers will participate in resident association meetings and community events. Such interactions with residents are essential to determine that the security needs of residents are being addressed.

Tier One – Specialized Security Services/Professional Services/24 hour on-call

The first tier of security services provides a variety of professional security services to support the needs of RHA management and security staff. The duties of tier one professionals are described below:

The Office of Public Safety will work hand and hand with the Rochester Police Department if suspicious activity or the circumstances of a situation warrant.

Safety and Security

An RHA staff member serves as the coordinator of RHA safety programs. This staff member is responsible for directing and coordinating all of RHA's safety programs. The staff member regularly meets with the Security Consultant to determine the adequacy of current safety programs and adjust the programs to meet the needs of the housing authority and its residents. The staff member is responsible for developing all safety policies and procedures.

The Security Consultant is responsible for security personnel. RHA staff members in conjunction with the Security Consultant work together to determine the security needs of RHA management and staff and develop appropriate training seminars.

The Security Consultant is responsible for conducting investigations of crimes that have occurred at RHA and/or coordinating such activities with the Rochester Police Department. The Security Consultant is also responsible for reviewing daily activity reports and addressing any findings or problems that may have arisen during the prior evening. The Security Consultant also reviews the activity reports to determine if there are any trends or hot spots of activity.

The Security Consultant works closely with the housing managers to help coordinate security efforts and to get their perspective on the drug and crime problems within or around the development. The Security Consultant may also work with the local law enforcement agencies to obtain information necessary for management and

security operations.

RHA has several resident-based neighborhoods watch programs operating in its senior towers. Two of the programs are currently operated through RHA's Tower Power Program. RHA residents manage these programs with RHA Public Safety having an employee assigned as an administrative liaison for the RHA Tower Power program. The Security Consultant provides Tower Power members guidance and training about the administration of the program. The Security Consultant will also forward RHA management and security any concerns or problems that were encountered by the resident watch programs

ATTACHMENT 10

Rochester Housing Authority – Pet Policy

The RHA pet policy was last updated in 2008. This policy allows for one (1) pet per household in elderly/disabled locations with a deposit required of \$100.00 and/or one (1) pet per household in RHA scattered sites with a required pet deposit of \$200.00.

With prior approval from RHA, residents in elderly developments and scattered site units are permitted to keep small, domesticated pets. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, the resident assumes full responsibility and liability for the pet and agrees to hold RHA harmless from any claims caused by an action or inaction of the pet.

RHA's pet policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe and sanitary manner and to refrain from disturbing their neighbors.

The complete pet policy is contained in RHA's Admissions and Continued Occupancy Policy. Persons interested in reviewing the complete pet policy may contact the Housing Authority to obtain a copy of the policy.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or ^x Annual PHA Plan for the PHA fiscal year beginning 2018, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Rochester Housing Authority

NY-041

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 18

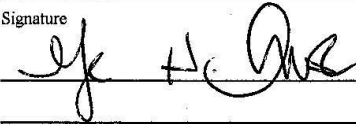
5-Year PHA Plan for Fiscal Years 20 ____ - 20 ____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official
George Moses

Title
Chairman of the Board of Commissioners

Signature



Date

7/17/17

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

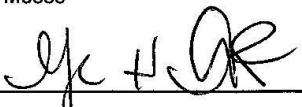
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Rochester Housing Authority
PHA Name

NY - 041
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official George Moses	Title Chairman of the Board of Commissioners
Signature 	Date 7/17/17

ATTACHMENT 12

Rochester Housing Authority Annual Audit

The Rochester Housing Authority Audit for Fiscal Year 2016 was submitted to the Department of Housing and Urban Development in June 2017.

ATTACHMENT 13

Rochester Housing Authority – Statement of Asset Management

The goal of Asset Management is to provide cost efficient; the quality housing that is professionally managed and maintained in the best interest of our residents. There are several key modifications to the current RHA Management System that have been implemented to achieve these goals:

- RHA has combined resources that manage and maintain all of the RHA's properties into portfolios that are either contiguous or close in geographical location. Each of these portfolios is managed as a separate entity. This project-based model as opposed to the previous aggregate management style creates a sense of ownership and allows for increased accountability through project-based budgeting.
- Project-based budgeting and reporting gives RHA the ability to analyze the housing stock financial viability and position as it relates to the local market. Each portfolio's value can, therefore, be assessed on its own merits and a more accurate determination can then be made in terms of future capital investment. This system also gives the RHA the ability to track actual cost associated with operating each individual site. These resulting management and financial efficiencies will equate to cost savings and better use of RHA's operating funds.
- A proactive customer service focus is paramount to the success of the new Asset Management System. The current system of management has been restructured to provide increased support to the principal Property Manager. By removing the paperwork burden from the Property Manager, he or she now have the time to devote to management, communications, and public relations. Another key element of this reorganization will be the development of a career path for the current management staff. Several opportunities for advancement will be created thus providing additional motivation for the staff to improve their level of management skills.
- Management also plays an integral role in identifying services and quality amenities that enhances the marketability of our housing stock. In order for RHA to continue its mission as the affordable housing of choice, we need to identify the services and amenities that are currently being provided by the private sector. This parity will allow us to keep the vacancy rate at HUD established acceptable levels or below.
- The Maintenance Department has also been restructured under Asset Management to meet the needs of the residents and RHA's customer service goals. A review of current staff size indicated that the number of Maintenance personnel were well within the 50 to 1 (units to employee) HUD recommended ratio. We found that the previous centralized structure did not adequately meet the needs of the Housing Authority or its residents. The Asset Management model required a site based distribution of staff that now meets the need of each complex, high rise, or group of scattered sites. Each property has a somewhat unique set of needs that can be best satisfied with the correct number of on-site staff with the appropriate skill sets. By providing a better mix of staff talent (Senior Maintenance Mechanics, Maintenance Mechanic, Maintenance Laborers, etc.), the lesser trained employees are provided greater opportunity for on-the-job training by working directly with senior staff.

This plan also requires the addition of experienced, trained supervisors to work hands on with Maintenance personnel providing a greater level of support and guidance based on a Supervisor to employee ratio. Accountability is drastically improved under the site based model as employees at each site are responsible for the overall appearance, systems upkeep and customer satisfaction at

the site at which they are assigned. As employee skill sets are improved larger challenges like performing unit rehabs, have been possible. By relying less on outside contractors, the housing authority will save time, reduce costs and improve the control over the quality of the work performed. The mission of the Asset Management Department is to provide structure and focus to our daily decision making and allows for staff to feel ownership of their projects. RHA may use the Forced Account to hire an experienced crew to turn vacant units in public housing

The allowable management fees for RHA are as follows:

FEES	UNITS	AMOUNT
Public Housing Management Fees	2435	\$56.94
Public Housing Bookkeeping Fee	2435	\$7.50
Public Housing Asset Management	2435	\$10.00
Section 8 Bookkeeping Fee	7874	\$7.50
Section 8 Administrative Fee	7874	\$12.00

ATTACHMENT 14

Program Update – Allocation of Units for Victims of Domestic Violence VAWA —

Violence against Women Act (PIH 2006-42)

This Act protects tenants and family members of tenants who are victims of domestic violence, dating violence, sexual assault, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. This provision applies to both Public Housing as well as Section 8 programs and owners renting to families under Section 8 rental assistance programs.

Any and all domestic violence information relating to the incident(s) must be retained in confidence by the RHA or owner and must not be shared without the victim's consent. RHA may require verification of such abuse utilizing the HUD form 50066. VAWA informing notices will be provided for every denial of admission, every new admission, and every termination notice. The informing notices include a blank copy of Form HUD-50066.

Each applicant/resident is informed that there is help available. RHA supplies each applicant/resident the telephone numbers for Alternatives for Battered Women and Rape Crisis Service of Planned Parenthood. RHA developed our informational letter with the collaboration of Empire Justice and Monroe County Legal Assistance Corp. An informational training session was conducted by these agencies for RHA staff. This was done to educate better and inform the staff so that RHA may be better equipped to assist our clientele.

Landlords in the voucher program are notified of VAWA requirements in the HUD-required tenancy addendum (Part C of the HAP contract).

RHA and Alternatives for Battered Women entered into a program beginning October 1, 2002. The terms of the program were outlined in a Memorandum of Understanding. RHA gives preference to applicants that are Victims of Domestic Violence Program. Based on the experience to date, RHA proposes to continue the program on a year-to-year basis and have updated our Memorandum of Understanding in 2008. The terms of that MOU remain in effect.

ATTACHMENT 15

Demolition, Disposition or Homeownership of Public Housing Units

RHA examines its public housing units and development portfolio to evaluate whether they continue to meet resident needs, and provide quality, safe, affordable housing.

RHA has identified several units, 15 Oscar Street and 71 Eiffel Place (AMP 461), 399-401 Frost Avenue (AMP 361), Silver Street (AMP 261) and 51 Fourth Street and 7-9 Vose Street (AMP 561), as not compatible with the RHA's long term goals. These units are currently vacant and have been included with RHA's RAD application for disposal.

If during RHA's review of its portfolio of units, it is determined additional units should be removed, the RHA would pursue their removal using one of HUD's predetermined methods as listed below.

Demolition

RHA may demolish public housing units that are obsolete as to physical condition, location, or other factors, making it unsuitable for housing purposes, and no reasonable program of modifications to the property is cost-effective. De minimis demolitions of up to 5 units every 5 years is allowed under 24 CFR Part 970. See Attachment- 20 for additional structures that may be demolished.

Disposition

Disposition is allowed because of any one of the following:

- a change in the neighborhood, so the location is no longer conducive to residential use;
- the land the development is built on is sufficiently valuable that the development can be replaced at no cost to HUD;
- the development contains vacant land or non-dwelling structures that exceed the development's needs and/or is incidental to the continuing operation of the development;
- RHA determines that the disposition is consistent with its goals and the U.S. Housing Act of 1937.

Disposition is also allowed providing the properties are part of mixed-finance housing, developed in accordance with 24 CFP 941 (Subpart F).

Homeownership

The Quality Housing and Work Responsibility Act (QHWRA) permits housing authorities, through Section 32 of the Housing Act of 1937, to make dwelling units available for purchase by low-income families as their principal residence. Units may be sold to current public housing residents, or Section 8 residents.

RHA is currently developing a plan to implement section 32 homeownership.

ATTACHMENT 16

Conversion of Public Housing

The Rental Assistance Demonstration (RAD) program was developed by HUD as a tool to convert public housing properties to Section 8 rental assistance. The conversion would allow public housing agencies to access additional funding to make needed physical improvements to properties.

In 2013, RHA contracted with an outside consultant to review all its developments for possible conversion through RAD.

Three developments were found to have the financial capacity to be converted without financing and applications, with RHA Board approval, applications were forwarded to HUD on December 6, 2013, for the following developments:

Blackwell Estates, Glide Court, and Elmdorf Apartments

Several scattered sites were also included in the application. Before the application was submitted, residents of these developments and scattered sites were notified, and meetings were held to discuss the proposed conversion plans. Residents were encouraged to ask questions, express any concerns and provide comments. These comments and RHA's response to them were submitted as part of the RAD application to HUD.

When converted, these developments will be owned and managed by Rochester Housing Charities, a non-profit of RHA and no residents will be displaced. The scattered sites are all currently vacant and will be disposed of.

RHA was approved to participate in the RAD program in early 2015. RHA is completing the application process and expects that the transaction will be completed in the late 2016.

RHA continues to examine its public housing units and development portfolio to determine if other developments would benefit from either conversion through a Special Applications Center conversion or RAD conversion should additional units be added.

Mandatory Conversion

RHA does not have any public housing stock which is subject to mandatory conversion.

Voluntary Conversion

RHA completed a Required Initial Assessment for Voluntary (RIA) Conversion in 2012; details of the RIA were published in a previous Agency Plan.

ATTACHMENT 17

Rochester Housing Authority – Homeownership

HUD published the Final Rule for the Housing Choice Voucher Homeownership Option on September 12, 2000. RHA's Board of Commissioners, at its December 2000 meeting, approved an amendment to the RHA Administrative Plan, which initiated the Homeownership program. Originally the Board of Commissioners approved 100 vouchers to be designated for homeownership. At the May 2012, Board of Commissioners approved an additional 10 vouchers bringing the total to 110. RHA's Admin Plan, revised March 2017, adds an additional 90 vouchers, bringing the current total to 200 vouchers.

RHA's first homeownership closing took place on December 8, 2001. To date, there have been a total 142 closings

RHA is in the process of assessing its homeownership plan to determine the best option for growing the homeownership program.

ATTACHMENT 18

Statement of Capital Improvement Needs

Current and future capital needs are identified by public housing Property Managers, Maintenance staff, Uniform Physical Condition Inspections, REAC inspections, physical needs assessments and public housing residents.

The Director of Development and Capital Projects meets monthly with Property Managers and a sub-committee of the Board of Commissioners, and the Planning Committee to identify priorities and monitor progress of capital improvements.

New public housing units may be developed in partnership with other public or private agencies using Capital Funds, grant funds, proceeds from sales of existing public housing property, low-income housing tax credits and mixed financing.

Please refer to Attachment 21- Certifications: *Annual Statement /Performance and Evaluation Report 50075.1, Capital Fund Program Five-Year Action Plan 50075.2, and the Capital Fund CFP Amendment.*

ATTACHMENT 19

Rochester Housing Authority – Needs Assessment

The Quality Housing and Work Responsibility Act (QHWRA) of 1998 require that housing authorities set forth in their Annual Plan a Needs Assessment of the housing needs of their jurisdiction and an analysis of the Public Housing and Housing Choice Voucher waiting lists.

At the end of this section is the information contained in the Housing Needs portion of the City of Rochester and Monroe County Consolidated Plans. It shows there is a need for additional affordable housing resources in our city and county. There is a statement concerning the ‘Community Choice Action Plan’ and RHA’s role in the Plan. Also attached are the data and tables that provide an analysis of our waiting lists.

The information on the waiting list was analyzed in the following manner: A computer program was developed to find and list the applicants on both the RHA Public Housing and Housing Choice Voucher waiting lists. The results were screened to ensure that applicant records had complete information. The information was then sorted by bedroom size, income distribution, elderly, disabled, racial/ethnic breakdown and the average length of time to receive housing. The waiting list analysis results can be viewed on pages 1-2 and 1-3 of this section.

The Rochester Housing Authority is part of an effort undertaken by the City of Rochester, the Towns of Greece, Irondequoit, and suburban Monroe County, the State of New York and other local housing organizations to address jurisdictional affordable housing needs. As stated above, there is a need for additional affordable housing in our community. While RHA cannot meet all of the needs identified here, in accordance with our goals included in this Plan, RHA will work to address some of the identified needs by using appropriate resources to maintain and preserve its existing housing stock. When appropriate and feasible, RHA will apply for additional grants and loans from federal, state and local sources, including private sources that will allow the agency to increase the community’s affordable housing. RHA intends to work with our local partners, the City of Rochester, the Towns of Greece and Irondequoit and suburban Monroe County and local affordable housing developers to try to meet these identified needs.

In fiscal year (2015), RHA expected to receive \$77,000,000 for our existing programs. Those resources were used to house people and continue to improve the quality of the existing housing stock. Certain other opportunities and resources may also change over the coming year if there are program changes beyond our control.

ANALYSIS OF THE PUBLIC HOUSING WAITING LIST

As of 4/5/17

<u>Total Number of Families on the Waiting List</u>	5	
Bedroom Breakdown:		
Studio/One Bedroom Applicants	2	3
Two Bedroom Applicants	2	4
Three Bedroom Applicants	8	1
Four Bedroom Applicants	2	5
Five & Six Bedroom Applicants, the waitlist closed. Currently only internal transfers are due to wait.		

Income Distribution of Applicants: * RHA does not collect income data on pre-applications Applicants between 50% and 80% of Median
 Applicants between 30% and 49.9% of Median Applicants at less than 30% of Median

Number of Applicant Families Headed by an Elderly Person 718 12.86%

Number of Applicant Families with a Person with a Disability 1414 25.33%

Racial/Ethnic Breakdown:

White 1,492 26.73%

Black 2798 50.13%

American Indian/Native Alaskan 21 0.38%

Asian 31 0.56%

Hawaiian/Other Pacific Islander 221 3.96%

Multi-Racial/Declined to Report 1019 18.26%

Hispanic 1,491 26.71%

Non-Hispanic 4,091 73.29%

Average Length of Time to Receive Housing (in months) 28 Months

The above information was provided by prospective tenants on their application intake form. This information is subject to change until it is verified during the housing intake process.

ANALYSIS OF THE SECTION 8 WAITING LIST

As of 4/5/17

Total Number of Families on the Waiting List 3,559

Bedroom Breakdown:

Studio Applicants* 2921

One Bedroom Applicants 616

Two Bedroom Applicants 15

Three Bedroom Applicants 6

Four Bedroom Applicants 1

Five + Bedroom Applicants 0

*Starting with the September 2016 wait list opening applicant to the Section 8 program are not assigned a voucher size until the time of voucher issuance.

Income Distribution of Applicants: *RHA does not collect income data on pre-applications Applicants between 50% and 80% of Median
 Applicants between 30% and 49.9% of Median Applicants at less than 30% of Median

Number of Applicant Families Headed by an Elderly Person 204 6.06%

Number of Applicant Families with a Person with a Disability 1120 31.5%

Racial/Ethnic Breakdown:

White	783	23.28%
Black	2087	62.02%
American Indian/Native Alaskan	25	.74%
Asian	20	.59%
Hawaiian/Other Pacific Islander	260	7.73%
Multi-Racial/Declined to Report	190	5.65%
Hispanic	528	15.7%
Non-Hispanic	2836	84.3%

The above information was provided by prospective tenants on their application intake form. This information is subject to change until it is verified during the housing intake process.

Average Length of Time to Receive Housing (in months) 80 Months*

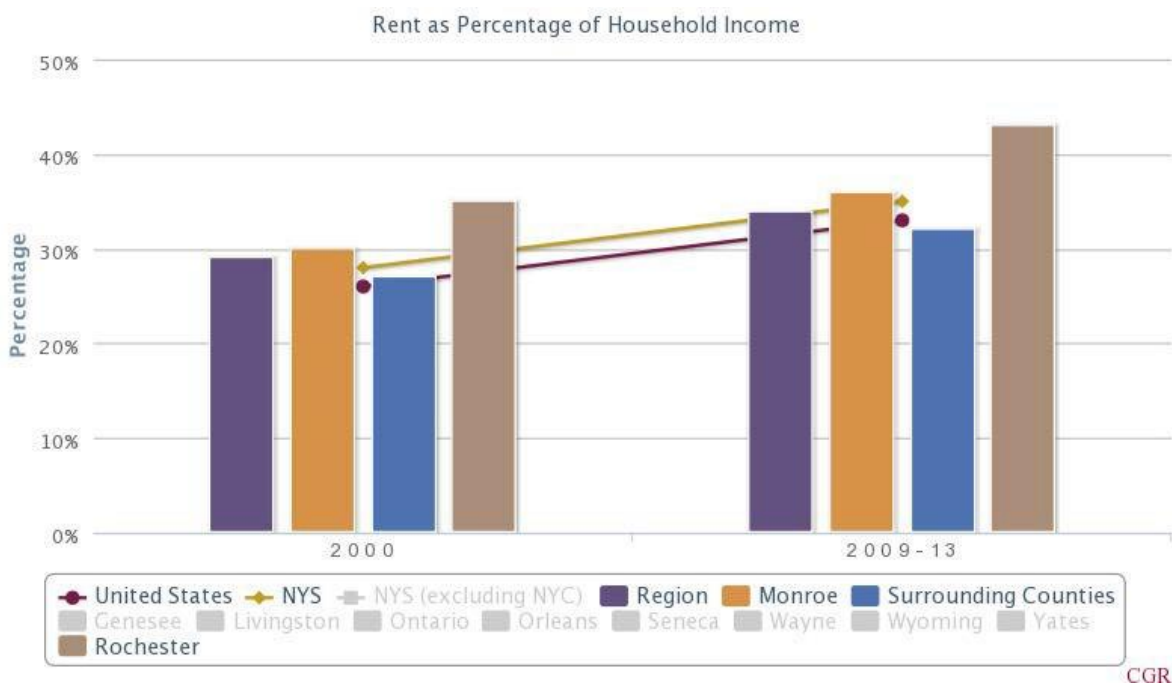
* Average length of time is based upon the time from the date of the original application was received by RHA until the date the applicant is contacted from the top of the wait list to determine eligibility.

Summary of Housing Needs

According to:

County of Monroe 2010-2015 Strategic Plan and 2010 Action Plan, City of Rochester Consolidated Community Development Plan/ Annual Action Plan 2015-2016. The strategic and consolidated plans of the County of Monroe and the City of Rochester each provide detailed housing need assessments that focus on the low-income families, elderly and disabled populations of the community.

According to ACT Rochester, in 2009-13, rent in the region was 34% of household income, in line with the national proportion of 33% and the statewide proportion of 35%. The lowest proportion came in Wyoming (28%) and the highest in Monroe (36%). Inside Monroe, the city of Rochester was higher than each county, at 43%. From 2000 through 2009-13, the proportion of household income going towards rent increased 6 points in the region, while statewide it increased by 7 points.



Data Source ACT Rochester <http://www.actrochester.org>

The **County of Monroe**, 2010-2015 Strategic Plan reports the following:

- Housing cost burden of over 50% of income is greatest at 30% AMI, decreases at 50% and decreases further at 80%. The cost burden of over 30% of income is greatest at 30% AMI, decreases slightly at 50% and decreases significantly at 80% AMI.
- Those with the greatest housing cost burden are homeowners at or below 30% AMI. The cost burden is greater for elderly homeowners than for renters at 30% AMI. The burden is slightly greater for small-family owners than for renters at 30% AMI. The housing cost burden is greatest for large-family renters at 30% AMI; slightly greater than for large-family homeowners.
- Both small and large family renters and owners at 30-50% AMI face significant housing problems and cost burdens.

- The percentage of housing problems and cost burden declines significantly at 80% AMI. Elderly renters and small and large family owners at 80% AMI experience the greatest housing burden.
- The **City of Rochester** reinforces the county’s claims by providing a thorough analysis of the low-income population and the availability of affordable rental units. The City reports a total of 40,365 low-income renter households. Low-income renters comprise 45.6% of the rental market within the city limits. Of these low-income households:
 - 3,375 (54.3%) of the total elderly rental households are cost burdened; while 3,280 (63.0%) of the 5,210 low-income elderly rental households are cost burdened. 1,725 (27.8%) of the total elderly rental households are severely cost burdened; while 1,685 (32.3%) of the low-income elderly rental households can claim the same status.
 - 11,740 (66.0%) of the total small rental households are cost burdened; while 11,610 (78.8%) of the 14,725 low-income small rental households are cost burdened. 7,430 (41.8%) of the total small rental households are severely cost burdened. All 7,430 severely cost burdened small rental households are low-income (50.0%)
 - 2,115 (56.6%) of the total large rental households are cost burdened; while 2,115 (65.9%) of the 3,210 low-income large rental households are cost burdened. 1,485 (39.8%) of the total large rental households are severely cost-burdened. All 1,485 severely cost burdened large rental households are low income (46.3%).
 - 12,040 (51.5%) of the total “all other” rental households are cost burdened; while 11,835 (68.7%) of the 17,220 low-income “all other” rental households are severely cost burdened. 7,800 severely cost burdened “all other” rental households are severely cost burdened “all other” rental households are low-income (45.3%)

**Rochester Housing Authority – Public Housing
Jurisdictional Needs Assessment Table**

Table 1	Housing Needs Assessment of Families on the Public Housing Waiting List		
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	Continued steady demand is expected based on the amount of people experiencing a high rental cost burden and the amount of families on the public housing waiting list.	There is a good supply of affordable, quality housing available in the public housing developments. The waiting list is extremely short.	Blacks constitute 50.13% of the total waiting list, Hispanics 26.71%, American Indian 0.38% and Asian/Pacific Islander 4.52%. Whites constitute 26.73% of the total waiting list
Supply of Housing	Could be slightly increased over the next 2-5 years. Need greatest for 5 bedroom units, followed by 2 and then 4 bedroom units.	Sufficient for the next 2-5 year	Could be slightly increased over the next 2-5 year
Quality of Housing	Existing units are of good quality.	Existing units are of good quality	Existing units are of good quality
Accessibility	Good supply.	Good supply.	Good supply.
Size	Sizes of units are not a supply problem	Sizes of units are not a supply problem	Size of units are not a problem
Location of Housing	All but one public housing development is located in the City	All but one public housing development is located in the City	All but one public housing development is located in the City

**Rochester Housing Authority – Housing Choice Voucher
Waiting List Needs Assessment Table**

Table 1	Housing Needs Assessment of Families on the Housing Choice Voucher Waiting List		
	EXTREMELY LOW INCOME	ELDERLY, DISABLED	RACIAL/ETHNIC GROUP
Affordability Issues	RHA opened the waiting list and accepted new applications in February 2009 and closed in November, 2009. Income data on the waiting list is not available.	Not as critical for elderly as there is a substantial amount of elderly assisted housing. For disabled there are not as many choices. 17% of the new Section 8 applicants indicated they were disabled	Blacks constitute 62.02% of the total waiting list, Hispanics 15.70%, American Indian 0.74% and Asian/Pacific Islander 8.32%. Whites constitute 23.28% of the total waiting list
Supply of Housing Great	Majorities of voucher holders are able to find housing. Very few are turned back in because they couldn't find units. Supply seems to be adequate currently	Great majorities of voucher holders are able to find housing. Very few are turned back in because they couldn't find units. Supply seems to be adequate currently.	None Determined.
Quality of Housing	Existing units are of good quality.	Existing units are of good quality	None Determined.
Accessibility	Moderate supply.	Short supply.	None Determined
Size – 4 BR & Up	Short supply in this affordability range.	Not applicable.	None Determined.
Location of Housing.	Majority of Section 8 certificate/voucher holders resides in City of Rochester. Approximately 2000 families on the Section 8 program are located outside of city limits	Majority of Section 8 voucher holders resides in City of Rochester. Approximately 1143 elderly/disabled families on the Section 8 programs are located outside of city limits	None Determined.

ROCHESTER HOUSING AUTHORITY STRATEGIES FOR ADDRESSING HOUSING NEEDS

The Rochester Housing Authority shall continue to address the housing needs in the Rochester community based on the original needs assessment outlined above as determined upon creation of the current 5-year plan of RHA. The strategies for addressing this need, however, have been amended from the original 5-year plan due to outdated references to the 1999 Community Choice Action Plan. It was determined that some of the strategies as outlined previously referenced defunct committees and plans that were no longer actionable. Because of that, this section has undergone significant transformation and aligns more closely with the agency's Strategic Plan.

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to RHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off- line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory due to the demolition of substandard housing. The RHA built 3 new housing units which were occupied 10/1/14 and is planning on constructing 2 more units, which should begin this year.
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Establish Payment Standards for the Voucher programs that maintain a balance between availability of units, lease-up rates, and assisting as many families as financially possible
- Undertake measures to ensure access to affordable quality housing among families assisted by RHA, regardless of unit size required
- Maintain or increase Voucher lease-up rates and available housing stock by marketing the program to owners, particularly for units outside of areas of minority and poverty concentration
- Maintain or increase Voucher lease-up rates by advising participants on the importance of being a good tenant to increase owner acceptance of program
- Committing new Project-Based Vouchers (PBV) for new or rehabilitated housing developments. RHA will consider committing new PBVs until RHA reaches the 20% cap allowed by HUD or the program fails to continue to further the goals of RHA. Projects applying for PBVs can be located anywhere in the RHA voucher jurisdiction.
- Applying for new PBV funding opportunities announced by HUD, or other resources when they become available. Such opportunities could include the HUD Rental Assistance Demonstration program, HUD-VASH, or other similar opportunities.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of TXDOLW\affordable housing units by:

- Applying for additional vouchers should they become available through HUD or New York State
- Leverage affordable housing resources in the community through the creation of mixed-finance housing, offering additional project-based voucher contracts for new construction/major renovations, and consider converting existing public housing stock and the surrounding neighborhoods into other forms of affordable/mixed income communities.

- Pursue housing resources other than public housing or housing choice voucher assistance.

Strategy 3: Investigate RHA’s ability to participate in owning, managing or increasing affordable housing units throughout Monroe County, particularly for very low-income households, e.g., providing project-based Section 8 certificates to enhance project feasibility.

- As of June 2016, RHA is administering 1,766 active project-based voucher units throughout Monroe County, 609 of these units are located outside of the City of Rochester. There are an additional 115 project-based vouchers under contract for new/renovated developments in the construction process. The number of active project-based vouchers has increased by 248 units since June of 2015.

Strategy 4: Review the use of the HUD Income Disregard program for providing work incentives, e.g., public housing, Section 236, voucher and welfare program definitions of “income.”

- Comment: The public housing rent payment system established in the Quality Housing and Work Responsibilities Act of 1998, Section 253 – Family Choice of Rental Payment. Superimposed on top of a minimum rent, each public housing family shall annually choose between four types of rent payment, a flat rent or income-based rent (10% of gross or 30% of adjusted gross income), welfare rent.
- Each PHA shall establish a flat rental amount for each of its units based on the rental value of the unit, as determined by the PHA. The flat rent shall be designed, so it does not create a disincentive for continued residency in public housing by families who are attempting to become economically self-sufficient through employment or who have attained a level of self-sufficiency through their own efforts. The rental amount for a dwelling unit shall be considered to comply with the requirements of this clause if it does not exceed the actual monthly costs to the public housing agency attributable to providing and operating the dwelling unit. However, PHAs can develop their flat rents in any manner that complies with this requirement.
- If a family chooses to pay the flat rent, they shall be provided the opportunity to immediately switch to the income-based rent because of financial hardships such as:
 1. Situations in which the income of the family has decreased because of changed circumstances, loss or reduction of employment, death in the family, and reduction in or loss of income or other assistance;
 2. An increase, because of changed circumstances in the family’s expenses for medical costs, child care, transportation, education, or similar items; and
 3. Such other situations as may be determined by the agency. If a family chooses the flat rent option, PHAs shall review their income not less than every three years. For cases where public housing resident and Section 8 recently become employed, annual disregards are available.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: 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
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- Adopt rent policies to support and encourage employment of residents/participants

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage working families

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Continue to carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

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

Strategy 2: Conduct activities to affirmatively further fair housing

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

Need: Programs to Promote Self-Sufficiency for Public Housing Residents and Housing Choice Voucher Tenants

Strategy 1: Develop innovative approaches to financing and implementing TXDOLW\ affordable for-sale housing which has the ability to expand opportunities for targeting market segments (household below the 50% MFI), e.g., Rent-to-own, land contracts, community land trust, Section 8 Homeownership option demonstration, etc.

The homeownership option has been offered to Voucher, and Public Housing families who are enrolled in the Family Self-Sufficiency Program (FSS), RHA families not participating in the FSS program that expresses an interest in homeownership have been referred to various other homeownership programs in the community

RHA is assisting program participants in achieving their homeownership goals by providing FSS participants with homeownership training, credit counseling, building an escrow savings account, and linking them with grants or other local homeownership programs. RHA is in the process of assessing its homeownership plan to determine the best option for growing the homeownership program.

All of these programs represent HUD's efforts to assist families to find and maintain quality affordable housing by offering supportive services that will aide families to stabilize income and increase earning power. Families are empowered by becoming self-sufficient with less dependence on government assistance for shelter and other basic needs.

Strategy 2: Create more effective use of RHA Section 3 strategies to provide WUDLQLQJ DQG jobs for the protected class residing in public housing.

Comment: The RHA Resident Services Department has fostered and promoted this goal. The Authority through the efforts of the Resident Services Department has been placing a higher than ever focus on promoting Section 3 opportunities. Resident Services has received HUD ROSS (Resident Opportunities and Supportive Services) funding and is working to develop collaborations with local organizations and training programs designed to promote skilled trades and employment opportunities. Families may enhance earning power by participating in employment and training programs on-site at Resident Services, or at various sites, which are designed to increase their capacity to find new and better employment opportunities.

RHA intends to ensure that training and employment opportunities created through the expenditure of Section 3 Covered Assistance will be provided to Section 3 Qualified Individuals and Business Concerns. Additionally, RHA is stepping up its promotion to add Section 3 contractors to its list of eligible contractors for bidding. We are also developing more training alternatives for residents to develop skills in construction related trades with the goal of adding them to our contractor list. RHA has increased the number of Section 3 businesses from 1 in 2014 to 11 to date.

For families who express an interest in business start-up, Rochester Housing Authority works closely with the Urban League of Rochester and will refer those individuals to attend business start-up education and certification.

Strategy 3: Better align and coordinate City, County, and Rochester Housing Authority Section 3 strategies with JTPA funding to provide greater employment opportunities for members of the protected classes.

Comment: The New York State Department of Labor Joint Training Partnership Act (JTPA) is replaced by the DOL Workforce Investment Act of 1999. The Rochester Housing Authority is represented as a partnering agency on the Rochester Workforce Investment Board which represents community agencies public and private, educational institutions and employers all working collaboratively to address the employment and training needs of community residents.

Construction Trades Training

The Construction Trades program is not currently being conducted at this time but RHA has ramped up its Section 3 efforts and is currently working with local contractors to develop and implement training programs that will provide public housing residents with skilled trades that will increase their opportunity for employment that will lead to economic stability and self-sufficiency. The RHA has begun training for Section 3 residents wishing to learn basic maintenance skills.

RHA currently is working with Section 3 workers and providing construction training. The training is hands-on and is taking place in two units that are undergoing major renovations as part of the Capital Fund program.

RHA & Sherwin-Williams Homework Painter Training

This program is no longer in existence. Residents who completed this training in the past are regularly canvassed for employment through Section 3 efforts. RHA will continue to seek opportunities for financial resources that will allow these and similar types of programs to be made available to Public Housing residents.

Soft Skills Job Readiness Training

Currently, RHA refers public housing and Section 8 residents and tenants to RochesterWorks! for soft skills training, resume assistance, and job search assistance.

RHA makes referrals to the appropriate agencies that provide GED, literacy, and job skill training services. These organizations include the Literacy Volunteers of Rochester and BOCES REOC. RHA resident councils at several sites have and are conducting computer training sessions for all residents who wish to participate. The resident councils are also exploring options and potential partnerships for Spanish/English classes on site.

Need: Funding for Resident Programs

Strategy 1: Creating 501 (c) 3 subsidiary of RHA for funding of RHA Programs

Rochester Housing Authority has created a 501(c)(3) subsidiary foundation, Rochester Housing Charities, Inc. The 501 (c)(3) was created for promoting development to further address the needs of low-income area residents with additional quality affordable housing as well as to support programs for the residents and tenants of RHA's public housing and Section 8 voucher holders.

Reasons for Selecting Identified Housing Needs Strategies

The factors listed below influenced RHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to RHA
- Influence of the housing market on RHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Change in funding stream for resident programs
- Increased need for self-sufficiency

ATTACHMENT 20

Explanation of Significant Change from Previous Year

In September 2016, a consultant met with the RHA leadership team and Board Members for a ½ day retreat to discuss updating policies that needed to be included in the Administrative Plan to address poverty and housing in the RHA Jurisdiction. During this period of updating the waiting list; it was continually reiterated by service agencies and national findings that the RHA Jurisdiction is among the highest rate of child poverty and poverty in the nation. The waiting list preferences are now identified and weighted to better serve the applicants on the waiting list. To address the substantial deviation, RHA had a 45-day comment period to the annual plan from November 19, 2016, to January 3, 2017. A Public Hearing was held on January 5, 2017. On November 21, 2016, the Administrative Plan changes were reviewed and open for comment to the Resident Advisory Board Meeting. The Board of Commissioners approved the updated Administrative Plan on March 22, 2017.

Additional non-emergency CFP work item
Any change with regards to demolition or disposition of Public Housing Units
&
B2 New Activities
Demolition and/or Disposition

RHA routinely examines its public housing units to evaluate whether they continue to meet resident needs, and provide quality, safe, affordable housing.

The RHA has two buildings which sustained substantial fire damage, 36-40 Shirley Street and 43 Eiffel Place. It has been determined that the cost to repair the units exceeds their replacement value. RHA has received approval for the demolition of 36-40 Shirley Street. The building will be demolished, RHA plans to build new units on the site. The structure at 43 Eiffel Place will be demolished, and a new building will be constructed. Both buildings are vacant.

Address	# of	Sq	AM	Ac
36-40 Shirley	4	1	2	n
43 Eiffel Place	3	1	4	n

Another building has sustained fire damage, 394-396 Waring Road in one of the units and is currently vacant. There are two duplexes on this property; the second was not affected by the fire. In 2017 the unit at 9 Veteran Street was struck by a vehicle and damaged, the resident relocated to Waring Rd. RHA will be seeking HUD approval for the demolition/disposition of both buildings.

Address	# of	Sq	AM	Ac
394-396	4	1	5	n
9-11 Veteran	4	1	5	n

The Federal Street complex was scheduled to be rehabilitated. The site consists of eight duplexes. It has been determined that the complex will be demolished and replaced with new units. RHA will be submitting an application to the SAC office for the demolition of these buildings. There are no occupied units at this location.

Address	# of units	#of bedrooms/unit	Sq. Ft./unit	AMP	Accessible Features
55-85 Federal	16	10- 2 bdrm 6- 3 bdrm	810 1080	562	none

The demotion/disposition approval process may take 9- 12 months.

RHA owns several scattered site buildings which no longer meet the needs of today’s families. They do not fit in with the surrounding neighborhood and are not representative of the type of housing that RHA wishes to own. The following is a list of these properties which may be demolished and/or disposed of:

Address	# of Units	# of Bedrooms	Sq. Ft./unit	AMP
147 A & B Ackerman St	2	2-two bdrm	2 bdrm-864	561
35-37 Floverton Street	2	2-three bdrm	3 bdrm-1152	261
134-138 Hayward Avenue	2	2-four bdrm	4 bdrm-1392	561
593-595 Lexington Avenue	2	2-two bdrm	2 bdrm-864	161
33-39 Lincoln	2	2-three bdrm	3 bdrm-1152	561
7-9 McFarlin Street	2	2-three bdrm	3 bdrm-1152	561
1111-1113 Norton Street	2	2-three bdrm	3 bdrm-1152	461
62-66 Ok Terrace	2	2-four bdrm	4 bdrm-1392	461
24-26 Weld Street	2	2-three bdrm	3 bdrm-1152	561
624-626 West Broad Street	2	2-two bdrm	2 bdrm-864	361

RHA has retained the services of a Development Partner to review key properties in its portfolio to make recommendations on the most advantageous method of utilizing its properties to continue RHA’s mission. One of the potential outcomes maybe the demolition of some properties. Potential sites to be evaluated may include:

Address	# of units	#of bedrooms/unit	Sq. Ft./unit	AMP	Accessible Features
Atlantic Townhouses 117 Atlantic Ave	24	12 one bdrm 12 three bdrm	1 bdrm- 580 3 bdrm- 1220	224	none
Fairfield Village 10 Luther Circle	45	32 two bdrm 12 three bdrm	2 bdrm- 980 2 bdrm- 1300	334	none
55-85 Federal Street	16	10 two bdrm 6 three bdrm	2 bdrm- 810 3 bdrm- 1080	562	none

Glenwood Gardens 295 Santee Street	124	124 one bdrm	1 bdrm- 500	111	several 504 units
Kennedy Tower 666 S. Plymouth Ave.	80	80 one bdrm	1 bdrm- 760	333	several 504 units
Lake Tower 321 Lake Ave	208	208 one bdrm	1 bdrm- 660	113	several 504 units
Lexington Court 1289-1309 Lexington Ave	112	57 one bdrm 55 two bdrm	1 bdrm- 700 2 bdrm- 875	112	none
Parliament Arms 2120 St. Paul Street	52	32 one bdrm 20 two bdrm	1 bdrm- 760 2 bdrm- 950	442	none
394-396 Waring Road	2	2 four bdrm	4 bdrm- 1392	561	none
9-11 Veteran Street	2	2 four bdrm	4 bdrm- 1392	561	none

Leasing Operations - Housing Choice Voucher Significant changes

The 45-day comment period for the substantial deviation to the annual plan was from November 19, 2016 to January 3, 2017. The Public Hearing was January 5, 2017. On November 21, 2016, the Administrative Plan changes were reviewed and open for comment at the Resident Advisory Board Meeting. From October 2016 to February 2017 changes and updates were finalized at the Section 8 Committee meetings. Wednesday, March 22, 2017 the Board of commissioners approved the new Administrative Plan. There are now 10 weighted waiting list preferences

The Housing Choice Voucher program may complete HCV participant's recertification by mail; before full implementation a pilot program will be conducted.

The HCV program may provide incentives to low-income families to move into high-income areas.

Incentives may include HCV to pay for utility changeover or a stipend for moving expenses.

RHA is exploring and may go to debit card for Utility Reimbursement Payment (URP).

EXCERPTS OF PIH NOTICE 2012-32: SECTIONS 1.6.C AND 1.6.D

C. PBV Resident Rights and Participation

- 1. No Re-screening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out; the unit must be leased to an eligible family.
- 2. Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.
- 3. Renewal of Lease.** Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR §983.257(b)(3) will not apply. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.
- 4. Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of the conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five-year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "standard TTP" refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the "most recently paid TTP" refers to the TTP recorded on line 9j of the family's most recent HUD Form 50058

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP

- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent Recertification – Full standard TTP

Five Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5 AR and all subsequent recertification – Full standard TTP

Please Note: In either the three-year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will, because of, will move to the HCV FSS program, subject to the following:

- a. If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.
- b. If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS program. PHAs are not required to offer enrollment in FSS to residents in converting projects and other HCV participants, other than to residents in converting projects that were enrolled in the PH FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.

All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984 and in accordance with the participants' contracts of participation. However, residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation. Consequently, 24 CFR 984.303(b)(5)(iii) does not apply to FSS participants in converted properties.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be

counted towards the unit count for future public housing ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for addressing issues related to their living environment and be eligible for resident participation funding.
7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - a. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:
 - i. A reasonable period, but not to exceed 30 days:
 1. If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 2. In the event of any drug-related or violent criminal activity or any felony conviction;
 - ii. 14 days in the case of nonpayment of rent; and
 - iii. 30 days in any other case, except that if a State or local law provides for a shorter period, such shorter period shall apply.
 - b. **Grievance Process.** HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required and require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR §982.555(a)(1)(i)-(vi),⁷ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
 2. For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.
- ii. An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the PHA (as owner) or contract administrator.

⁷ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate has been repealed.

- iii. The PHA (as owner) give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The PHA (as owner) provide opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA’s Section 8 Administrative Plan.

- 8. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived. The waiver and resulting alternative requirement only apply to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

- 9. Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

D.PBV: Other Miscellaneous Provisions

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
- 2. Additional Monitoring Requirement.** The PHA’s Board must approve the operating budget for the covered project annually in accordance with HUD requirements.⁸
- 3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** Under existing PBV program rules, projects that qualify as “existing housing” under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act

⁸ For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of the evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as “existing housing.” Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.⁹

- 4. Establishment of Waiting List.** In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA’s public housing community-wide waiting list have been offered placement on the converted project’s initial waiting list. For establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants, PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA’s policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency’s centralized public housing waiting list who wish to be placed on the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).¹⁰

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

- 5. Mandatory Insurance Coverage.** The project shall maintain at all times commercially available property, and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed the property of a project, except with the written approval of HUD to the contrary.

⁹ Applicable to projects with nine or more units.

¹⁰ For more information on serving persons with LEP, please see HUD’s Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

- 6. Agreement Waiver.** For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.
- 7. Future Refinancing.** Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long-term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)
- 8. Administrative Fees for Public Housing Conversions.** For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

ATTACHMENT 20-3
SPECIFIC INFORMATION RELATED TO THE
PUBLIC HOUSING DEVELOPMENTS SELECTED
FOR RAD

RHA has retained the services of a Development Partner to review properties in its portfolio to make recommendations on the most advantageous method of utilizing its properties to continue RHA's mission. One of the potential outcomes may be the conversion of some properties to the RAD program. RHA may also self- identify properties for the program.

<p>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</p>	<p>U. S Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 2/29/2016</p>
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**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Lovely A. Warren, the Mayor of the City of Rochester, NY
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Rochester Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the


City of Rochester, New York
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Plan is consistent with the following Consolidated Plan goals: Provide decent housing by preserving affordable housing stock, increase availability of affordable housing, transition homeless families into housing empowerment of low/moderate income persons to achieve self-sufficiency. Provide suitable living environments, integration of low/moderate income residents throughout the City, increased hsg opportunity.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Lovely A. Warren	Mayor of Rochester, New York
Signature	Date
	6/22/16

2016 Capital Fund

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Rochester Housing Authority NY041 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions
Contract(s) ACC(s) Number(s) NY-455 dated 12/7/2005

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$3,845,775.00 for Fiscal Year 2016 to be referred to under Capital Fund Grant Number NY06P04150116
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 20

Now Therefore, the ACC(s) is (are) amended as follows:

- The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
- The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in section 9(g)(2) of the Act.
- The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.
- For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
- Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
- Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
- The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP

assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one): Yes No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing projects(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 4/13/2016. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development

By: Lisa M. Rodriguez Date: APR 13 2016

Title: Director of the Office of Public Housing
Previous versions obsolete

PHA (Executive Director or authorized agent)

By: Howard S. ... Date: 2/11/16

Title: Interim Executive Director

Form HUD-52840-A 03/04/2003

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: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2017 FFY of Grant Approval:	
Type of Grant <input checked="" 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		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	0	0	0.00	0.00	
2	1406 Operations (may not exceed 20% of line 21)	300,000	0	0.00	0.00	
3	1408 Management Improvements	1,000	0	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	330,000	0	0.00	0.00	
5	1411 Audit	5,000	0	0.00	0.00	
6	1415 Liquidated Damages	0	0	0.00	0.00	
7	1430 Fees and Costs	30,000	0	0.00	0.00	
8	1440 Site Acquisition	50,000	0	0.00	0.00	
9	1450 Site Improvement	371,000	0	0.00	0.00	
10	1460 Dwelling Structures	1,403,000	0	0.00	0.00	
11	1465 Dwelling Equipment—Nonexpendable	0	0	0.00	0.00	
12	1470 Nondwelling Structures	282,000	0	0.00	0.00	
13	1475 Nondwelling Equipment	361,000	0	0.00	0.00	
14	1485 Demolition	0	0	0.00	0.00	
15	1492 Moving to Work Demonstration	0	0	0.00	0.00	
16	1495.1 Relocation Costs	0	0	0.00	0.00	
17	1499 Development Activities	225,000	0	0.00	0.00	
18a	1501 Collateralization of Debt Service	0	0	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0.00	0.00	
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0.00	0.00	
20	Amount of Annual Grant: (sum of lines 2-20)	3,358,000	0	0.00	0.00	
21	Amount of line 21 Related to LBP Activities	0	0	0.00	0.00	
22	Amount of line 21 Related to Section 504 compliance	0	0	0.00	0.00	
23	Amount of line 21 Related to Security—Soft Costs	0	0	0.00	0.00	
24	Amount of Line 21 related to Security— Hard Costs	0	0	0.00	0.00	
25	Amount of line 21 Related to Energy Conservation Measures	0	0	0.00	0.00	

To be completed for the Performance and Evaluation Report
 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 PHAs with under 250 units in management may use 100% of CFP Grants for operations
 RHF funds shall be included here

Part I: Summary					
PHA Name: Rochester Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2017 FFY of Grant Approval:
Type of Grant <input checked="" 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	
		Original	Revised	Obligated	Expended
Signature of Executive Director			Date	Signature of Public Housing Director	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
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	Funds Obligated	Funds Expended	
AMP 111								
	Glenwood Gdns	Architectural/Engineering Fees (00017)	1430	1,000	0	0.00	0.00	
		Site work - sidewalks	1450	15,000	0	0.00	0.00	
		Unit Renovation - windows	1460	50,000	0	0.00	0.00	
		Bldg Exterior Renovation-seal brick	1460	10,000	0	0.00	0.00	
		Systems Upgrades - boiler upgrades/security cameras	1475	150,000	0	0.00	0.00	
		Weatherization	1475	1,000	0	0.00	0.00	
				0				
		Total AMP 111		227,000	0	0.00	0.00	
AMP 112								
	Lexington Ct	Architectural/Engineering Fees (00017)	1430	1,000	0	0.00	0.00	
		Site work - fencing	1450	25,000	0	0.00	0.00	
		Unit Renovation	1460	1,000	0	0.00	0.00	
		Bldg Exterior Renovation - repair/seal brick	1460	10,000	0	0.00	0.00	
		Common Area Renovation - entry/hallways	1470	1,000	0	0.00	0.00	
		Systems Upgrades - boilers/hwt/cameras	1475	75,000	0	0.00	0.00	
		Development	1499	5,000				
		Total AMP 112		118,000	0	0.00	0.00	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017	
Development Numb 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	Funds Obligated	Funds Expended	
AMP 222								
Danforth East	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - lighting	1450		1,000	0	0.00	0.00	
	Unit Renovations	1460		1,000	0	0.00	0.00	
	Bldg Exterior Renovation - repair/seal masonry	1460		50,000	0	0.00	0.00	
	Common Area Renovation - community room	1470		10,000	0	0.00	0.00	
	Systems Upgrades - plumbing	1470		10,000	0	0.00	0.00	
Danforth West	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - lighting	1450		10,000	0	0.00	0.00	
	Unit Renovations - entry doors	1460		1,000	0	0.00	0.00	
	Bldg Exterior Renovation - repair/seal masonry	1460		50,000	0	0.00	0.00	
	Common Area Renovations - restrooms	1470		10,000	0	0.00	0.00	
	Systems Upgrades - plumbing /electrical	1470		25,000	0	0.00	0.00	
Glide Ct	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work	1450		1,000	0	0.00	0.00	
	Unit Renovation	1460		1,000	0	0.00	0.00	
	Bldg Exterior Renovation - repair/seal brick	1460		1,000	0	0.00	0.00	
	Community Bldg Renovation	1470		1,000	0	0.00	0.00	
Jon Child	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work	1450		10,000	0	0.00	0.00	
	Unit Renovation	1460		10,000	0	0.00	0.00	
	Bldg Exterior Renovation-roof	1460		1,000	0	0.00	0.00	
	Weatherization	1460		1,000	0	0.00	0.00	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017	
Development Numb 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	Funds Obligated	Funds Expended	
	Systems Upgrades	1470		30,000	0	0.00	0.00	
	Total AMP 222			228,000	0	0.00	0.00	
AMP 224								
Atlantic TH	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - paving/sidewalks	1450		10,000	0	0.00	0.00	
	Unit Renovation - windows	1460		1,000	0	0.00	0.00	
	Bldg Exterior Renovation	1460		1,000	0	0.00	0.00	
	Systems Upgrades	1470		1,000	0	0.00	0.00	
University Twr								
	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - upgrade maint bldg	1450		1,000	0	0.00	0.00	
	Unit Renovation	1460		20,000	0	0.00	0.00	
	Bldg Exterior Renovation - roof	1460		150,000	0	0.00	0.00	
	Common Area Renovation - hall flooring	1470		1,000	0	0.00	0.00	
	Systems Upgrades- Mechanical Community room	1475		5,000	0	0.00	0.00	
	Total AMP 224			192,000	0	0.00	0.00	
AMP 261								
Scattered Sites	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work	1450		1,000	0	0.00	0.00	
	Unit Renovations	1460		50,000	0	0.00	0.00	
	Bldg Ext Renov - roofs/gutters, porches, siding	1460		25,000	0	0.00	0.00	
	Weatherization	1460		2,000	0	0.00	0.00	
	Systems Upgrades	1470		1,000	0	0.00	0.00	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
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	Funds Obligated	Funds Expended	
				80,000	0	0.00	0.00	
	Total AMP 261							

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2017		
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	Funds Obligated	Funds Expended	
AMP 337								
Blackwell	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work	1450		1,000	0	0.00	0.00	
	Unit Renovation	1460		1,000	0	0.00	0.00	
	Bldg Exterior Renovation - windows	1460		1,000	0	0.00	0.00	
	Common Area Renovation	1470		1,000	0	0.00	0.00	
	Systems Upgrades	1470		1,000	0	0.00	0.00	
				6,000	0	0.00	0.00	
AMP 361								
Scattered Sites	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - storm drains - Bond Hamilton	1450		10,000	0	0.00	0.00	
	Unit Renovations - windows - Edinburgh	1460		50,000	0	0.00	0.00	
	Bldg Ext Renov - roofs/gutters, porches, siding	1460		25,000	0	0.00	0.00	
	Weatherization	1460		1,000	0	0.00	0.00	
	Systems Upgrades	1470		2,000	0	0.00	0.00	
				89,000	0	0.00	0.00	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017		
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	Funds Obligated	Funds Expended	
AMP 442								
Hudson Ridge	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - gazebo	1450		5,000	0	0.00	0.00	
	Unit Renovation	1460		10,000	0	0.00	0.00	
	Bldg Exterior Renovation - repair/ seal	1460		75,000	0	0.00	0.00	
	Common Area Renovation - baths/kitchen	1470		10,000	0	0.00	0.00	
	Systems Upgrades - replace hallway ventilators/security cameras	1475		75,000	0	0.00	0.00	
Parliament Arms	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work - fencing/lighting	1450		5,000	0	0.00	0.00	
	Unit Renovation	1460		25,000	0	0.00	0.00	
	Bldg Exterior Renovation - siding	1460		25,000	0	0.00	0.00	
	Common Area Renovation - doors	1470		50,000	0	0.00	0.00	
	Systems Upgrades	1470		5,000	0	0.00	0.00	
	New Development	1499		10,000	0	0.00	0.00	
Seneca Manor	Architectural/Engineering Fees (00017)	1430		1,000	0	0.00	0.00	
	Site work	1450		5,000	0	0.00	0.00	
	Unit Renovation	1460		25,000	0	0.00	0.00	
	Bldg Exterior Renovation - siding	1460		10,000	0	0.00	0.00	
	Systems Upgrades	1470		10,000	0	0.00	0.00	
	Total AMP 442			348,000	0	0.00	0.00	

Part II: Supporting Pages								
PHA Name: ROCHESTER HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: NY06P04150117 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2017	
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	Funds Obligated	Funds Expended	
41-ZZ	CFP to Operations (00PER)	1406		300,000	0	0.00	0.00	
Authority Wide	Security for High Rises and Family							
	Projects (01002)	1408		1,000	0	0.00	0.00	
	Site Acquisition	1440		50,000	0	0.00	0.00	
	General Administrative Costs (01027)	1410		330,000	0	0.00	0.00	
	Program Audit (01617)	1411		5,000	0	0.00	0.00	
	Environmental Review (00017)	1430		1,000	0	0.00	0.00	
	Development	1499		50,000	0	0.00	0.00	
				737,000	0	0.00	0.00	
			Total	3,358,000	0	0.00	0.00	

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: Rochester Housing Authority					Federal FFY of Grant: 2017	
Development Number Name/PHA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA-Wide	Operations					
"	Mgmt Improvements					
"	Admin					
"	Program Audit					
"	Fees & Costs					
111	Glenwood/Jones					
112	Lexington Ct					
113	Lake Tower					
161	Scattered Sites - Zone 1					
222	DTE&W/Glide/Jon Child					
224	Atlantic/University Tower					
261	Scattered Sites - Zone 2					
333	Elmdorf/Kennedy					
334	Bronson/Capsule/Luther					
337	Blackwell					
361	Scattered Sites - Zone 3					
442	Hudson-Ridge/Parliament/Seneca Manor					
461	Scattered Sites - Zone 4					
551	Bay-Zimmer					
561	Scattered Sites - Zone 4					
562	Federal/Parkside					

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

Capital Fund Program--Five Year Action Plan

Part I: Summary						
Rochester Housing Authority			Rochester/Monroe/New York		<input checked="" type="checkbox"/> Original 5-Year Plan	Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY __ 2017 __	Work Statement for Year 2 FFY __ 2018 __	Work Statement for Year 3 FFY __ 2019 __	Work Statement for Year 4 FFY __ 2020 __	Work Statement for Year 5 FFY __ 2021 __
	111 Glenwood/Jones	Annual	316,000	209,000	209,000	293,000
	112 Lexington Ct		287,000	277,000	277,000	436,000
	113 Lake Tower		190,000	122,000	122,000	287,000
	161 Scattered Sites - Zone 1		64,000	64,000	64,000	245,000
	222 DTE&W/Glide/Jon Child		503,000	747,000	747,000	533,000
	224 Atlantic/University Tower		378,000	290,000	290,000	899,000
	261 Scattered Sites - Zone 2		64,000	64,000	64,000	245,000
	333 Elmdorf/Kennedy		226,000	328,000	69,000	96,000
	334 Bronson/Capsule/Luther		272,000	246,000	222,000	672,000
	337 Blackwell		5,000	5,000	5,000	5,000
	361 Scattered Sites - Zone 3		64,000	64,000	64,000	145,000
	442 Hudson-Ridge/Parliament/Seneca Manor		780,000	1,225,000	997,000	749,000
	461 Scattered Sites - Zone 4		64,000	64,000	64,000	245,000
	551 Bay-Zimmer		551,000	407,000	407,000	71,000
	554 Harriet Tubman/Holland/Lena Gantt		941,000	1,011,000	918,000	697,000
	561 Scattered Sites - Zone 5		64,000	64,000	64,000	245,000
	562 Federal/Parkside		40,000	65,000	65,000	539,000
B.	Physical Improvements Subtotal		4,809,000	5,252,000	4,648,000	6,402,000
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		330,000	330,000	330,000	330,000
F.	Other					
G.	Operations		300,000	300,000	300,000	300,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		5,439,000	5,882,000	5,278,000	7,032,000
L.	Total Non-CFP Funds					
M.	Grand Total		5,439,000	5,882,000	5,278,000	7,032,000

Work Statement for Year 1 FFY 2017	Work Statement for Year <u>2</u> FFY 2018				Work Statement for Year <u>3</u> FFY 2019				Work Statement for Year <u>4</u> FFY 2020				Work Statement for Year <u>5</u> FFY 2021			
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	
	General Description of Major Work Categories				General Description of Major Work Categories				General Description of Major Work Categories				General Description of Major Work Categories			
	113	Lake Tower			113	Lake Tower			113	Lake Tower			113	Lake Tower		
		Site work		5,000		Site work		5,000		Site work		5,000		Site work		5,000
		Unit Renovations		100,000		Unit renovation		100,000		Unit renovation		100,000		Unit renovation		100,000
		Bldg Exterior Renovation - repair/seal masonry		50,000		Bldg Exterior Renovation		1,000		Bldg Exterior Renovation		1,000		Bldg Exterior Renovation		1,000
		Common Area Renovation - community room		5,000		Common Area Renovation		5,000		Common Area Renovation		5,000		Common Area Renovation		5,000
		Systems Upgrades		30,000		Systems Upgrades		10,000		Systems Upgrades		10,000		Systems Upgrades		150,000
						Weatherization		1,000		Weatherization		1,000		Weatherization		1,000
														Development		25,000
		Total AMP 113		190,000		Total AMP 113		122,000		Total AMP 113		122,000		Total AMP 113		287,000
	161	Scattered Sites - Zone 1			161	Scattered Sites - Zone 1			161	Scattered Sites - Zone 1			161	Scattered Sites - Zone 1		
		Site work		1,000		Site work		1,000		Site work		1,000		Site work		5,000
		Unit Renovations - windows		10,000		Unit Renovations - windows		10,000		Unit Renovations - windows		10,000		Unit Renovations - windows		10,000
		Bldg Exterior Renovation - roofs/gutters, porches,		50,000		Bldg Exterior Renovation - roofs/gutters, porches,		50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding		50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding		75,000
		Systems Upgrades		2,000		Systems Upgrades		2,000		Systems Upgrades		2,000		Systems Upgrades		25,000
		Weatherization		1,000		Weatherization		1,000		Weatherization		1,000		Weatherization		5,000
														Demolition		25,000
														Development		100,000
		Total AMP 161		64,000		Total AMP 161		64,000		Total AMP 161		64,000		Total AMP 161		245,000

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019			Work Statement for Year 4 FFY 2020			Work Statement for Year 5 FFY 2021		
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories		
	222 Danforth Tower East			222 Danforth Tower East			222 Danforth Tower East			222 Danforth Tower East		
	Site work		1,000	Site work		1,000	Site work		1,000	Site work		1,000
	Unit Renovations - convert gas stoves to electric		25,000	Unit Renovations		200,000	Unit Renovations		200,000	Unit Renovations		100,000
	Bldg Exterior Renovation - repair/seal masonry		50,000	Bldg Exterior Renovation - repair/seal masonry		50,000	Bldg Exterior Renovation - repair/seal masonry		50,000	Bldg Exterior Renovation - repair/seal masonry		50,000
	Common Area Renovations - offices		10,000	Common Area Renovation		5,000	Common Area Renovation		5,000	Common Area Renovation		5,000
	Systems Upgrades - fire system		10,000	Systems Upgrades		10,000	Systems Upgrades		10,000	Systems Upgrades		85,000
				Weatherization		1,000	Weatherization		1,000	Weatherization		1,000
	Danforth Tower West			Danforth Tower West			Danforth Tower West			Danforth Tower West		
	Site work		30,000	Site work		20,000	Site work		20,000	Site work		1,000
	Unit Renovations - convert gas stoves to electric		25,000	Unit Renovations - windows		200,000	Unit Renovations - windows		200,000	Unit Renovations		100,000
	Bldg Exterior Renovation - repair/seal masonry		50,000	Bldg Exterior Renovation		50,000	Bldg Exterior Renovation		50,000	Bldg Exterior Renovation		50,000
	Common Area Renovation		10,000	Common Area Renovation		5,000	Common Area Renovation		5,000	Common Area Renovation		5,000
	Systems Upgrades plumbing/electrical		80,000	Systems Upgrades plumbing/electrical		80,000	Systems Upgrades		80,000	Systems Upgrades		85,000
				Weatherization		1,000	Weatherization		1,000	Weatherization		1,000
	Glide Court			Glide Court			Glide Court			Glide Court		
	Site work - fencing		1,000	Site work		1,000	Site work		1,000	Site work		1,000
	Unit Renovation		1,000	Unit Renovations		1,000	Unit Renovations		1,000	Unit Renovations		1,000
	Bldg Exterior Renovation - siding		1,000	Bldg Exterior Renovation		1,000	Bldg Exterior Renovation		1,000	Bldg Exterior Renovation		1,000
	Systems Upgrades		1,000	Common Area Renovation		1,000	Common Area Renovation		1,000	Common Area Renovation		1,000
				Systems Upgrades		1,000	Systems Upgrades		1,000	Systems Upgrades		1,000
				Weatherization		1,000	Weatherization		1,000	Weatherization		1,000
	Jonathan Child			Jonathan Child			Jonathan Child			Jonathan Child		
	Site work		1,000	Site work		1,000	Site work		1,000	Site work		1,000
	Unit Renovation-windows		200,000	Unit Renovations		100,000	Unit Renovations		100,000	Unit Renovations		25,000
	Bldg Exterior Renovation - repair/seal brick		5,000	Bldg Exterior Renovation - repair/seal brick		5,000	Bldg Exterior Renovation - repair/seal brick		5,000	Bldg Exterior Renovation - repair/seal brick		5,000
	Common Area Renovation		1,000	Common Area Renovation		1,000	Common Area Renovation		1,000	Common Area Renovation		1,000
	Systems Upgrades		1,000	Systems Upgrades		10,000	Systems Upgrades		10,000	Systems Upgrades		10,000
				Weatherization		1,000	Weatherization		1,000	Weatherization		1,000

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019			Work Statement for Year 4 FFY 2020			Work Statement for Year 5 FFY 2021		
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories		
	337	Blackwell Estates		337	Blackwell Estates		337	Blackwell Estates		337	Blackwell Estates	
		Site work - retention pond/sidewalks	1,000		Site work	1,000		Site work	1,000		Site work	1,000
		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	1,000
		Bldg Exterior Renovation	1,000		Bldg Exterior Renovation	1,000		Bldg Exterior Renovation	1,000		Bldg Exterior Renovation	1,000
		Weatherization	1,000		Common Area Renovation	1,000		Common Area Renovation	1,000		Common Area Renovation	1,000
		Interior renovation- garbage room slabs	1,000		Systems Upgrades	1,000		Systems Upgrades	1,000		Systems Upgrades	1,000
		Total AMP 337	5,000		Total AMP 337	5,000		Total AMP 337	5,000		Total AMP 337	5,000
	361	Scattered Sites - Zone 3		361	Scattered Sites - Zone 3		361	Scattered Sites - Zone 3		361	Scattered Sites - Zone 3	
		Site work	1,000		Site work	1,000		Site work	1,000		Site work	5,000
		Unit Renovations - windows - Bond Hamilton	10,000		Unit Renovations	10,000		Unit Renovations	10,000		Unit Renovations	10,000
		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	75,000
		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	25,000
		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000		Weatherization	5,000
											Demolition	25,000
		Total AMP 361	64,000		Total AMP 361	64,000		Total AMP 361	64,000		Total AMP 361	145,000

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019			Work Statement for Year 4 FFY 2020			Work Statement for Year 5 FFY 2021		
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories		
	442	Hudson Ridge Tower		442	Hudson Ridge Tower		442	Hudson Ridge Tower		442	Hudson Ridge Tower	
		Site work	5,000		Site work	5,000		Site work	5,000		Site work	5,000
		Unit Renovation	20,000		Unit Renovation - windows	100,000		Unit Renovation - windows	100,000		Unit Renovation - windows	100,000
		Bldg Exterior Renovation	10,000		Bldg Exterior Renovation - roof	150,000		Bldg Exterior Renovation - roof	1,000		Bldg Exterior Renovation - roof	1,000
		Common Area Renovation - hallway floor tiles	10,000		Common Area Renovation - laundry rooms	80,000		Common Area Renovation - laundry rooms	1,000		Common Area Renovation - laundry rooms	1,000
		Systems Upgrades	20,000		Systems Upgrades	10,000		Systems Upgrades	10,000		Systems Upgrades	85,000
		Parliament Arms Apts			Parliament Arms Apts			Parliament Arms Apts			Parliament Arms Apts	
		Sitework	5,000		Sitework	5,000		Sitework	5,000		Sitework	5,000
		Unit Renovations - entry doors	200,000		Unit Renovation	200,000		Unit Renovation	200,000		Unit Renovation	10,000
		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000
		Common Area Renovation	50,000		Common Area Renovation	5,000		Common Area Renovation	5,000		Common Area Renovation	5,000
		Systems Upgrades	5,000		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	85,000
		New Development	10,000		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000
					New Development	10,000		New Development	10,000		New Development	10,000
		Seneca Manor Townhouses			Seneca Manor Townhouses			Seneca Manor Townhouses			Seneca Manor Townhouses	
		Site work - lighting	25,000		Site work - paving/sidewalks	150,000		Site work - paving/sidewalks	150,000		Site work - paving/sidewalks	50,000
		Unit Renovation	400,000		Unit Renovation	300,000		Unit Renovation	300,000		Unit Renovation	200,000
		Bldg Exterior Renovation - seal brick	10,000		Bldg Exterior Renovation	200,000		Bldg Exterior Renovation	200,000		Bldg Exterior Renovation	100,000
		Common Area Renovation	5,000		Systems Upgrades	1,000		Systems Upgrades	1,000		Systems Upgrades	85,000
					Weatherization	1,000		Weatherization	1,000		Weatherization	1,000
		Total AMP 442	780,000		Total AMP 442	1,225,000		Total AMP 442	997,000		Total AMP 442	749,000
		461	Scattered Sites - Zone 4		461	Scattered Sites - Zone 4		461	Scattered Sites - Zone 4		461	Scattered Sites - Zone 4
		Site work	1,000		Site work	1,000		Site work	1,000		Site work	5,000
		Unit Renovations - windows	10,000		Unit Renovations	10,000		Unit Renovations	10,000		Unit Renovations	10,000
		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	75,000
		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	25,000
		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000		Weatherization	5,000
											Demolition	25,000
											Development	100,000
		Total AMP 461	64,000		Total AMP 461	64,000		Total AMP 461	64,000		Total AMP 461	245,000

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019			Work Statement for Year 4 FFY 2020			Work Statement for Year 5 FFY 2021		
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories		
	551	Bay-Zimmer		551	Bay-Zimmer		551	Bay-Zimmer		551	Bay-Zimmer	
		Site work	50,000		Site work	1,000		Site work	1,000		Site work	50,000
		Unit Renovations	400,000		Unit Renovations	400,000		Unit Renovations	400,000		Unit Renovations	10,000
		Bldg Exterior Renovation - siding	100,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000
		Systems Upgrades	1,000		Weatherization	1,000		Weatherization	1,000		Systems Upgrades	5,000
											Weatherization	1,000
		Total AMP 442	551,000		Total AMP 442	407,000		Total AMP 442	407,000		Total AMP 442	71,000
	554	Harriett Tubman Estates		554	Harriett Tubman Estates		554	Harriett Tubman Estates		554	Harriett Tubman Estates	
		Site work - drainage	15,000		Site work - paving/sidewalks	10,000		Site work - paving/sidewalks	10,000		Site work - paving/sidewalks	10,000
		Unit Renovation - windows	200,000		Unit Renovation	200,000		Unit Renovation	200,000		Unit Renovation	100,000
		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000
		Community Center Renovation	5,000		Common Area Renovation - laundry	5,000		Common Area Renovation - laundry	5,000		Common Area Renovation - laundry	5,000
		Systems Upgrades - plumbing	10,000		Systems Upgrades	5,000		Systems Upgrades	5,000		Systems Upgrades	5,000
		Development	10,000		Development	10,000		Development	10,000		Development	10,000
		Holland Townhouses			Holland Townhouses			Holland Townhouses			Holland Townhouses	
		Site work	1,000		Site work	5,000		Site work	5,000		Site work	85,000
		Unit Renovations	250,000		Unit Renovation	250,000		Unit Renovation	250,000		Unit Renovation	250,000
		Bldg Exterior Renovation - weatherization	20,000		Bldg Exterior Renovation - roofs/gutters	200,000		Bldg Exterior Renovation - roofs/gutters	200,000		Bldg Exterior Renovation - roofs/gutters/windows	100,000
					Systems Upgrades	10,000		Systems Upgrades	10,000		Systems Upgrades	10,000
		Lena Gantt Estates			Lena Gantt Estates			Lena Gantt Estates			Lena Gantt Estates	
		Site work	5,000		Site work	95,000		Site work	10,000		Site work	1,000
		Unit Renovation	200,000		Unit Renovation	200,000		Unit Renovation	200,000		Unit Renovation	100,000
		Bldg Exterior Renovation - roofs/gutters	200,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000
		Weatherization	10,000		Systems Upgrades	10,000		Systems Upgrades	2,000		Systems Upgrades	10,000
		Common Area Renovation	10,000		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000
		Total AMP 554	941,000		Total AMP 554	1,011,000		Total AMP 554	918,000		Total AMP 554	697,000

Work Statement for Year 1 FFY 2017	Work Statement for Year 2 FFY 2018			Work Statement for Year 3 FFY 2019			Work Statement for Year 4 FFY 2020			Work Statement for Year 5 FFY 2021		
	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost	Development Number/Name	Qty	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories			General Description of Major Work Categories		
	561	Scattered Sites - Zone 5		561	Scattered Sites - Zone 5		561	Scattered Sites - Zone 5		561	Scattered Sites - Zone 5	
		Site work	1,000		Site work	1,000		Site work	1,000		Site work	5,000
		Unit Renovations - windows	10,000		Unit Renovations	10,000		Unit Renovations	10,000		Unit Renovations	10,000
		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches,	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	50,000		Bldg Exterior Renovation - roofs/gutters, porches, siding	75,000
		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	2,000		Systems Upgrades	25,000
		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000		Weatherization	5,000
											Demolition	25,000
											Development	100,000
		Total AMP 561	64,000		Total AMP 561	64,000		Total AMP 561	64,000		Total AMP 561	245,000
	562	Federal St. Townhouses		562	Federal St. Townhouses		562	Federal St. Townhouses		562	Federal St. Townhouses	
		Site work	5,000		Site work	1,000		Site work	1,000		Site work	1,000
		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	5,000
		Bldg Exterior Renovation - repair/seal brick	1,000		Bldg Exterior Renovation	1,000		Bldg Exterior Renovation	1,000		Bldg Exterior Renovation	1,000
		Systems Upgrades	1,000		Weatherization	1,000		Weatherization	1,000		Weatherization	1,000
											Demolition	200,000
											Development	250,000
		Parkside Apts			Parkside Apts			Parkside Apts			Parkside Apts	
		Sitework - retaining wall	1,000		Sitework - paving/sidewalks	50,000		Sitework - paving/sidewalks	50,000		Sitework - paving/sidewalks	50,000
		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	1,000		Unit Renovation	1,000
		Bldg Exterior Renovation - masonry/sealing	25,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000		Bldg Exterior Renovation	5,000
		Systems Upgrades	5,000		Systems Upgrades	5,000		Systems Upgrades	5,000		Systems Upgrades	25,000
		Total AMP 562	40,000		Total AMP 562	65,000		Total AMP 562	65,000		Total AMP 562	539,000

Capital Fund Program--Five Year Action Plan

Part II: Supporting Pages – Physical Needs												
Work Statement for Year 1 FFY 2017	Work Statement for Year <u>2</u> FFY 2018			Work Statement for Year <u>3</u> FFY 2019			Work Statement for Year <u>4</u> FFY 2020			Work Statement for Year <u>5</u> FFY 2021		
	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost	Development Number/Name General Description of Major Work Categories	Qty	Estimated Cost
See Annual Statement	Operations			Operations			Operations			Operations		
	CFP to Operations		300,000	CFP to Operations		300,000	CFP to Operations		300,000	CFP to Operations		300,000
	Administration			Administration			Administration			Administration		
	Salaries		330,000	Salaries		330,000	Salaries		330,000	Salaries		330,000
	Total Administration		630,000	Total Administration		630,000	Total Administration		630,000	Total Administration		630,000

Attachment 22

Resident Advisory Board Comments/Meeting Minutes

Annual Planning Session

Presenters: John Hill, Sandy Whitney, Linda Stango

Present: RHA Staff, RAB (see sign in sheet)

The Purpose of this meeting was to review both Capital and Operating Budgets needs for the projects and sites. Mr. Hill began by addressing the staff and Resident Advisory Board; he expressed the importance of the Resident Advisory Board and RHA staff being a part of the process. Mr. Hill also advised with the new presidential administration we are not sure what kind of budget cuts we may face. Sandy Whitney presented the calendar. Mr. Hill made it very clear getting paperwork in on time would help make the process a lot faster. Sandy Whitney introduced Linda Stango. Linda Stango presented the recent and current projects done by Capital projects. At that point, Linda went around by location and got feedback from the members of RAB on what was important to them that may be put on the plan for the next five years.

RHA Staff and Resident Advisory Board Annual Plan 2018

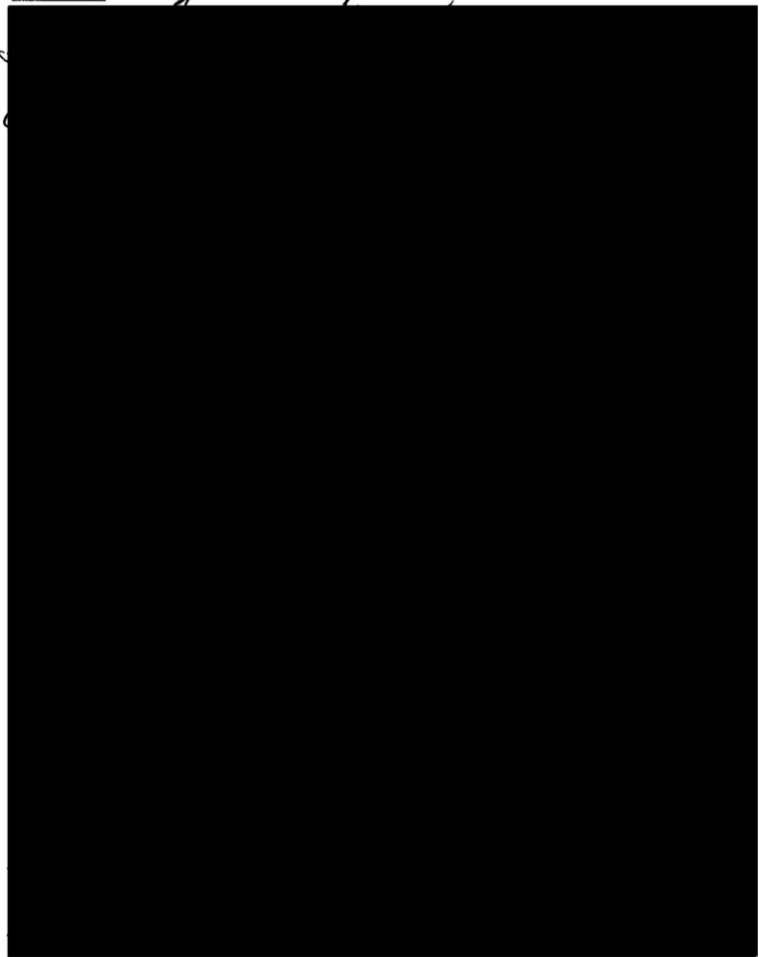
March 20, 2017

SIGN IN

Name

Address

Eddie Hayes
Lula Howard
William Holley
Willie Thomas
Shirley McCleod
Marlyn Carter
Joanne Rowie
Cleo Clanton Clark
Harold Moss Sr
Willie (Mrs)
Dorothy Tucker
EC Williams
Judy Sofia
Patricia Barone
~~_____~~
~~_____~~



RHA Staff and Resident Advisory Board

Annual Plan 2018

March 20, 2017

SIGN IN

Name

Address

Harolda A. Wilcox

Linda Stango

Cynthia Herrick

Roberta Smith

RHA

RHA

Annual Plan Planning Session

Annual Plan 2018

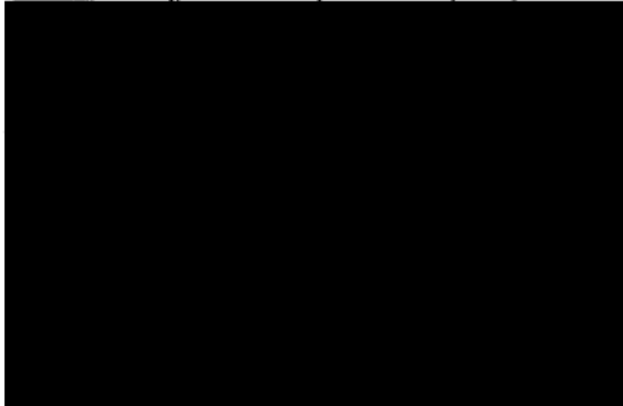
March 29, 2017

SIGN IN

Name

Addie J. Sturgis
Joanne Ricketts
Lula Howard
William Holley
Walter Thomas
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Barbara Smith
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Harold A. Wilcox
Christine Clarke

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Annual Planning Session Meeting 2

Presenters: Sandra Whitney, Linda Stango

Present: RHA Staff, RAB

The purpose of this meeting was to review the RAB council's improvement requests. Sandy Whitney began by reviewing the 5-year plan objectives. She also reiterated the importance of having paperwork and information in on time. Linda Stango then went through each location and collected the information on what the RAB council expressed they would like.

Items requested: **Glenwood Gardens**-new washing machines & dryers, new cameras in the parking lots, unit toilets are too low, unit & site lighting needs to be brighter. **Lexington Court**-Replace flooring, unit renovations, parking lot improvements, replace stoves, units need to be painted. **Lake Tower**-Laundry Room renovations, security concerns, replace tile at back door area, PA systems. Scattered sites-no comments received. **Bronson Court**-No comments received. **Capsule Dwelling**-No comments received. **Fairfield Village**- No comments received. **Blackwell**- New Windows, weather-stripping at unit doors, improve hallway lighting, provide a designated smoking area, add a light fixture to bedroom ceiling, and fix accessible ramp at the community building entrance. **Danforth East/West-DTE**- Water fountain in hallway & community room, Power door opener for the TV room, Community room kitchen improvements, blind replacement in units, game table. **DTW**- Water fountain, gazebo, new blinds in units, and the community room. Also, cleaning of the community room, paint apartments, windows for building, games, BBQ grill one large one small, large washer/dryer, ventilation in bathrooms, a hood over stove in the community room, carpet cleaner for tenant use, P.A. system, cover the pool table. **Glide Court**-Power plug for the printer, a security guard in office Thursday-Sunday, should also walk around the site, seal parking lot, reconnect downspouts at Bldg. E, monopoly, karaoke, foosball, tennis, clean rugs in the community room, and a new vacuum cleaner. **Jonathan Child**-No comments received. **Kennedy Tower**-New windows, new laundry room, clean or replace the carpet in the public hallways, install a water fountain on the first floor, and install a gazebo. **Elmdorf Apartments**- Replace the floors, new front & back apartment doors, new gutters, new windows, new carpet, new flooring in each lobby, front step railings need securing, improve lighting in the parking lot, and fix the bells and intercoms at the back door of the parking lot. **Atlantic Townhouse**-No comments. **University Tower**-Lobby renovations, resident council office improvements, community room & kitchen improvements. The computer room needs improvements, elevator interiors need replacement, public restroom improvements, public corridors improvements, Laundry room improvements, and new washer & dryers. Also, apartment renovations, new windows, expansion of parking lot/gate, stairwells, add cameras & runners, smoking shelter, and security cameras. **Scattered sites amp 361-Troup Street/Jefferson**-Replace the railings that were removed during construction, add lighting to the parking area. **Hudson Ridge**-Improve exterior lighting, install additional security cameras, renovate laundry rooms, replace apartment windows & exterior door, install gazebo, reseal the parking lot & stripe, replace corridor floors, and replace the elevator car flooring. **Parliament Arms**-No comments received. **Seneca Manor**-No comments received. **Bay-Zimmer**-No comments received. **Harriett Tubman**-No comments received. **Holland Townhouse**-No comments received. **Lena Gantt**-New site signage, additional exterior lighting (especially parking lots), reduce number of accessible parking spaces, larger BBQ grills, and replace the old appliances. Remove and replace carpeting and VCT with new flooring, paint units, replace storm doors, and install with new weathering stripping, remodel laundry room, increase the number of washers & dryers, and post "no solicitation" signs. **Federal Street Townhouses**-No residents currently at this location. **Parkside Apartments**-No comments received.

Final Resident Advisory Board Meeting. May 1, 2017.

All changes to date were reviewed with staff and the Resident Advisory Board present. The final draft will be placed on the RHA website along with the date and time of the public hearing. The Resident Advisory Board will be informed as to the date of the hearing.

Annual Plan 2018

May 1, 2017

SIGN IN

<u>Name</u>	<u>Address</u>
✓ Willie Otis	1111 11th St
✓ Rudolph Floss	
✓ Rosetta Smith	
✓ Marilyn Gartin	
✓ Shirley McCloud	
Cleo Clanton	
✓ Harolda Duda	
✓ Judy Sofia	
✓ Valerie Barone	
Cynthia Herrriott	
Melissa Berrier	
✓ ALEXANDER INMAN	
✓ JOHN MOONEY	
✓ Jacquetta A. Harris	
Christopher Clarke	

RHA Public Comment Hearing for

Annual Plan 2018

July 6, 2017

SIGN IN

Name Print

SANDRA WHITNEY, RHA.

Signature

Sandra Whitney, Dir of PH.

No Public Comments Recieved

B2. New activities

Choice Neighborhood-The Rochester Housing Authority applied for the Choice Neighborhood Grant on June 28, 2016. The application focused on the replacement of RHA owned distressed properties, stabilization of neighborhood streets through in-fill new construction of RHA owned and managed single and two-family homes, new multi-unit apartment construction to house returning veterans, new construction of small homes for sale and new construction of single family in-fill units through a tax credit supported lease/purchase program. If awarded RHA would replace 69 public housing units and create 44 new homes for purchase through the home ownership program. The project would create a vibrant, mixed income community where there are housing options for all.

RHA intends to apply for the Choice Neighborhood Initiative Planning or Implementation Grant.

Emergency Safety and Security - RHA applied for the Emergency Safety and Security grant in April of 2017. If the agency isn't awarded the grant, we will compete again in 2018. The priority for this grant application is to update security cameras and monitoring activities at several sites.

Emergency Solutions Grant (ESG) – RHA applied for The City of Rochester and Monroe County's Emergency Solutions Grant funds are intended to be used to meet the goal of alleviating or preventing homelessness. ESG service objectives must be designed to comply with and carry out the goals and initiatives of the City and the County. These new policies emphasize rapid re-housing to help people quickly regain stability in permanent housing after experiencing a housing crisis, support a coordinated access and intake, and call for an effective data collection, performance measurement, and program evaluation system. Eligible populations to receive assistance through the ESG Program are organized into five categories: Single men, Single women, Single parents with children, Families, Youth and young adults.

NYS HOME Local Program, Small Rental Development Initiative (SDRI) – RHA applied for NYS Small Rental Development Initiative. Eligible projects include the rehabilitation of, the acquisition and rehabilitation of or the new construction of residential rental housing that is owned or will be owned and operated by the Developer-owner as HOME eligible rental housing for low-income households, throughout the required Period of Affordability (POA), typically 15 to 20 years. The project may contain 2 to 25 units and be 1 or more buildings on a single site or multiple sites under common ownership, management and financing. Permanent and transitional housing, including group homes.

Substance Abuse & Mental Health Services Administration (SAMHSA) Grants for the Benefit of Homeless Individuals (GBHI) – RHA and community partners will be applying for the GBHI. The purpose of this program is to support the development and/or expansion of local implementation of a community infrastructure that integrates behavioral health treatment and services for substance use disorders (SUD) and co-occurring mental and substance use disorders (COD), permanent housing, and other critical services for individuals (including youth) and families experiencing homelessness.

Demolitions and/or Disposition

The RHA examines its public housing units to evaluate whether they continue to meet resident needs, and provide safe, affordable housing.

The RHA has two buildings which sustained substantial fire damage, it has been determined that the cost to repair the units exceeds their replacement value. The units are vacant. RHA will be demolishing these units.

The Federal Street complex was scheduled to be rehabilitated. The site consists of eight duplexes. It has been determined that the complex will be demolished and replaced with new units. There are no occupied units at this location. RHA will be submitting an application to the SAC office for demolition of these buildings.

See Attachment- 20 for additional structures that may be demolished.

Designated Housing for Elderly, and Disabled Families

The RHA will be requesting an additional two-year approval of the designated housing in December 2016 (see attachment 7)

Conversion of Public Housing

The RHA is planning on the RAD conversion of some of the PH units. (see attachment 20-2,3)

Housing Choice Voucher

The Housing Choice Voucher program may complete HCV participant's recertification by mail; before full implementation a pilot program will be conducted. The HCV program may provide incentives to low-income families to move into high-income areas. Incentives may include HCV to pay for utility changeover or a stipend for moving expenses.

Moving to Work (MTW)

RHA plans to apply for the Moving To Work Demonstration (MTW) Expansion program.

Memorandum of Understandings

RHA may implement a Memorandum of Understanding with local Community Partners to eliminate homelessness using public housing units or Section Eight vouchers. RHA intends to lease one new PH resident referred through the MOU to eliminate homeless to every three regular waiting list Applicants.

RHA intends to implement a Memorandum of Understanding with local partners for prisoner re-entry using public housing units or vouchers.

Asset Management Projects (AMP)

RHA intends to reduce the number of Asset Management Projects (AMPs) to between six and eight AMPs.

Utilities

RHA will explore the opportunity of sending Utility Assistance Payments (UAP) directly to the utility companies for Section Eight.

RHA plans to explore opportunities to utilize solar power to reduce utility costs.

RHA is exploring and may go to debit card for Utility Reimbursement Payment (URP).

Applicant offers

RHA plans RHA will reduce the number of unit choices of public housing Applicants from three to two.

APPENDIX A

1. The Rochester Housing Authority Admissions and Continued Occupancy Policy (ACOP)
2. The Rochester Housing Authority Section 8 Administration Plan