

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan Agency Identification

PHA Name: Niagara Falls Housing Authority

PHA Number: NY011

PHA Fiscal Year Beginning: (mm/yyyy) 04/01/2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is to ensure safe, decent and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or the PHAs **ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 98
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner thereby qualifying as a high performer or at least a standard performer.

Objectives:

1. HUD shall continue to recognize the Niagara Falls Housing Authority as a high performer by December 31, 2004.
2. The Niagara Falls Housing Authority shall make our public housing units more marketable to the community as evidenced by an increase in our waiting list by December 31, 2004.
3. The Niagara Falls Housing Authority shall promote a work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in the Niagara Falls Housing Authority's public housing developments.

Objectives:

1. The Niagara Falls Housing Authority shall reduce crime in its developments so that the crime rate is much less than their surrounding neighborhood by December 31, 2004.
2. The Niagara Falls Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
3. The Niagara Falls Housing Authority shall reduce its evictions due to violations of criminal laws by 50% by December 31, 2004, through aggressive screening procedures.

Goal Three: Enhance the marketability of Niagara Falls Housing Authority units.

Objectives:

The Niagara Falls Housing Authority shall achieve proper curb appeal for its developments by improving landscaping, keeping properties litter-free and removing any graffiti within 48 hours of its discovery.

Goal Four: Enhance the image of public housing in our community.

Objectives:

The Niagara Falls Housing Authority shall ensure that there are at least 10 positive stories a year in the local media about the Housing Authority or one of its residents.

Goal Five: Improve access of public housing residents to services that support economic opportunity and quality of life and improve economic opportunity (self-sufficiency) for the families and individuals who reside in public housing.

Objectives:

1. The Niagara Falls Housing Authority will implement new partnerships in order to enhance self-sufficiency services to our residents by December 31, 2004.

2. The Niagara Falls Housing Authority's community centers shall be more effectively utilized to provide resident services as measured by increasing their utilization by 50% of the time by December 31, 2004.
3. The Niagara Falls Housing Authority shall ensure that at least 5 supportive service opportunities are present for every public housing resident by December 31, 2004.
4. The Niagara Falls Housing Authority shall have effective, fully functioning resident organizations in every public housing development by December 31, 2004.
5. The Niagara Falls Housing Authority shall assist its resident organizations in strengthening their organizations.

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Niagara Falls Housing Authority was founded in 1942 to provide decent, safe and sanitary housing to low income people using funds from the U.S. Department of Housing and Urban Development and other assistance made available for such purposes.

Overall, the Niagara Falls Housing Authority's image can be characterized as to promote self-sufficiency and asset development of families and individuals, and to improve the community quality of life and economic stability. The Housing Authority further works to ensure equal opportunity in housing for all Americans.

Overview

Since its inception, the Authority has worked with citizens of the community to provide affordable, decent, safe and sanitary housing for low-income families.

The condition of the industry today is such that new rules, guidelines and directives have been issued which mandate changes in the operation of this housing authority. The housing authority is also faced with a decreasing availability of funding from HUD in the face of needing to provide more services for low-income Americans.

The Niagara Falls Housing Authority's Central Office is located at 744 Tenth Street, Niagara Falls, New York 14301.

The Niagara Falls Housing Authority has been operating under federal subsidy, rental income and grants to fund its programs. The availability of funding is essential for the Niagara Falls Housing Authority to maintain its current level of operations and providing of services to its tenants and assisted families.

Now, the Niagara Falls Housing Authority is at a point where the housing authority must continue to provide all programs under more limited budget constraints and with more extensive regulations and laws.

Objectives

The Niagara Falls Housing Authority strives to increase the availability of decent, safe and sanitary housing in the region, to ensure equal opportunity in housing for all Americans, to promote self-sufficiency and asset development of families and individuals who are participants and residents, and to improve the community quality of life and economic stability. The Niagara Falls Housing Authority's goals and objectives are further described in the Admissions, Occupancy and Rental Policy that has been adopted by the Board of Commissioners.

Capital Requirements

According to the opportunities and requirements for the Niagara Falls Housing Authority described in this annual plan, and based on what we feel are sound business assumptions; our annual capital requirements are as listed in our budgets as submitted to HUD for funding.

To accomplish this goal we have developed a comprehensive plan to intensify and accelerate our marketing activities and improve our customer service operation. To implement our plans we will need adequate funding revenues, including the procuring of grants to aid in our efforts to comply with this plan.

Service Strategy

The Niagara Falls Housing Authority will provide the goals and objectives described herein, and will make annual plans for each specific year. The Niagara Falls Housing Authority shall continue to provide the most services possible considering the funds available.

Customer Profile

The Niagara Falls Housing Authority's primary market is low-income American citizens. The most typical customer for our assistance is someone who is in the lower income category and who needs assistance to provide affordable housing for their family. Due to newly enacted

legislation in 1998, our client base has changed because of income targeting. In the public housing program, we are now required to accept 40% of new admissions with incomes at or below 30% of the area median. This will have a profound affect on our ability to create mixed income developments, assist working families, and generate rental income for operations.

Affirmative Marketing Plan

Responses from citizens within the community, officials from the municipality, county and state, and our customers, the tenants, indicate that our housing has an excellent reputation, is fulfilling the basic needs of its clients and has a vision of the future that will enable it to continue to do so. We fully intend to continue this trend.

The Niagara Falls Housing Authority's marketing strategy is to enhance, promote and support the fact that our housing can be of benefit to lower income citizens to help them obtain self-sufficiency, improve their quality of life and achieve economic stability.

The Niagara Falls Housing Authority's affirmative marketing strategy incorporates plans to inform the public we wish to serve of our housing and services through several channels. Our distribution channels include newspaper, television, radio, bulletin boards and other media outlets. The determining factors in choosing these channels are the service to be provided, consideration for the most saturation for the least cost, and other criteria to be determined by the Niagara Falls Housing Authority.

Advertising and Promotion

The Niagara Falls Housing Authority's overall advertising and promotional objectives are to position it as a leader in the market of affordable rental housing.

We will develop an advertising campaign built around the increasing availability of decent, safe and affordable housing for American citizens, the desire of the Niagara Falls Housing Authority to ensure equal opportunity in housing for all citizens, and improving the quality of lives for residents and participants. In addition to standard advertising practices, we will gain considerable recognition through grants, public service announcements, press recognition, public comment and word of mouth.

Conclusion

The Niagara Falls Housing Authority enjoys an established track record of excellence with our residents and the community at large. Their expressions of satisfaction and encouragement are numerous, and we intend to continue our advances and growth in the marketplace with more unique and effective services. The only roadblock is the lack of

funding. However, to combat that problem we will make every effort to garner services from other public agencies within the municipality, county and state, and where possible coventure with other housing authorities and/or public entities.

The Niagara Falls Housing Authority will work toward increasing the availability of decent, safe and affordable housing, to do all possible to ensure equal opportunity in housing for all Americans, to promote self-sufficiency and asset development of families and individuals who are residents and/or participants, and to improve the quality of life and economic stability of residents and participants.

The Niagara Falls Housing Authority has prepared this agency plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The statements, policies, etc. set forth in the Annual Plan leads to the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach toward our goals and objectives and are consistent with the Consolidated Plan. A few highlights of our Annual Plan follows:

⑩ Our local preferences are:

- Income Ranges
- Deconcentration
- Involuntarily Displaced
- Victims of Domestic Violence
- Rent Burdened
- Substandard Housing
- Homelessness
- Working Families (households that contribute to meeting income goals - broad range of incomes)
- Income Targeting (households that contribute to meeting income requirements)
- Those enrolled currently in educational training or upward mobility programs
- The Elderly/Handicapped/Disabled over other singles

⑩ We have an aggressive screening policy to ensure to the best of our ability, that new admissions will be good neighbors.

⑩ We will implement a tenacious deconcentration policy.

⑩ We have a minimum rent of \$25.00.

⑩ We have established a flat rent for all of our developments.

⑩ We will encourage work and advancement in the workplace by offering rent incentives to residents.

In summary, we are on course, pressing toward the mark of excellence in housing for the Niagara Falls Housing Authority community.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	6
1. Housing Needs	9
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	26
5. Operations and Management Policies	31
6. Grievance Procedures	32
7. Capital Improvement Needs	33
8. Demolition and Disposition	35
9. Designation of Housing	36
10. Conversions of Public Housing	37
11. Homeownership	38
12. Community Service Programs	40
13. Crime and Safety	43
14. Pets (Inactive for January 1 PHAs)	45
15. Civil Rights Certifications (included with PHA Plan Certifications)	45
16. Audit	45
17. Asset Management	46
18. Other Information	46

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Admissions Policy for Deconcentration (NY011a01)
 - PHA Management Organizational Chart (NY011c01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/1999 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3158	5	2	4	3	3	4
Income >30% but <=50% of AMI	1606	4	2	4	3	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI	566	3	2	3	3	3	3
Elderly	1401	3	2	3	2	3	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Black/Non Hispanic 2/2	61.4%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Hispanic	61.9%	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 1989 Housing Analysis
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	148	100	
Extremely low income <=30% AMI	114	77.03	
Very low income (>30% but <=50% AMI)	26	17.57	
Low income (>50% but <80% AMI)	8	7.99	
Families with children	87	58.78	
Elderly families	58	39.19	
Families with Disabilities	3	2.03	
Race/ethnicity Caucasian	80	54.05	
Race/ethnicity African-American	57	38.51	
Race/ethnicity American Indian	1	.68	
Race/ethnicity Hispanic	10	6.76	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	41.22	
2 BR	56	37.84	
3 BR	24	16.22	
4 BR	6	.41	

Housing Needs of Families on the Waiting List			
5 BR	1	.68	
5+ BR	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ 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 through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- 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
- Other: (list below)

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:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

N.A.

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular 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 the PHA
- Influence of the housing market on PHA 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
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	3,001,418	
b) Public Housing Capital Fund	1,615,326	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	-	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	174,733	
g) Resident Opportunity and Self-Sufficiency Grants	76,500	
h) Community Development Block Grant	-	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME	-	
Other Federal Grants (list below)	-	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	839,085	
3. Public Housing Dwelling Rental Income	2,158,392	Public Housing Operations
4. Other income (list below) Laundry		Public Housing Operations
Sales/Services	10,000	Operations
Late Charges	18,000	P.H. Operations
	5,000	P.H. Operations
4. Non-federal sources (list below)		
NYS Office of Children	100,000	Public Housing Supportive Services
Abstinence Grant	9,000	Public Housing Supportive Services
Total resources	8,007,454	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (60 days)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Credit Check

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)Have not utilized FBI; we do utilize the Parole Board.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)
Public Service Agencies

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing
- 1 Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)
Newsletter, Resident-Management Chats

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
Harry S. Jordan Gardens, Packard Court, Center Court

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Residents may qualify for an exception if they're having trouble paying minimum rent for one or more of the following reasons:

1. The household has lost eligibility for a federal, state, or local assistance program;
2. The household has applied for a federal, state or local assistance program and is waiting for a determination by program officials as to its eligibility for assistance;
3. The household would face eviction if forced to pay minimum rent;
4. Household income has decreased; or
5. There has been a death in the household.

Households that can't afford to meet their minimum rent obligation for one or more of the reasons above may request a hardship exception.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

The Niagara Falls Housing Authority will charge a 30% rent (based on adjusted income), a flat rent or a minimum rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
Child care for employment and educational purposes.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit

Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never

At family option

Any time the family experiences an income increase

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

See Statement of Policy.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)
PHA development management offices.

7. Capital Improvement Needs

[24 CFR Part 903.79 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template, or, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (NY011b01)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) (NY011d01)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)

5. Number of units affected:
6. Coverage of action: (select one)
- Part of the development
- Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
 Public housing admissions policies
 Section 8 admissions policies
 Preference in admission to section 8 for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - Other activities (list below)
2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: NY011e01, NY011f01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

The Niagara Falls Housing Authority does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply 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. This is in continuation of our long-standing anti-discrimination tradition.

Stephanie W. Cowart
Executive Director

October 15, 1999
Date

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) (NY011g01)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
See minutes of meeting.
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Niagara Falls
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

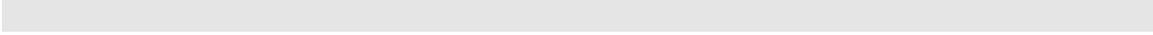
Use this section to provide any additional information requested by HUD.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the

mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



NIAGARA FALLS HOUSING AUTHORITY

THE DECONCENTRATION OF POVERTY IN LOW INCOME DEVELOPMENTS

The poverty rate of households in the Niagara Falls Housing Authority properties has climbed steadily over the past decade which matches the general trend for the City of Niagara Falls, partly in reaction to the growing concentration of very poor households in public housing and the availability of Section 8 certificates and vouchers has allowed many potential public housing renters to migrate out of the city limits into suburban areas.

Congress passed legislation (QHWRA) which requires PHA's to create a Poverty Deconcentration Plan, and grants considerable flexibility in setting admissions policies. This report outlines the NFHA's current household composition, the potential objectives for a new admissions policy and the effect of the current admissions policy on household composition.

CURRENT LEVEL OF POVERTY: The vast majority of NFHA's population is poor with a household average yearly income of \$10,335.30, which is just above the 30% median income for a 1-person household (\$9,600.00) **BUT** under the 30% median income of \$11,000.00 for a 2-person household. According to the 1999 City of Niagara Falls Consolidated Plan and Strategy, slightly more than 48 percent of the City's population belonged to low income families (0-80 percent of median) in 1990, and 41 of the City's 95 Census Block groups have concentrations of low income residents in excess of 51 percent. The overall level of poverty is 18.6 percent; the City has 21 Census Tracts, and 47 percent of the poverty persons are living in five (5) Census Tracts where the concentration is 25% or more which includes the Highland Avenue and therefore Harry S. Jordan Gardens.

A large portion of the City's land has been developed for heavy industrial use, and a significant portion has been abandoned. The City also has a fairly high vacancy rate for residential units: 9.3% of the City's 28,635 units were vacant as of the last census. Average household size is decreasing, while the elderly portion of the population is increasing. Fifty-six percent of the housing units are owner-occupied. Minority households, particularly African-American and Native American, have a disproportionate share of the very low income category: half of the households in these minority groups are very low income as compared to only 35% of the population as a whole.

The ability to migrate out into suburban areas can be somewhat attributed to the availability of Section 8 certificates and vouchers, but a general population decline of almost every age group (approx. 1,312 from last census) and the current employment level or lack of has also contributed to high vacancy rates.

DECONCENTRATION EFFORTS

The QHWRA requires that PHA's try to bring higher income families into high-poverty developments. By providing working family role models who support enforcement of

management rules, as well as provide access to job networks and information, it is hoped that economic outcomes and security tenants in high-poverty projects may be enhanced. While this makes sense for family developments, such income mixing does not provide the same benefits to developments designated for the elderly, who are less likely to seek employment.

In addition, while the QHWRA also recommends bringing low income families to higher income projects (Jordan Gardens, Spallino/Wrobel Towers), the higher income projects have high poverty rates or rates that equal the remaining lower income projects, and by admitting a disproportionate share of impoverished households to those developments would only push those developments into high-poverty status, further undermining the long-term stability of the NFHA. Therefore, we will target high-poverty developments and attempt to bring higher income working families into those developments.

THE "X" FACTOR

DECONCENTRATION ADMISSION OBJECTIVES: In a plan to achieve a reduction of the overall poverty rate in all of our developments, the NFHA strives for the elimination or lessening of high concentrations of poverty level households at individual public housing developments by attaining a broader range of eligible working and non-working families and encourage their voluntary move to developments occupied predominantly by lower income families, and visa versa.

REDUCE THE OVERALL POVERTY RATE IN ALL NFHA DEVELOPMENTS: The NFHA will use a system to monitor the incomes of residents so that selections of new tenants will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. To achieve this, the Authority will monitor move-ins on a monthly basis and should it be found that one or more family developments are differing from the average income of the total family population by more than 25%, skipping families on the waiting list will be used to bring the average back in proportion.

By permanently repealing the Federal preferences but adopting them as Local Preferences for admission and requiring that only 40% of new admissions be very low income households (those below 30% of the Area Median Income), the Public Housing Reform Act of 1998 allows PHA's to pursue this objective.

To include in the broad range of income objective, those applicants whose incomes do not exceed 30% of are median income:

A PLAN TO ACHIEVE THE QHWRA OBJECTIVES: The plan to achieve the AHWRA objectives has no racial element. Elimination or lessening of high concentrations of poverty level households at individual public housing developments by attaining a broader range of eligible working and non-working families. The **LAW** allows PHA's offer **INCENTIVES** to

eligible families with higher incomes to encourage their voluntary move to developments occupied predominantly by lower income families, and vice-versa. Keeping in mind that:

No adverse actions may be taken against families rejecting any incentive. Implementation may not prevent or interfere with, site based programs . Provisions may not be construed to impose racial or income quotas. PHA's are allowed to SKIP families on their waiting lists, if their objective is lessening the concentration of families of similar income ranges.

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NY06P011709 FFY of Grant Approval: (09/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	112,541.00
3	1408 Management Improvements	120,000.00
4	1410 Administration	190,038.00
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	179,226.00
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	-0-
10	1460 Dwelling Structures	930,795.00
11	1465.1 Dwelling Equipment-Nonexpendable	-0-
12	1470 Nondwelling Structures	235,753.00
13	1475 Nondwelling Equipment	-0-
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	132,030.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,900,383.00
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	287,600.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Balance Modernization Salary Shortage.	1406	112,541.00
HA-Wide	Computer system operating costs		
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408	85,000.00
HA-Wide	Staff Training & Education Program - Increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	10,000.00
HA-Wide	Computerization - Updating software and training - Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations along with training.	1408	10,000.00
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	5,000.00
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the	1408	5,000.00

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	purpose/mission of the Housing Authority. Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a Master Plan for the Authority.	1408	5,000.00
HA-Wide Activities			
HA-Wide	Modernization Related Salaries & Benefits	1410	190,038.00
HA-Wide	Hire A/E for FY 2001 work items	1430	179,226.00
NFHA 11-2 Jordan Gardens	Replace kitchen flooring with VCT.	1460	144,600.00
NFHA 11-2 Jordan Gardens	Repair/replace front concrete porches	1460	93,285.00
NFHA 11-3 Spallino Towers	Lobby rehabilitation and interior of elevator cab renovation	1460	34,500.00
NFHA 11-5 Wrobel Towers	Insulate roof	1460	63,300.00
NFHA 11-5 Wrobel Towers	Lobby rehabilitation and interior of elevator cab renovation	1460	34,500.00
NFHA 11-5 Wrobel Towers	Replace hot water tanks	1460	24,600.00
NFHA 11-7A & B Packard and Center Courts	Replace thermostats in dwelling units	1460	44,300.00
NFHA 11-7A & B Packard and Center Courts	Door replacement - Primes and storms Front and rear	1460	309,310.00
NFHA 11-7A & B Packard and Center	Caulk door and window perimeters	1460	133,000.00

Table Library

Courts			
NFHA 11-7A & B Packard and Center Courts	Replace dwelling units aluminum soffit	1460	49,400.00
HA-Wide	Install operable windows at Warehouse	1470	4,468.00
HA-Wide	Re-route roof drains over stage at Family Resource Building	1470	8,038.00
HA-Wide	Install bleachers in gym at Family Resource Building	1470	15,654.00
HA-Wide	Install vent dampers on furnaces at Central Office	1470	200.00
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NFHA 11-2 Jordan Gardens	Expand maintenance garage	1470	67,200.00
NFHA 11-2 Jordan Gardens	Insulate maintenance garage roof	1470	3,500.00
NFHA 11-3 Spallino Towers	Rehabilitate community room kitchen	1470	14,600.00
NFHA 11-3 Spallino Towers	Install automatic door opener for community room	1470	15,000.00
NFHA 11-3 Spallino Towers	Install vent damper on maintenance garage furnace	1470	200.00
NFHA 11-5 Wrobel Towers	Rehabilitate community room kitchen	1470	19,193.00
NFHA 11-5 Wrobel Towers	Install automatic door opener for community room	1470	15,000.00
NFHA 11-7A Packard Court	Insulate maintenance garage roof	1470	18,500.00

Table Library

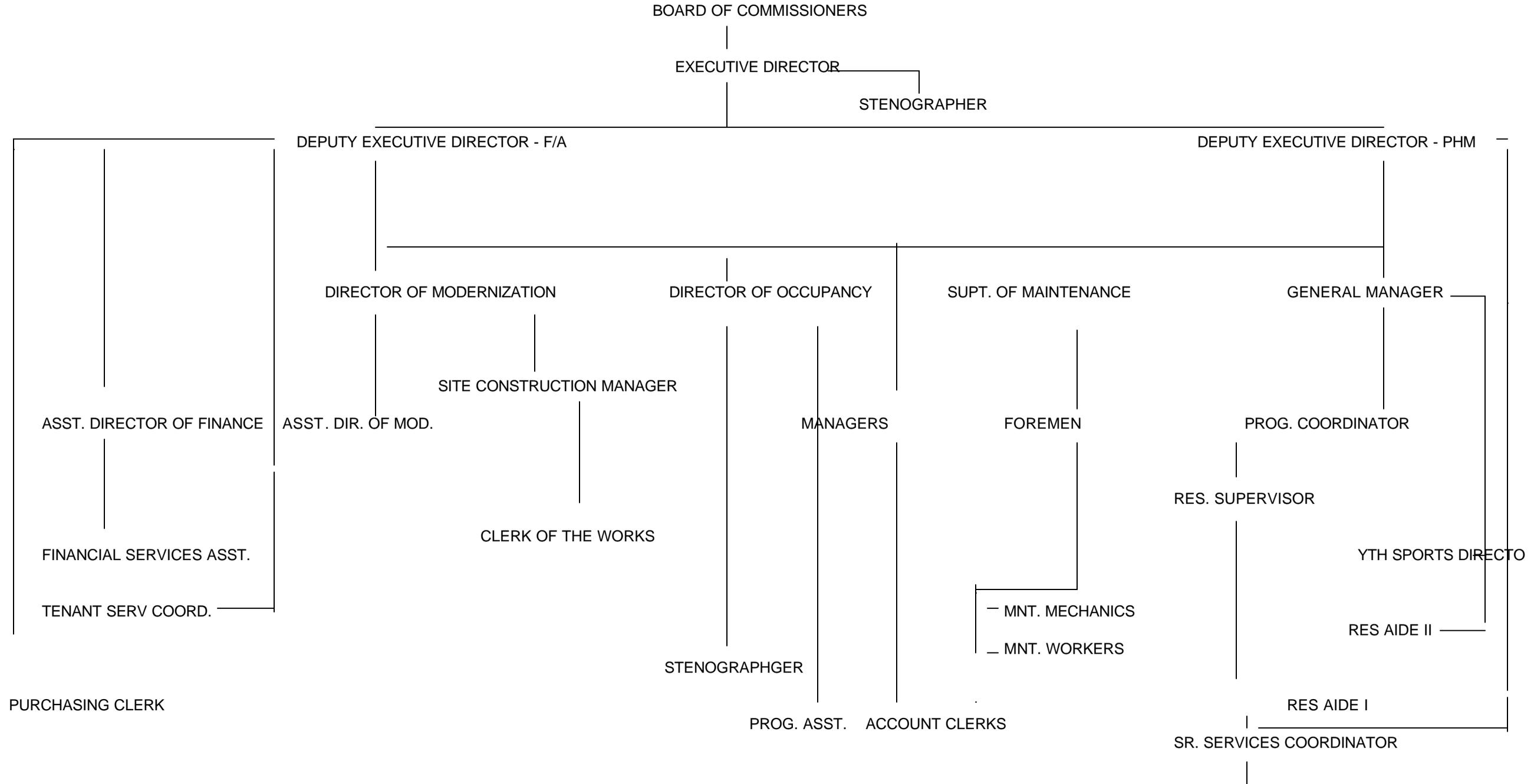
NFHA 11-7B Center Court	Renovate existing community space or renovate 2 dwelling units for community room	1470	54,200.00
HA-Wide	Contingency 7% of grant	1502	132,030.00

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Management Improvements	9/30/02	9/30/03
HA-Wide Physical Improvements	9/30/02	9/30/03
NY06P01102 Harry S. Jordan Gardens	9/30/02	9/30/03
NY06P01103 Anthony Spallino Towers	9/30/02	9/30/03
NY06P01105 Henry E. Wrobel Towers	9/30/02	9/30/03
NY06P01107 Packard and Center Courts	9/30/02	9/30/03

Table Library

NIAGARA FALLS HOUSING AUTHORITY ORGANIZATIONAL CHART



Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
-	PHA-Wide Management Improvements	-	-
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve resident skills and abilities through empowerment and economic development - continue tenant training and self-sufficiency initiatives through small business training, leadership development.		85,000	2001
		95,000	2002
		95,000	2003
		95,000	2004
Staff training and education program - increase skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.		10,000	2001
		10,000	2002
		10,000	2003
		10,000	2004
Computerization - updating software and training - increasing efficiency by updating software and training. Increasing efficiency of the organization by providing a network of computers throughout the Housing Authority. We will evaluate the existing operation and provide recommendations along with necessary training.		10,000	2001
Improve employee morale and relations - provide workshops that encourage harmony, teamwork and respect for diversity as well as employee recognition program.		5,000	2001
		5,000	2002
		5,000	2003
		5,000	2004
Improve resident and community relations - communicating the purpose/mission of the Housing Authority.		5,000	2001
		5,000	2002

	5,000	2003
	5,000	2004
Address marketability of Housing Authority developments - implement marketing strategies. Develop a master plan for the Niagara Falls Housing Authority.	5,000	2001
	5,000	2002
	5,000	2003
	5,000	2004
Total estimated cost over next 5 years	480,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
-	PHA-Wide Physical Improvements	-	-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Family Resource Building - resurface gym floor			154,471	2001
Total estimated cost over next 5 years			154,471	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY06P011002	Harry S. Jordan Gardens	4 as of 10/25/99	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Windows			590,800	2001
Upgrade/replace building main shut off valve			6,800	2001
Insulate attic area of resident units			45,000	2002
Caulk perimeter of exterior doors			6,500	2002
Repair and paint exterior cedar siding			178,369	2004
Upgrade valves to service domestic hot water piping			29,800	2004
Total estimated cost over next 5 years			857,269	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY06P01103	Anthony Spallino Towers	10 as of 10/25/99	6%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace garbage compactor			110,000	2001
Replace hot water tank			23,900	2001
Total estimated cost over next 5 years			133,900	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P01105	Henry E. Wrobel Towers	19 as of 10/25/99	8%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace garbage compactor		110,000	2001
Kitchen rehabilitation		1,314,966	2002
Replace thermostats		37,500	2004
Total estimated cost over next 5 years		1,462,466	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P011007	Packard and Center Courts	32 as of 10/25/99	11%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Addition to maintenance garage (Center Court)		34,719	2001
Renovate return system and clean ducts		154,200	2001
Bathroom rehabilitation		1,299,691	2003
Window replacement		1,008,800	2004
Replace windows on Administration Building		7,400	2004
Total estimated cost over next 5 years		2,504,810	

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Harry S. Jordan Gardens NY06P011-2 Easton Dr. and Highland Ave. Niagara Falls, NY 14305	100 units Family	Replace kitchen flooring with VCT Repair/replace front concrete porches Expand maintenance garage Insulate maintenance garage roof Replace windows Upgrade/replace building main shut off valves Insulate attic areas of resident units Caulk perimeter of exterior doors Repair and paint exterior cedar siding Upgrade valves to service domestic hot water Piping	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Henry E. Wrobel Towers NY06P011-5 800 Niagara Avenue Niagara Falls, NY 14305	250 units Elderly	Insulate roof Lobby rehabilitation and interior elevator cab Renovation Replace hot water tanks Rehabilitate community room kitchen Install automatic door opener for community Room Replace garbage compactor Kitchen rehabilitation Replace thermostats	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Packard Court NY06P011-7A 4700 Pine Avenue Niagara Falls, NY 14301	166 units Family	Replace thermostats in dwelling units Door replacement - primes & storms, front & Rear Caulk door and window perimeters Replace dwelling units aluminum soffit Insulate maintenance garage roof Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg.	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Center Court NY06P011-7B 1700 Center Avenue Niagara Falls, NY 14305	134 units Family	Replace thermostats in dwelling units Door replacement - primes & storms, front & Rear Caulk door and window perimeters Replace dwelling units aluminum soffit Renovate existing community space or renovate 2 dwelling units for new community room Addition maintenance garage Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg.	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Scattered Sites NY06P011-8 729 Townsend Place Niagara Falls, NY 14301 1350 Cleveland Avenue Niagara Falls, NY 14305 2168 North Ave. Niagara Falls, NY	3 units Family	N/A	N/A	N/A	N/A	N/A	Yes - 5(H) Homeownership Program in accordance with the U.S. Housing Act of 1937	N/A

14305								
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Table Library

Table Library

**Public Housing Drug Elimination Program
Department of Housing and Urban Development**

Application for Funding

**Submitted by the
Niagara Falls Housing Authority
744 10th Street
Niagara Falls, New York 14301**

**Stephanie W. Cowart
Executive Director**

November 29, 1999

**Niagara Falls Housing Authority
Public Housing Drug Elimination Program
Application for Funding
November 29, 1999**

Table of Contents

Content	Page
Application Cover Letter	3
Applicant Data Input Form	5
Project Summary	6
SF424, Application for Federal Assistance	7
SF424M, Federal Assistance Funding Matrix	8
SF424A, Budget Information	9
FY 1999 PHDEP Summary Budget Information	11
SF424B-Assurances, Nonconstruction Programs	12
HUD-2880, Applicant/Recipient Disclosure/Update Report	14
Certification by Resident Councils	17
Certification of Drug Treatment Program	18
HUD-50070, Drug-Free Workplace Certification	19
HUD-50071, Certification and Disclosure to Influence Federal Transactions	21
SF-LLL, Disclosure of Lobbying Activities	22
HUD-2992, Debarment and Suspension Certification	23
Certification by Law Enforcement Representative and Chief Executive Officer	25
Baseline Services to Public Housing Residents by	

Law Enforcement Agencies	26
Certification of Law Enforcement Records and Medical/Disability Information	28
Certification of Consistency with the Consolidated Plan	29
Certification of Consistency with the EZ/EC Strategic Plan	30
HUD-2993, Acknowledge of Application Receipt	31
Project Narrative: Locations and Unit Counts of Targeted Developments	32
Plan for Addressing the Problem	
Problems Addressed/Activities to be Implemented	34
Project Goals	53
Evaluation Measures	59
Budget for the Grant Period	64
Project Timetable	69
Description of Project Participants	75
Summary of Proposed Program	77
Attachments:	
1. Map of Niagara Falls	78
2. Niagara Falls Housing Authority Family Resource Building	80
3. Summer Enrichment Program	95
4. Entrepreneurial Development Program	111
5. Letters of Support	120

November 29, 1999

Ms. Joan Spilman
Public Housing Director
Office of Public Housing
DHUD--Buffalo State Office
Lafayette Court, Fifth Floor
465 Main Street
Buffalo, New York 14203-1780

Dear Ms. Spilman:

The Niagara Falls Housing Authority (NFHA) is pleased to submit an original and two copies of its proposal for the FY 2000 Public Housing Drug Elimination Program.

The Niagara Falls Housing Authority is a mid-sized agency located in Niagara Falls, New York. The proposed program is designed to eliminate drug-related crime in three target housing projects located in Census Tract 202 in the City of Niagara Falls, New York. The Jordan Gardens development contains 100 family units, the Center Court housing development contains 134 family units, and the Packard Court housing development contains 166 family units. Two of the housing developments, Jordan Gardens and Center Court, are located within what is called the Highland Avenue Area of Niagara Falls. This area consists of approximately 50 city blocks occupied exclusively by minority residents.

By any number of indicators, the area around the Housing Authority has been an area of considerable distress for a number of years. Socioeconomic conditions in and around the City of Niagara Falls have changed profoundly over the last forty years due to major plant closings, rising unemployment, and a lower wage for the jobs that have remained. As a result, the City has become smaller, older, poorer, and more racially heterogeneous over the past decade. These social changes have struck residents of the Niagara Falls Housing Authority projects with particular harshness, increasing levels of poverty as well as social and familial disruption.

The present application continues the Housing Authority's efforts to compensate by revitalizing the community. This application requests funding in the amount of \$174,733 to continue and expand the Public Housing Drug Elimination Program activities that began in 1991 and have been expanding ever since.

The program proposed here focuses on enhancing police patrols through the three target projects, administering all of the program linkages with community groups forged during the previous grant years, and enlarging several new programs.

Specifically, this application requests funding for two Niagara Falls Police Department patrol officers who will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24-hours-per-day, Monday through Friday, allowing officers to be on patrol during the hours of greatest drug related criminal activity, as well as take part in anti-drug and anti-crime activities that take place at other times during the day and night. This part of the application strengthens the partnership relationship that has developed between the Police Department and residents of the Housing Authority.

Additionally, this application requests funding for personnel whose responsibilities will be to

schedule, coordinate, and recruit participants for the variety of drug education and prevention programs that are offered at the Housing Authority's Family Resource Building. These include coordination of drug prevention education, community linkages, alternative sports and recreation activities, and education and employment opportunities. Funding is also requested for a cultural history program, an entrepreneurial development program, and a computer training program. Programs that will be continued and enhanced under this application include a Rites of Passage program, a summer enrichment program, and a series of recreation and cultural trips.

Among the strengths of the project proposed here are (a) the degree to which the project responds to the direction and participation of tenants, (b) its continuation of proven successful activities by shifting them to community responsibility, and (c) its coordination and integration with a series of other initiatives developed by the Housing Authority to improve the lives of young people and families living in and around the target housing projects.

This application builds upon the proven successes of the Housing Authority's previous efforts to establish and expand linkages with community substance abuse and crime prevention agencies, local colleges and universities, health care facilities, the Niagara Falls Board of Education, and local county and state governmental representatives. All have joined with the Housing Authority in a multidisciplinary, multitiered approach to the myriad of problems associated with drugs and crime. All of these organizations working together have made real differences in the lives of the residents of the Housing Authority, as well as residents of the surrounding areas.

In short, this PHDEP application continues the Niagara Falls Housing Authority's tradition of developing quality, comprehensive programming that addresses a range of urgent needs. It is thus with great pride that I submit this application for activities that build upon what we have already accomplished.

Herewith you will find the original and two exact copies for your consideration.

Very truly yours,

Stephanie W. Cowart
Executive Director

Project Narrative: Locations and Unit Counts of Targeted Developments

The unit count upon which this application is based is 849, confirmed by Ms. Marlene Mast of the Buffalo, New York Office of Public Housing. Verification follows this page.

This project targets three Niagara Falls Housing Authority projects, Jordan Gardens NY11-2, Center Court NY11-7B, and Packard Court NY11-7A in Niagara Falls, New York. The Jordan Gardens development contains 100 family units, located between Garden Avenue, Highland Avenue, and Easton Drive. The Center Court housing development contains 134 family units located on Center Avenue at 20th Street. The Packard Court housing development contains 166 family units, between Packard Court and Court Road off of Pine Avenue. Two of the housing developments, Jordan Gardens and Center Court, are located within what is called the Highland Avenue Area of Niagara Falls. This area consists of approximately 50 city blocks occupied exclusively by minority residents. Attachment 1 contains a map of Niagara Falls with the housing development sites indicated.

Close to 1,000 people live in the three projects. African American, low-income female-headed households make up virtually the entire population; both husband and wife are present in only 30 out of 400 units in the three projects. Roughly half of all residents are children: approximately 180 children are under 5 years of age, 200 children are between the ages of 5 and 13 years, and 65 children are between the ages of 14 and 17 years of age. One hundred twenty-one elderly or disabled people live in the three projects.

Plan for Addressing the Problem: Problems Addressed/Activities to be Implemented

1. Problems Addressed: Implications of Objective and Subjective Data

In developing the present application, program planners consulted rich sources of information on the extent of drug-related crime in and around the Niagara Falls Housing Authority. These data sources included objective data supplied by the Niagara Falls Police Department; a survey designed, undertaken, and analyzed to gauge the residents' perceptions on the extent of drug-related criminal activity and related issues in their neighborhoods; and objective data on area social conditions taken from the 1990 Census. Information analyzed yielded the following implications.

- a. Though in general crime appears to be falling in and around the Housing Authority projects, Niagara Falls Police statistics and interviews reveal the immediate surrounding neighborhood, the Highland Avenue Area, remains the focus of much criminal activity, including drug possession and sales that include a significant portion of housing project residents.
- b. Most crime-related activity in the target areas is concentrated in the evening and early morning hours. Crack cocaine, powder cocaine, and marijuana are the most used and sold illegal drugs.
- c. When surveyed about their attitudes and concerns, residents of the three target housing projects felt themselves to be at considerable risk from drug-related crime, including drug buying and selling (which numbers of tenants report seeing and hearing about), and the crimes of violence and against property that are associated with drug abuse and trafficking.
- d. Most residents of the target housing projects know someone in their immediate neighborhood with a substance abuse problem; one-quarter of residents know ten or more people with substance abuse problems. A constellation of socioeconomic

risk factors places the large number of children who live in the developments at high risk of drug-related crime, either as victims or active participants in use and criminality.

- e. According to residents, the people seen selling illegal drugs in the neighborhood are between 16-25 years of age. Many residents indicate their belief that reports made to local police seriously underrepresent the actual "street-level" dimension of the problem.
- f. While previous efforts by the Housing Authority--including enhanced police patrols and alternative activities--have succeeded in driving some drug activity away from the projects, drug arrests and activities continue off the project sites.
- g. Finally, the drug problem is one of continuing severity, that cannot be solved once and for all through any single avenue but only through a multitiered, multidisciplinary approach that includes prevention education, family and youth services, employment and educational opportunity, and enhanced police participation at the community level.

These implications were taken into account in the development of the current application. As the sources noted above suggest, in Census Tract 202 social risk factors such as unemployment, poverty, and other factors are high as well. The cumulative impact of such social stressors on young people is all too often a push into the crime and violence associated with drug use and sales. Across the Niagara Falls community, there are the widespread perceptions that crime is a problem, that drug use is so common in high-risk areas that marijuana, cocaine, and crack are overwhelmingly identified as prevalent, that young people are particularly at risk of the hazards associated with substance abuse, and that the seven most commonly identified crimes are associated with significant levels of violence both inside and outside the family.

Thus the need appears high for continuation and expansion of the kind of Housing Authority-based services and interventions that aim to increase opportunities for jobs, and that will improve the sense of hope for the future for young people and their families. Additionally, tenants

overwhelmingly indicated a wish for an expanded police presence in their community to complement the range of drug prevention and education activities that have been under way in the Housing Authority for several years.

2. Activities to be Implemented

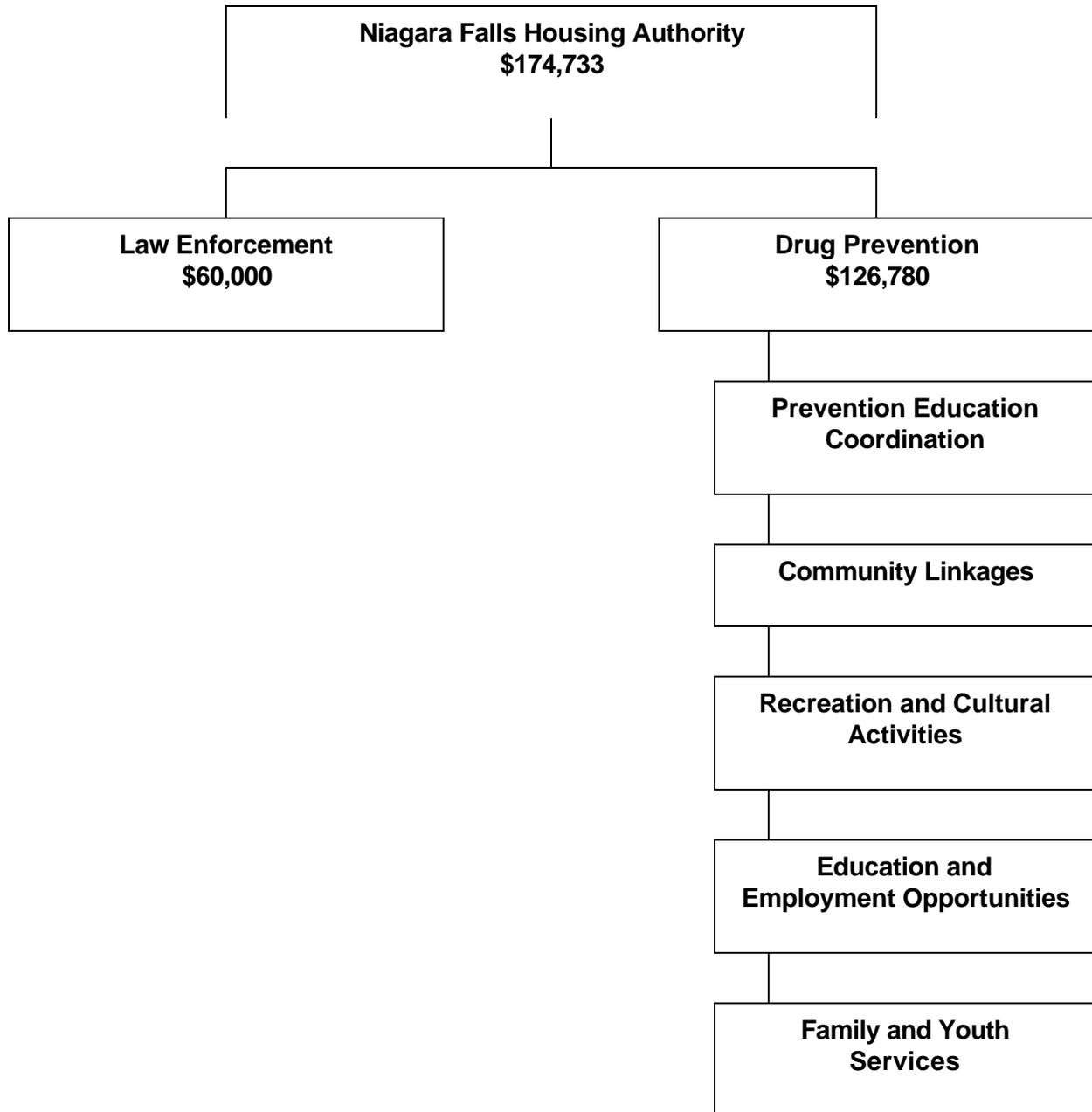
This project proposes to continue and refine current Public Housing Drug Elimination Program (PHDEP)-funded activities, namely a comprehensive drug-elimination program targeting three Niagara Falls Housing Authority projects in Niagara Falls, New York. The present application requests funding in the amount of \$174,733 to continue and expand the Public Housing Drug Elimination Program activities that began in 1991 and have been increasing ever since. The program proposed here focuses on enhancing police patrols through the three target projects, administering all of the program linkages with community groups forged during the previous grant years, and adding new programs and enhancing existing programs.

Specifically, this application requests funding for two Niagara Falls Police Department patrol officers who will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24-hours-per-day, Monday through Friday, allowing officers to be on patrol during the hours of greatest drug related criminal activity, as well as take part in anti-drug and anti-crime activities at other times during the day and night. This part of the application strengthens the partnership relationship that has developed between the Police Department and residents of the Housing Authority.

Additionally, this application requests funding for personnel whose responsibilities will be to schedule, coordinate, and recruit participants for the variety of programs to reduce the use of illegal drugs that are offered at the Housing Authority's Family Resource Building. These include coordination of drug prevention education, community linkages, alternative sports and recreation activities, and education and employment opportunities. Funding is also requested to add the following new programs: a cultural history program, an entrepreneurial development program, a computer training program, and an anti-drug, anti-violence conference. Programs that will be continued and enhanced under this application include a Rites of Passage program, a summer enrichment program, and a series of recreation and cultural trips.

The Executive Summary on the following page presents a graphic summary of this project. The section following the Executive Summary presents the assessment of drug-related crime associated with drug-related crime problems in the Housing Authority's developments.

*Executive Summary,
Niagara Falls Housing Authority Public Housing Drug Elimination Program*



Specific elements of the current plan are listed in the following sections.

a. Continued Additional Security and Protective Services

In years past, this "supply-reduction" component of the strategy enhanced Niagara Falls City Police presence within the Housing Authority limits by hiring off-duty patrol officers to provide an increased presence on a weekly schedule, covering prime drug related crime activity time as identified by both the resident survey and by the Lieutenant in charge of the Narcotics Division of the City Police Department. Because of a shortage of city police officers, one officer only was able to be assigned to the Highland Avenue Area for two shifts. This shortage has made curbing the crime problem difficult with regular patrols, since the city could not promise a regular, concerted police presence in the Housing Authority's developments. Thus in the past PHDEP project, off-duty police officers were hired to patrol, and had been successful at deterring crime. Patrols began in November 1992. Initially there was no reported criminal incident in the areas or during the times when these patrol officers were on duty. Because the purpose of the patrols is deterrence, this provides an indication of the initial success of this program activity.

This year, funding is requested for police patrols by two officers. This reflects the creative collaboration that have developed between the Niagara Falls Housing Authority and the Niagara Falls Police Department. One result of that collaboration is Operation CLEAN (Community and Law Enforcement Against Narcotics). Briefly, Operation CLEAN specifically targets neighborhoods within the City of Niagara Falls, aims to clean them up of drug use, and attempt to keep them clean will the police target new trouble spots. The goal of this program is to return control of neighborhoods to the law-abiding residents who have been forced to surrender their communities to drug dealers. The operation is implemented in seven recurring phases:

PHASE ONE: The target areas are selected.

PHASE TWO: As many drug dealers, distributors, and locations as possible are identified.

PHASE THREE: As many drug dealers from the target area as possible are removed

from the street.

PHASE FOUR: The pattern of criminal activity that existed within the area is disrupted.

PHASE FIVE: Control of the target areas is gradually transferred to legitimate community members.

PHASE SIX: Increased control is transferred to area residents; a walking beat is established, and continues in conjunction with the two regularly scheduled Housing Authority officers.

PHASE SEVEN: Follow-up and evaluation.

The cycle then repeats if necessary, with new locations targeted. Each cycle is approximately twelve weeks in length.

Operation CLEAN will take place as an important adjunct to the police patrols that will be made possible by this application. For those police patrols, the Niagara Falls Housing Authority and the Niagara Falls Police Department will enter into a contract in accordance with the requirements of the PHDEP NOFA. The Police Department will generate officer activity information in the form of incident activity reports and call activity reports, both of which are attached to this application and which are approved for use by the Housing Authority. Records will also be kept and procedures followed in accordance with the contract. The Police Department will practice community policing strategies and activities through Housing Authority developments, specifically those strategies and activities that enhance a partnership between police and community. This includes foot patrols through Housing Authority projects to ensure maximum civilian contact.

This application includes documentation from the Niagara Falls Police Department certifying to their intention to contract with the Housing Authority; the application also includes a letter of commitment from the Chief of Police of the Niagara Falls Police Department.

Component Budget Narrative and Cost Analysis. Funding is requested for salaries for 2 police officers, \$60,000 including salary and fringe. The Police Department will supply \$20,000 worth of salary and fringe, marked police vehicles, insurance, uniforms, scheduling, and supervision as in-kind support, for a total of \$30,000.

b. Drug Prevention Programs

This proposal recognizes that any program to eliminate drug-related crime must go beyond security services to provide a comprehensive approach to primary prevention, intervention, and treatment. The proposal also recognizes that successful prevention attempts must include all members of the community, including residents, Housing Authority administration, police, businesses, schools, and churches.

Based on these understandings, numerous program strategies are currently under way as a result of previous PHDEP awards. These include the following.

Comprehensive programming. The Housing Authority's drug and crime prevention programs include primary prevention strategies, identification of at-risk members of the population, intervention strategies aimed at these at-risk residents, and access to formal intervention and referral to treatment for those residents identified as being harmfully involved with illegal drugs.

During previous grant periods, a Prevention Coordinator had been recruited and hired as a catalyst for establishing a prevention office with prevention activities within the Housing Authority, for recruiting and supporting resident participants, and for developing and overseeing programs.

Drug education opportunities for residents. Under the current PHDEP grant, formal drug education opportunities are held on-site at the Housing Authority's Family Resource Building and project sites through the cooperation of several community agencies. (Attachment 2 contains detailed information on the Family Resource Building and the wide variety of scheduled activities it contains as the hub of the Housing Authority's target area.) The drug education offerings will target motivating the community as agents of change.

Through a series of presentations, the NFHA has begun the expansion of educational and skills building activities presented to residents through lectures and workshops run by local substance abuse specialists.

In each of the three target NFHA projects, tenant groups meet on a monthly basis to discuss self-management and related community concerns. This permits the Housing Authority to meet the goal of monthly sessions and to have access to approximately 10% of the adult residents in the projects. The other original goal of guest speakers is met through the educational sessions based at the Family Resource Building.

Local alcohol and other drug abuse prevention specialists from both the Alcoholism Council of Niagara County and the Niagara County Drug Task Force provide ongoing drug information and skills training (e.g., decision-making, refusal, problem-solving) as part of their mission in the community. The scheduling and advertising of these offerings as formal educational sessions is coordinated by the Housing Authority and is on-site at the various community centers in the target area.

Family and other support services. Family and other support services offered by this program include identification of community resources for residents that deal with a wide range of problems faced by families in the Housing Authority community that increase risk of the abuse and/or sale of illegal drugs.

Effective Parenting for Children (EPIC) is a parent education program that provides training and technical support to parent group leaders. EPIC training began at the Housing Authority in March 1993, and continues among small (8-12) members support and discussion groups made up of predominantly single mothers.

Youth services. Involvement of Housing Authority youth in prevention activities takes many forms. Educational activities include drug elimination programs run by the Housing Authority in conjunction with Niagara County Drug Abuse; and the Niagara Falls Housing Authority Chapter of the Buffalo Area Engineering for Minorities program, designed to increase the awareness and importance of math, science, and English courses,

and to increase the number of minority engineering graduates in the Western New York Area.

The Housing Authority's PHDEP project includes a Livin' Large Program. This is a full-year academic tutorial program designed to increase the skills and abilities needed to improve scores on standard tests. It is open to children from kindergarten through 12th grade. A van picks up the children from their homes and take them to the after-school program at the Family Resource Building; tutoring and teaching services are provided by the Niagara Falls Board of Education. A special segment of the Livin' Large program are the Drug Awareness classes taught by a staff member of the Niagara County Drug Abuse Program; in these sessions the children learn about drug awareness, use and abuse, and the effects of drugs.

A major focus of the Housing Authority is the I Can Read Program. This program improves and increases reading and other literacy skills and readiness for Housing Authority children, who take part in the program during the school year.

Youth recreation/cultural activities included trips to Marineland, Beckers Farm, the Buffalo Zoo, the Toronto Zoo, Fantasy Island, the Niagara Falls Aquarium, African Lion Safari, the Toronto Blue Jays; and Art Park; summer camp; a basketball clinic and a baseball clinic; fishing trips; Flag Football League; ice skating; the Niagara Falls Housing Authority basketball competition; Bidy Basketball teams; the YMCA Basketball Team Instructional League; the Punt, Pass, and Kick Competition; wrestling; bowling; the Drill Team; basketball games at Niagara University; and the City Recreation Softball League. Many of these activities were funded through the Niagara Falls Youth Sports Program, which ended this year.

The Housing Authority has also operated a successful Summer Enrichment program for several years. The Housing Authority provides a comprehensive summer program that offers individualized recreational, cultural, and educational components geared to each individual child's level of development. The goal of the program is to develop and implement a comprehensive youth and family collaboration, including

educational, recreational, and cultural programs. Objectives include creating and developing youth-oriented programming; encouraging and promoting interaction through group activities for high-risk youth; identifying, developing, and implementing an educational, prevention program for families and youth; providing needed summer employment for area youth; and providing a safe and drug free atmosphere for children to live, learn, laugh, and play.

Economic/educational opportunities for residents and youth. Local business and educational leaders will provide on-site presentations on developing employment and educational opportunities through an established Speaker's Bureau. The meetings are on a monthly schedule run through the Family Resource Building programs. In addition, the Center for the Study and Stabilization of the Black Family at Niagara University provides vocational and career track counseling for young people. Business speakers began their monthly series of presentations in December 1992. Other prevention specialists and education leaders are now being identified.

Two things are clear from this overview of current drug-prevention and crime-prevention activities under way under the auspices of the Housing Authority. First, this is a remarkable record of achievement for a Housing Authority in which the target population is under 1,000 individuals. The PHDEP program is clearly established as a cost-effective service.

And second, the activities operated through the PHDEP program have almost entirely been taken over by the residents themselves, by outside agencies such as the Niagara County Drug Abuse Program and the Niagara Falls Board of Education, or by other grant-funded initiatives such as the Niagara Falls Housing Authority Youth Sports program or the Youth Development Initiative program. The Prevention Office, which was funded under previous PHDEP awards and which was responsible for setting up the range of drug and crime prevention programs, is being discontinued as a Housing Authority operation; with the prevention education program so well established, the Housing Authority's primary roles have become catalyst for program development and scheduler and coordinator of programs that are currently under way. In the absence of the Prevention Office, these functions have been split up among the individuals who are most involved with the programming. In the current application, funding is requested to

cover the time commitment that each of these positions devotes to crime-reduction and drug-prevention activities begun through the PHDEP program. These commitments, and the cost benefits, are described in the next section.

The current PHDEP application requests funding for salaries for project managers and coordinators (1) to maintain the above-mentioned programs in **drug education opportunities for residents, family and other support services, youth services, and economic/educational opportunities for residents and youth** that are already in place, and (2) to institute the new programming.

Activity: drug prevention education. Funding is requested for a Rites of Passage program, featuring 12 locally known speakers on these topics. The Rites of Passage program gives young people the opportunity for refresher training in the important skills that help to increase their resiliency factors and reduce risk factors that lead to drug use and the associated crime. As the name suggests, this component will help at-risk young people, particularly young teenagers, negotiate the difficult path to adulthood. Held every other month throughout the year, these events will fulfill a specific drug prevention function in that they will address issues of violence prevention, drug use prevention, self-esteem building, communications, social etiquette, adult responsibilities, and cultural pride. Speakers will be brought in to hold workshops and conferences for the Housing Authority and community youth, and trophies and prizes will be awarded for participation. Black Brothers and Sisters Involvement is one group that has been identified for participation; this group operates leadership development and conflict resolution workshops for young people. Other speakers and consultants will be identified to participate as well. Additionally, trips to restaurants and other places will be held in order to allow children to practice social skills necessary to their development as responsible adults. Twenty-four young people and five adult volunteers will take part in each Rites of Passage event.

For the **Rites of Passage** program, funding is requested for 6 speakers x \$250 per speaker.

Activity: youth services and family and other support services. Funding is requested for a Summer Enrichment Program (Attachment 3), and a computer training program for young people, to be offered during the Summer Enrichment Program as well as year-round. This training will take place on a state-of-the-art computer system with Internet access to prepare young people to become leaders in the burgeoning information culture.

The **Summer Enrichment Program** will have the following costs: four teachers; four teacher aides; three sports counselors; one overnight trip including bus rental, tickets, and meals; and four day trips including van rental, tickets for events, and meals.

Activity: adult and youth services. For this component, this year's PHDEP will offer an important series of Cultural History events. This will consist of a Story Telling Program with two parts. The first part will be a Story Telling event focusing on African-American stories. Karima Amin, a local educator and storyteller, has been identified as a consultant for this component. With more than a decade of experience as an artistically accomplished storyteller, she will design a performance that focuses on the history and culture of African and African-American people as passed on in folktales, fables, participation stories, fairy tales, and fun tales for youngsters and adults. This will be a community-wide performance event. The second part of this component will be a workshop in telling stories. This will be open to both adults and young people who are interested in developing the skills and education necessary to pass on their cultural heritage and their personal histories.

For the **Cultural History Program**, funding is requested for a three-day residency and conference workshop for Storyteller Karima Amin.

Activity: economic/educational opportunities. To increase these opportunities for residents and youth, this year's PHDEP application proposes to offer an Entrepreneurial Development Program for young people aged 12 to 18 years (Attachment

4 describes this program). It will be a new addition to the Summer Enrichment Program with the same goals as Junior Achievement. It will be coordinated with the Niagara County Department of Employment and Training, the Niagara County School to Work Consortium, and the Niagara Falls Board of Education.

Funding is requested for a teacher. For the **computer training program**, funding is requested for a pentium computer, laser printer, software, and Internet access charges for the training program.

Activity: program management and administration. Funding is requested for salaries for the following individuals.

The **General Manager** of the Family Resource Building, which has become the centralized location for programming, and which is described in detail later in this application, provides central oversight and control over all scheduling and coordination activities that take place within the Family Resource Building.

The **Resident Services Coordinator** of the Housing Authority is directly responsible for scheduling and coordinating all activities related to the PHDEP program goals and objectives. That is, this individual is the liaison for all programming related to the elimination of drug-related crime, whether these programs take place under the auspices of the PHDEP program or other programs. This individual also provides liaison with community agencies offering programs and services at the Housing Authority.

The Family Resource Building **Program Coordinator** works with the Tenant Services Coordinator and the General Manager of the Family Resource Building to ensure that all programs and services are adequately staffed with sufficient resources.

The **Youth Sports Director** is the coordinator of all activities related to the Youth Sports grant program. This program provides a range of youth sports

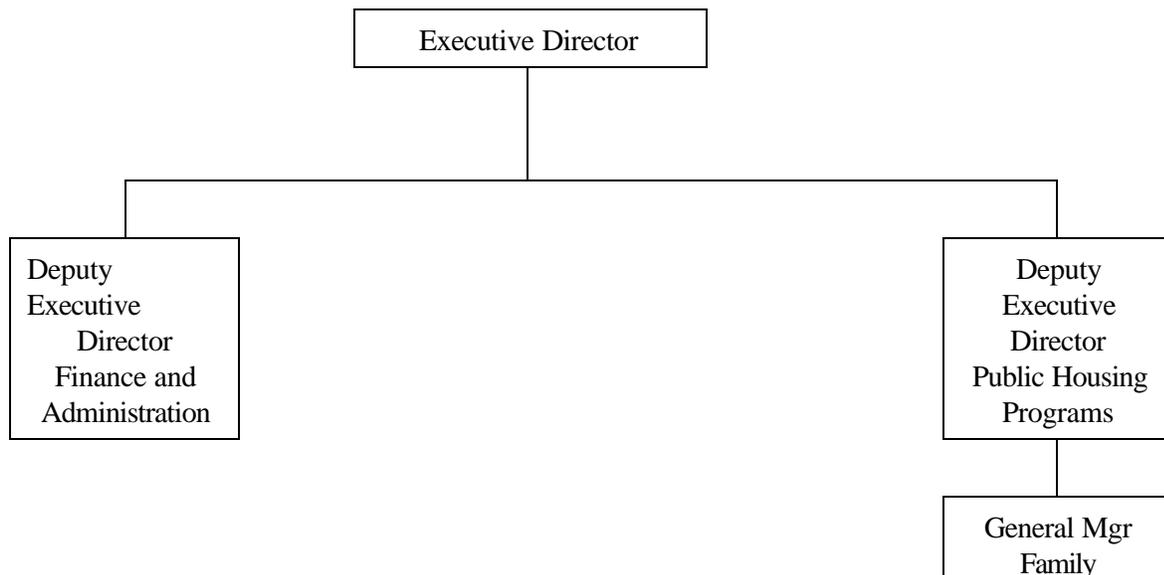
efforts, cultural and arts activities, and youth educational/vocational activities that help to address the needs for drug-free activities for young Housing Authority residents aged 11 through 18 years of age.

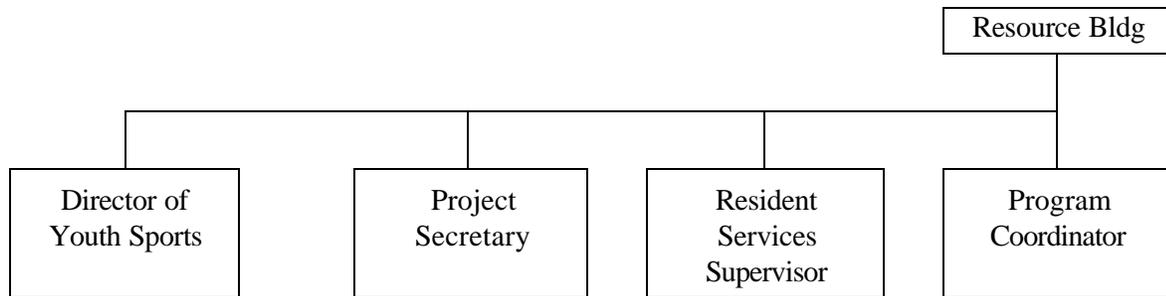
A **Project Secretary** is required to interface between the Niagara Falls Housing Authority and the Niagara Falls Police Department, ensuring that all reports, records, and other statistics are supplied in a timely fashion. This position will be supplied as in-kind support from the Housing Authority.

Funding for Housing Authority **administrative oversight** is requested to ensure that contractual and budgetary requirements are met (10% commitment based on a combined salary of \$110,000 for the Deputy Executive Director--Finance and Administration and the Deputy Executive Director of Public Housing Programs + .40 fringe).

Funding is also requested for **evaluation consultation** to assess the success of the program. Evaluation activities are described in a later section.

Below is a flow chart of the project, with position titles and lines of authority.





3. Anticipated Effectiveness of the Applicant's Plan

The activities proposed here represent the latest stage in the evolution of a project whose planning cycle began almost ten years ago. During the course of the continuing series of meetings to plan and implement these PHDEP projects, members of the working group formed linkages with a wide range of members of the drug prevention community, including the Niagara Falls Housing Authority Tenants Associations, the Niagara Falls Police Department, Developmental Research Programs Inc., Effective Parenting Information for Children of Erie County, Niagara University, Niagara County Community College, the Alcoholism Council of Niagara County, the Institute on Alcoholism Services and Training at the School of Social Work at the State University of New York at Buffalo, the Niagara County Drug Task Force, Amherst Y-U, and Narcotics Anonymous and Alcoholics Anonymous. The extremely wide variety of organizations clearly indicates that the proposed program is not only as comprehensive as possible, but that its approach is based upon activities and methods that have been proven effective in reducing or eliminating drug-related crime.

A central assumption of the present proposal is that activities for eliminating drug-related crime and drug use are most successful when the members of a community assume central roles. Accordingly, the project planners carefully designed each program component around the participation of Housing Authority residents and representatives of the community agencies and organizations that will provide services.

Thus the plan described in this application is expected to be effective because it builds

upon the successes of the Housing Authority not only to reduce crime and drug use but to establish and expand linkages with community substance abuse agencies and local governmental entities. These organizations have taken over delivery of many programs and activities that the Housing Authority has instituted, particularly substance abuse prevention education programs, family and other support services, youth services, and economic and educational opportunities for residents and youth.

The Housing Authority's success in achieving funding for a range of youth and family programming such as youth sports programs and educational and employment opportunity programs have enabled these programs to link with the intended targets of previous Drug Elimination Projects. Therefore, the focus of the present application is, appropriately, on enhancing police patrols through the projects, administration of all of the program linkages forged during previous grant years, and refining and adding programs.

In summary, among the strengths of the project proposed here the also lead us to anticipate its effectiveness are:

- (a) the degree to which the project responds to the direction and participation of tenants,
- (b) its continuation of proven successful activities by shifting them to community responsibility, and
- (c) its coordination and integration with a series of other initiatives developed by the Housing Authority to improve the lives of young people and families living in and around the target housing projects.

This PHDEP application continues the Housing Authority's tradition of developing quality, comprehensive programming that addresses a range of urgent needs.

4. How the Program Will Reduce/Eliminate Drug Related Crime

The goals and objectives of this proposal attack the problem of drug- related crime from

both the *supply* aspect and from the *demand* aspect.

In an effort to reduce the *supply* of illegal drugs available to the residents of the Housing Authority, funds are requested to enhance and expand significantly a program of police patrol of the target areas at the prime drug-related crime hours. These time periods were identified by both the residents and the City of Niagara Falls Police Department.

Thus this component not only responds to tenants' requests for more police protection, but also provides a community-oriented policing policy that helps to promote a large measure of self-sufficiency for Housing Authority residents.

To address the *demand* aspect of drug-related crime, drug prevention literature suggests that an attempt to reduce the demand for drugs must focus on the entire community as a change agent. In order for drug abuse to be reduced, programs must

- (1) address those factors inherent in a community that increase the risk of abuse, and
- (2) provide a means of identification and intervention with those residents who are already harmfully involved with drugs.

The Housing Authority proposal addresses these demand reduction objectives through a set of comprehensive primary prevention, intervention, and referral strategies as described in the program section. The drug prevention programs provide skill building and increased educational and economic opportunities for residents that target those risk factors inherent in a depressed economic environment. In keeping with a comprehensive approach, the programs propose to provide education to all age groups on the realities of involvement with illegal drugs and present healthy alternatives to use. For those already abusing or addicted to drugs, the strategies include methods of identification and intervention.

Additionally, the programs proposed here that enhance or create new drug education opportunities for residents, family and other support services, youth services, and economic/educational opportunities for residents and youth have been designed to address what

drug and crime research have consistently identified as the key risk factors that draw young people and adults into drug use and crime, and the resiliency factors that protect young people and adults from the dangers of drug use and crime. Specifically, these are multifactorial and occur across individual, peer, family, school, and community levels. In the programs proposed here, these include factors related to peer pressure, relationships, conflict resolution, self-esteem and self-worth, education, employment opportunities, and responsibility and respect. Above all, the research has been clear that children most need a sense of hope for the future and a sense that some adult cares for them and their well-being. Every program that has already been established and that will be established or enhanced under this proposals has been created with these important factors in mind.

Because the tenants are so closely involved in the identification of activities and the management of them, there has evolved within the Housing Authority community a growing sense of self-sufficiency and empowerment that also contributes to a reduction of drug-related crime. The programs undertaken through this project have demonstrably helped to increase the self-sufficiency and empowerment of the Housing Authority community.

5. Threshold Requirements

The Niagara Falls Housing Authority complies with all Fair Housing and civil rights laws, statutes, regulations, and executive orders as enumerated in 24 CFR 5.105(a).

Plan for Addressing the Problem: Project Goals

Activities planned in the current application extend the work undertaken in the Niagara Falls Housing Authority's 1999 Public Housing Drug Elimination Program grant. The overall purposes of the 1999 project were to reduce the incidence of drug use and drug-related crime, to increase residents' sense of community safety, to increase the community's participation in activities against drugs, and to provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments.

The 2000 PHDEP grant builds on preceding years' activities as described in the next section.

1. 2000 Goals and Objectives

The NFHA's 2000 PHDEP grant has been designed as a one-year project with the following goals:

- To reduce the incidence of drug use and drug-related crime,
- To increase residents' sense of community safety,
- To increase the community's participation in activities against drugs, and
- To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments.

To accomplish these, the following are the project's major objectives.

The project will build upon cooperative police-resident drug-related crime reduction activities consisting of the use of police patrols on a seven-day per week

schedule.

The project will enhance existing drug education and prevention programs that integrate the expertise of community substance-abuse organizations and professionals with the energy, community knowledge, cultural awareness, and dedication of housing project residents to reach 100% of residents with effective, appropriate drug prevention messages.

The project will solicit the participation of at least 25% of the youth and adult population in drug-free alternative recreation activities.

The project will increase economic/educational opportunities for the future and employment training among 25% of the youth and adult population through skill building, self-esteem enhancement, and direct contact with area business and educational leaders.

The project will increase the awareness of community-based services and linkages to community resources for a minimum of 25% of residents.

The project will increase awareness and use of community-based drug intervention services and linkages for treatment for a minimum of 25% of residents already harmfully involved in drug-related activities.

The extent of the current drug-related crime problem continues to include drug sales, drug possession, and crimes against individuals and property. Subjective data from the tenant surveys indicate that tenants are likely to be aware of more criminal activity than they report to police. In keeping with a comprehensive approach to drug-related crime reduction, therefore, this year's proposal will continue those activities that have begun through the PHDEP grant, and enhance and expand program activities to increase the drug use/abuse prevention focus.

2. Relationship to Long-Term Drug Elimination Goals and Activities

This section discusses the Housing Authority's 2000 goals in the context of (a) the background of previous activities, and (b) the next four years.

a. Background

Neither residents nor police disagree that in prior to the first DEP-funded activities the problem of drugs had escalated dangerously in the Housing Authority's three public housing developments and the immediate surrounding neighborhood. In 1989 police made 20 arrests in the projects for sale of illicit drugs, ten times the number of arrests made the previous year. A resident described the area as "an open air drug market."

On November 6, 1989, the Housing Authority sponsored a day-long conference dealing with what needed to be done to defeat the drug dealing, and also to rehabilitate the neighborhood to make it a place where current residents will want to remain and prospective residents will want to relocate to. Sixty participants attended the conference, representing residents, community leaders, and city, state, and federal housing officials. The result of the conference displayed one overwhelming common opinion, which was that safety and security for residents must become the Authority's main priority.

Against this background, ensuring the security of its residents has been one of the important ways the Housing Authority has fought to eliminate drug-related crime. The Housing Authority revised its then-current CIAP budgets and reallocated funds to allow funding of security services to supplement city of Niagara Falls and Niagara County police services in the housing developments and immediate areas. Because of a shortage of city police officers, one officer only is able to be assigned to the Highland Avenue Area for two shifts. Because this made it difficult to make a real difference in curbing drug trafficking, off-duty police officers were hired to patrol using CIAP money.

Additionally, 1987 and 1988 CIAP funding was used to install new lighting at all sites to eliminate dark pockets of drug-related crime. Security deadbolts have been installed on all doors, and the developments are awaiting delivery of new locks and doors. The results were dramatic; after the police patrols began in January 1990, the number of people arrested in the projects for drug crimes fell from 20 in 1989 to 0 from October 1990 through June 1991.

As the police noted, however, project residents still went off-site to buy and sell drugs, and returned to the projects to use them. When the residents sent the unmistakable message that drugs and drug-related crime were among their biggest concerns, the Housing Authority responded with its first Public Housing Drug Elimination Program grant application in 1991. That grant was funded, and since then the Housing Authority has enhanced and enlarged its commitment to this important program.

b. The Next Four Years

It is a requirement of this year's PHDEP application process to discuss the goals of the current proposal within a context of four additional years, assuming that the grant will be continued for the next four years. Because the current application represents a steady expansion of previous years' programs, the Housing Authority expects that the next four years will also see an expansion of this year's activities.

As indicated in the following list of goals and objectives 2000-2004, the project's goals will remain the same while the measurable objectives expand to take in more Housing Authority residents.

2000 Goals:

- To reduce the incidence of drug use and drug-related crime
- To increase residents' sense of community safety
- To increase the community's participation in activities against drugs
- To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2000 Objectives:

- To establish police patrols on a seven-day per week schedule
- To reach 100% of residents with effective, appropriate drug prevention messages
- To solicit the participation of 25% of youth and adults in drug-free alternative recreation activities
- To increase economic/educational opportunities among 25% of youth and adults

To increase awareness of community services and linkages for a minimum of 25% of residents
To increase awareness of community drug intervention and treatment services for 25% of residents
already harmfully involved in drug-related activities

2001 Goals:

To reduce the incidence of drug use and drug-related crime
To increase residents' sense of community safety
To increase the community's participation in activities against drugs
To provide community-based intervention services and linkages with established intervention and
treatment agencies outside the limits of the housing developments

2001 Objectives:

To establish police patrols on a seven-day per week schedule
To reach 100% of residents with effective, appropriate drug prevention messages
To solicit the participation of 35% of youth and adults in drug-free alternative recreation activities
To increase economic/educational opportunities among 35% of youth and adults
To increase awareness of community services and linkages for a minimum of 35% of residents
To increase awareness of community drug intervention and treatment services for 35% of residents
already harmfully involved in drug-related activities

2002 Goals:

To reduce the incidence of drug use and drug-related crime
To increase residents' sense of community safety
To increase the community's participation in activities against drugs
To provide community-based intervention services and linkages with established intervention and
treatment agencies outside the limits of the housing developments

2002 Objectives:

To establish police patrols on a seven-day per week schedule
To reach 100% of residents with effective, appropriate drug prevention messages
To solicit the participation of 40% of youth and adults in drug-free alternative recreation activities
To increase economic/educational opportunities among 40% of youth and adults
To increase awareness of community services and linkages for a minimum of 40% of residents
To increase awareness of community drug intervention and treatment services for 40% of residents

already harmfully involved in drug-related activities

2003 Goals:

To reduce the incidence of drug use and drug-related crime

To increase residents' sense of community safety

To increase the community's participation in activities against drugs

To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2003 Objectives:

To establish police patrols on a seven-day per week schedule

To reach 100% of residents with effective, appropriate drug prevention messages

To solicit the participation of 45% of youth and adults in drug-free alternative recreation activities

To increase economic/educational opportunities among 45% of youth and adults

To increase awareness of community services and linkages for a minimum of 45% of residents

To increase awareness of community drug intervention and treatment services for 45% of residents already harmfully involved in drug-related activities

2004 Goals:

To reduce the incidence of drug use and drug-related crime

To increase residents' sense of community safety

To increase the community's participation in activities against drugs

To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2004 Objectives:

To establish police patrols on a seven-day per week schedule

To reach 100% of residents with effective, appropriate drug prevention messages

To solicit the participation of 50% of youth and adults in drug-free alternative recreation activities

To increase economic/educational opportunities among 50% of youth and adults

To increase awareness of community services and linkages for a minimum of 50% of residents

To increase awareness of community drug intervention and treatment services for 50% of residents already harmfully involved in drug-related activities

Plan for Addressing the Problem: Evaluation Measures

Project administrators have developed specific goals and objectives to be addressed by the proposed project, and an evaluation plan.

The present proposal will continue a comprehensive drug-elimination program targeting the Jordan Gardens, Center Court, and Packard Court housing developments in Niagara Falls, New York. Residents will play a central role in the development and implementation of components of this project. The overall goals of the project are to reduce the incidence of drug use and drug-related crime, to increase residents' sense of community safety, to increase the community's participation in activities against drugs, and to provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing development.

To accomplish these goals, the following major objectives have been developed:

- (a) the project will increase the strategic and coordinated use of police patrols on a three-shift per week schedule;
- (b) to implement and expand drug education and prevention programs that integrate the expertise of community substance-abuse organizations and professionals with the energy, community knowledge, cultural awareness, and dedication of housing project residents to reach 100% of project residents with effective, appropriate drug-prevention messages;
- (c) to solicit the participation of at least 25% of the youth and adult population in drug-free alternative recreation activities;
- (d) to increase economic/educational opportunities for the future and employment training among 25% of the youth and adult population through skill-building, self-esteem enhancement, and direct contact with area business and education leaders;

(e) to increase the awareness of community-based services and linkages to community resources for a minimum of 25% of residents; and

(f) to increase awareness and use of community-based drug intervention services and linkages to treatment for a minimum of 2% of residents already harmfully involved in drug-related activities.

The prevention program described in this application will be evaluated as a total program as well as a set of component parts. The total program contains the following components with their related activities:

<i>Component</i>	<i>Activities</i>
Crime reduction	Police Patrols
Drug education programs	Youth and resident education programs
Community self-esteem programs	Alternative youth activities, education, employment opportunities for youth and adults
Intervention services	Linkage to treatment programs.

The evaluation will provide information to residents and Housing Authority planners in order to:

(1) document the impact of the overall program on crime frequency, fear of crime, and the community's sense of efficacy in combatting drug-related crime,

(2) provide information on resident reaction as a way of correcting implementation of program components during the grant year, and

(3) provide information to residents to determine program modifications after the grant year.

An Evaluation Consultant will be retained on a contractual basis to design, supervise, and analyze the evaluation steps in association with the Program Coordinator and Housing Authority administration.

Total Program Evaluation. We propose that the combination of the various program components should reduce the incidence of drug and drug-related crime, increase the resident's sense of community safety, and result in more residents participating in community activities against drugs.

Crime rates will be determined by keeping monthly records of area arrests and police records of resident calls of criminal activity. Because the goal of the police patrols is deterrence and the prevention programs are intended to reduce the likelihood of problem behaviors, we expect to see the rates of both drug and drug-related crime reduced over the course of the year.

The residents' sense of security will be evaluated by a **resident survey** in the form of attitude questionnaires developed in association with the Evaluation Consultant. Given the relatively limited size of the tenant population, we propose a structured interview with all adult residents, to the degree that tenant volunteerism permits, at three points during the project: at the onset of the project, six months into the project, and in month 11 of the grant year. These interviews will form the principal means of attitude assessment in the housing project community.

The interviews will use a fixed-response format but also permit more open-ended discussion of resident concerns. The interviews will address resident perceptions of the frequency of criminal activity, personal experience of crime, the severity of drug-related problems in the community, the perceived personal risk of being victimized, resident tolerance of drug use, and beliefs about the community's ability to change the nature of drug problems in the projects. By the end of the grant year, we predict residents will report an increased sense of safety, a reduced tolerance for the presence of drugs in the community, and a greater belief in the effectiveness of

community responses to the drug problem.

Specific Program Components. The program components will be evaluated primarily by examining resident participation and resident's perceptions about the value of the components. Participation records (number of participants) will be recorded for all activities and summarized on a monthly basis. This information will also form the basis for evaluating total program participation. The monthly Tenant Meetings will be used to distribute anonymous paper-and-pencil questionnaires to community participants in order to assess resident response to the program components. Although questionnaires will be distributed at each Tenant Meeting, the specific questions will depend on the program components being evaluated. Each program component (e.g., drug education presentations, and so on) will be evaluated every other month after the component is operational. As a result, the questions will vary in content each month based on the program components being evaluated. In general, the questions will address resident awareness of the specific program, intention to participate, perceived value of the specific program, and resident suggestions for program modification. Questionnaires will be designed and analyzed by the Evaluation Consultant. The monthly results will be used as a planning tool in the management of the project. We propose that this procedure will permit ongoing feedback and demonstrate increasing levels of program awareness and intent to participate.

The following evaluation data will be collected for each of the grant project's components:

Crime reduction: Police patrols.

Specific questions will address resident awareness and value placed on the increased patrols, willingness to interact with the police, and willingness to participate in or make reports to the resident patrols. Participation will be measured by the number of reports made to the police.

Drug education programs: Youth and resident education programs.

Evaluation will follow the format described above by examining awareness, intent to participate, and number of participants.

Community self-esteem programs: Alternative youth activities, education and

employment opportunities for youth and adults.

Evaluation will follow the format described above by examining awareness, intent to participate, and number of participants.

Intervention services: Community support groups (AA and NA), linkage to treatment programs.

Specific questions will address awareness of services and willingness to utilize RAP services. Participation will be measured by the number of referrals to treatment, and the number of participants in the AA and NA groups to be developed in the project.

For all components, effective programming year should be demonstrated by a progressive increase in awareness of specific programs, a progressive increase in willingness to utilize services, increasing acceptance of the value of the programs, and progressive increases in average rates of participation.

Budget for the Grant Period

REIMBURSEMENT OF LOCAL LAW ENFORCEMENT AGENCIES OVER AND ABOVE BASELINE SERVICES

BUDGET NARRATIVE

BRIEF PROGRAM DESCRIPTION: The Niagara Falls Housing Authority will contract with the Niagara Falls Police Department for enhanced patrols of the target housing project areas. Two street patrol officers will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24 hours-per-day, Monday through Friday, including during the hours of greatest drug-related crime activity, 12 noon - 8 p.m. and 8 p.m. - 4 a.m. The costs of these patrol officers will be paid from grant funds. The Niagara Falls Police Department will supply a portion of salary and fringe, marked police vehicles, uniforms, insurance, scheduling, and supervision as in-kind support.

FUNDS REQUESTED FOR ACTIVITY: \$60,000

	PHDEP Funding	Other local in-kind Sources of Funding
a. Personnel		
None	\$0	\$0
Total Personnel	\$0	\$0
b. Fringe Benefits		
None	\$0	\$0
Total Fringe Benefits	\$0	\$0
c. Travel		
None	\$0	\$0
Total Travel	\$0	\$0
d. Equipment		
Two marked police patrol cars	\$0	\$10,000
Total Equipment	\$0	\$10,000
e. Supplies		
None	\$0	\$0
Total Supplies	\$0	\$0
f. Contractual (police services)		
Salaries plus fringe for 2 police officers ((\$40,000 at straight time x 2 officers)	\$60,000	\$20,000
Total Contractual	\$60,000	\$20,000
g. Construction		
No items	\$0	\$0
Total Construction	\$0	\$0

h.	Other		
	No items	\$0	\$0
	Total Other	\$0	\$0
i.	Total Direct Charges		
	(sum of a-h)	\$60,000	\$30,000

**PROGRAMS TO REDUCE DRUG USE:
DRUG PREVENTION**

BUDGET NARRATIVE

BRIEF PROGRAM DESCRIPTION: The Housing Authority has transferred to residents or local community organizations the responsibility for offering many drug prevention program activities that it has developed in past years. The Housing Authority's role has become one of coordinating and scheduling the range of programmatic offerings. Funding is requested under this budget category for personnel whose responsibilities include scheduling and recruiting for the variety of programs to reduce the use of illegal drugs that are offered at the Housing Authority's Family Resource Building. Additionally, in its continuing role to develop and enhance existing programs, the Housing Authority requests funding to expand programs related to educational opportunities, family and other support services, adult and youth services, and economic and educational opportunities for resident adult and youth activities; these include computer training, cultural history programs, an entrepreneurial development program, a Rites of Passage program, Let's Talk, Rainbow Niagara Pageant and a summer enrichment program for children. Funding is also requested for evaluation aides to perform evaluation activities.

FUNDS REQUESTED FOR ACTIVITY: \$126,729

a.	Personnel	PHDEP Funding	Other local in-kind Sources of Funding
	General Manager, Family Resource Building (20% commitment, based on \$40,000)	\$ 8,000	\$0
	Program Coordinator, Family Resource Building (25% commitment based on \$40,000)	\$ 9,190	\$0
	Tenant Services Coordinator (30% commitment based on \$33,619)	\$10,000	\$0
	Youth Sports Director (100% commitment based on \$35,000)	\$35,000	\$0
	Project Secretary (50% commitment based on \$20,000)	\$0	\$10,000
	NFHA administrative oversight (10% commitment)	\$11,300	\$0
	Total Personnel	\$73,490	\$10,000
b.	Fringe Benefits (40%)		
	General Manager, Family Resource Building	\$ 3,200	\$0
	Program Coordinator, Family		

	Resource Building	\$ 4,000	\$0
	Tenant Services Coordinator	\$ 4,000	\$0
	Youth Sports Director	\$ 3,000	\$9,000
	Project Secretary	\$0	\$4,000
	NFHA administrative oversight	\$ 4,520	\$0
	Total Fringe Benefits	\$18,720	\$13,000
c.	Travel		
	None	\$0	\$0
	Total Travel	\$0	\$0
d.	Equipment		
	Computer, printer, software, Internet services for Computer training program	\$0	\$2,500
	Total Equipment	\$0	\$2,500
e.	Supplies		
	Printing for advertising programming	\$0	\$2,000
	Postage for programming-related costs \$200/mo x 12 mos	\$0	\$2,400
	Telephone for programming-related costs, \$120/mo x 12 mos	\$0	\$1,440
	Educational materials and videos	\$ 690	\$0
	Total Supplies	\$ 690	\$5,840
f.	Contractual		
	Evaluation consultant (7 hours/month at \$50/hour x 4 months)	\$0	\$1,400
	Cultural History program Karima Amin, Storyteller One residency, 3 days x \$300/day	\$1,074	\$0
	Entrepreneurial Development Program Teacher, \$15/hr x 20 hrs/wk x 7 wks	\$ 2,100	\$0
	Rites of Passage Program/Let's Talk/Rainbow Niagara Pageant 12 speakers on anti-violence, self-esteem building, and conflict resolution, \$125 x 12	\$ 1,500	\$0
	Total Contractual	\$ 4,674	\$0
g.	Construction		
	No items	\$0	\$0
	Total Construction	\$0	\$0

h.	Other		
	Summer Enrichment Program		
	4 teachers, \$15/hr x 20 hrs/wk		
	x 7 weeks	\$ 8,400	\$0
	4 teacher aides, \$6.68/hr x		
	35 hrs/wk x 7 weeks	\$ 6,546	\$0
	3 sports counselors, \$6.68/hr		
	x 35 hrs/wk x 7 wks	\$ 4,909	\$0
	Overnight trips (1)		
	Bus rental, \$500 x 1	\$ 500	\$0
	Hotel, \$50/night x 20	\$ 1,000	\$0
	Meals, \$25 x 20	\$ 500	\$0
	Day trips (4)		
	Van rental, \$200/trip		
	x 4 trips	\$ 800	\$0
	Tickets, \$15 x 65 x		
	4 trips	\$ 3,900	\$0
	Meals, \$10 x 65 x 4	\$ 2,600	\$0
	Total Other	\$29,155	\$0
i.	Total Direct Charges		
	(sum of a-h)	\$126,729	\$28,840

Project Timetable

Implementation Schedule Grant Period November 1, 2000 - October 31, 2000

PHDEP 1999					
ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
1	PHDEP 2000	\$174,733			
2					
3	POLICE PATROL	\$60,000	11/1/00	10/01	
4	Meet with Police	\$ 0	11/1/00	12/1/00	Executive Director
5	Establish and approve contract	\$ 0	11/1/00	12/1/00	Executive Director
6	Schedule patrols	\$ 0	11/1/99	12/1/99	Police Department
7	Recruit officers for 3 shifts	\$ 0	12/1/00	1/01	Police Department
8	Begin patrols	\$ 0	11/1/00	10/01	Police Department
9	Establish community liaison	\$ 0	11/1/00	10/01	NFHA Administration
10	Police activity reporting	\$ 0	11/1/00	10/01	Police Department and NFHA Administration
11	Evaluate component	\$ 0	4/01	10/01	Police Department, NFHA Administration, and Evaluation consultant
12					

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
13	DRUG PREVENTION:	\$71,200*			
14	COMPREHENS. PROGRAM				
15	Continue existing program	\$ 0	11/1/00	10/01	NFHA Administration
16	coordination				
17	Purchase required	\$690	11/1/00	7/30/01	Resident Services Supervisor
	supplies				
18	Evaluate component	\$ 1,400	4/01	10/01	Evaluation Consultant
19					
20	DRUG PREVENTION:	\$ 0			
21	EDUCATION				
22	Contract with prevention	\$ 0	11/00	10/01	NFHA Administration
23	speakers				
24	Continue monthly meetings	\$ 0	11/00	10/01	Tenant Council Presidents
25	Schedule add'l workshops:	\$ 0	11/00	9/01	NFHA Administration

*Does not include Administrative Costs. These are included under PROGRAM ADMINISTRATION section.

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
26	Drug Awareness				NFHA Administration
27	Rites of Passage	\$1,500			NFHA Administration
28	Conflict resolution				NFHA Administration
29	Problem-solving				NFHA Administration
30	Self-esteem				NFHA Administration
31	Parenting skills				NFHA Administration
32	Evaluate Component	\$ 0	4/01	10/01	Evaluation Consultant
33	DRUG PREVENTION:	\$ 0			
34	FAMILY SERVICES				
35	Parent training continues	\$ 0	11/00	10/01	Community resources
36	AA/NA meetings begin	\$ 0	11/00	10/01	Resident Services Supervisor
37	on-site				
38	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant
39					

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
40	DRUG PREVENTION:	\$ 0			
41	YOUTH				
42	Coordinate and schedule	\$ 0	11/00	10/01	NFHA Administration
43	BEAM, I Can Read, Livin' Large	\$ 0	11/00	10/01	NFHA Administration
44	Schedule drug education	\$ 0	11/00	10/01	NFHA Administration
45	workshops	\$ 0	monthly		NFHA Administration, tenant volunteers
46	Recruit for summer program	\$ 0	1/01	7/01	Resident Services Supervisor
47	Contract for summer personnel	\$ 0	4/01	6/01	NFHA Administration
48	Entrepreneurial Development	\$2,100	6/01	7/01	NFHA Administration
49	Summer program activities	\$29,155	6/01	8/01	Resident Services Supervisor

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
50	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant
51					
52	DRUG PREVENTION:	\$ 0			
53	ECONOMIC/EDUCATION				
54	OPPORTUNITIES				
55	Computer training	\$2,500	11/00	10/01	NFHA Administration
56	Continue scheduling and	\$ 0	11/00	10/01	Resident Services Supervisor
57	presentations by business and				
58	education leaders				
59	Cultural History Program	\$1,415	11/00	10/01	NFHA Administration
60	Continue vocational and	\$ 0	11/00	10/01	Resident Services Supervisor
61	career counseling				
62	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
63	PROGRAM	\$15,820			
64	ADMINISTRATION				
65	Administrative oversight	\$ 0	11/00	10/01	NFHA Administration
66	meetings continue				
67	Identify necessary	\$ 0	11/00	10/01	NFHA Administration
68	supplemental facilities				
69	and equipment				
70	Semiannual reports to HUD	\$ 0	6/01	12/01	NFHA Administration
71	Explore sources of	\$ 0	11/00	10/01	NFHA Administration
72	continuation funding				
73	Access continuation funding	\$ 0	4/01	10/01	NFHA Administration
74	One year summary of	\$ 0	10/01		Evaluation consultant
75	evaluation reports				
76	Grant close-outs	\$ 0	10/01		NFHA Administration

Description of Project Participants

The primary agency on this project will be the Niagara Falls Housing Authority. No subcontractors will be hired for this project.

The present proposal is the culmination of a long series of planning meetings between members of a working group formulated by the Housing Authority administration. Working group members included the executive director and deputy executive directors of the Housing Authority, the residents of the Niagara Falls Housing Authority, staff members of the Family Resource Building, and independent substance abuse prevention consultants.

Attachment 5 contains letters of support from relevant local agencies. During the course of the application's preparation, members of the working group contacted a wide range of members of the drug prevention community with the aim of soliciting in-kind or contracted support should the grant be funded. These groups include the Niagara Falls Housing Authority Tenants Associations, the Niagara Falls Police Department, Developmental Research Programs Inc., Effective Parenting Information for Children of Erie County, Niagara University, Niagara County Community College, the Alcoholism Council of Niagara County, the Institute on Alcoholism Services and Training at the School of Social Work at the State University of New York at Buffalo, the Niagara County Drug Task Force, Amherst Y-U, and Narcotics Anonymous and Alcoholics Anonymous. The extremely wide variety of organizations clearly indicates that the proposed program intends to be as comprehensive as possible.

When the Housing Authority formed a working committee to develop the programs that are proposed in this application, the Authority made sure the residents were represented. The presidents of the Niagara Falls Housing Authority Tenants Associations were key figures in every stage of the preparation process, as their letters indicate. Every development now has its own association and president; On behalf of the tenants, they contributed their ideas and energy to the development of these programs, and have committed themselves and their organizations to help these programs succeed. Since the original application was developed, the Tenant Association at the Niagara Falls Housing Authority has reorganized, with these officers too, representing their projects, offered their advice and support for the development of this current application.

Indeed, right from the beginning of the process of planning this application, the tenants' voices were heard: the survey of tenants' opinions on drug-related crime helped the working committee get a fuller sense of the extent of the problem.

Letters of support from the presidents of the tenant associations in the three target housing projects are included in Attachment 5.

A central assumption of the present proposal is that activities for eliminating drug-related crime and drug use are most successful when the members of a community assume central roles. Accordingly, the working committee carefully designed each program component around the participation of the residents, both individually and in groups. The success of the crime reduction initiative depends heavily upon the tenants to implement and participate in the various activities. The residents themselves will be responsible for designing all of the recreational and cultural drug-free activities, especially those for youth. All of these programs are very much run by and for the tenants themselves.

Summary of Proposed Program

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court, and Jordan Gardens, all located with the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

Attachment 1:
Map of Niagara Falls

Attachment 2:

Niagara Falls Housing Authority Family Resource Building

Attachment 3:
Summer Enrichment Program

Attachment 4:
Entrepreneurial Development Program

Attachment 5:
Letters of Support

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 186,729

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R **x**

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court and Jordan Gardens, all located within the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Jordan Gardens	100	264
Center Court	134	106
Packard Court	166	357

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the duration of program by # of months. For “Other”, identify the # of months).

6 Months_____ 12 Months **x_____ 18 Months_____ 24 Months_____ Other _____**

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	-	-			
FY 1996		NY06DEP0110196	-	5/12/98	5/98
FY 1997		NY06DEP0110197	-	-	12/98
FY 1998		NY06DEP0110198	-	-	11/99
FY 1999		NY06DEP0110199	186,729	-	11/00

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court, and Jordan Gardens, all located within the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 1999 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	60,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	126,729
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	186,729

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be listed sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be added in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences per activity. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$60,000	
Goal(s)		To deter drug traffic - sites / to increase residents sense of community safety					
Objectives		Use of police patrols on a 7 day per week schedule					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Salaries & fringe benefits for 2 officers			11/00	10/01	60,000	30,000	-increase in awareness -increase in willingness to utilize services -increasing acceptance of value of programs
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$126,729		
Goal(s)							
To offer drug prevention program activities - reduce drug use.							
Objectives							
Increase economic development opportunities for the future.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Salaries/fringes	1,000	Residents	11/00	10/01	88,020		-increase in awareness -willingness to utilize services -increase in average rates of participation
2. Supplies/equipment	1,000	Residents	11/00	10/01	38,709	28,840	-increase in awareness -willingness to utilize services -increase in average rates of participation
3.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1, 2	60,000	Activities 1, 2	60,000
9120				
9130				
9140				
9150				
9160	Activities 1, 2, 3	126,729	Activities 1, 2, 3	126,729
9170				
9180				
9190				
TOTAL		\$186,729		\$186,729

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

COMPREHENSIVE AGENCY PLAN MEETING
MEETING MINUTES
FRIDAY, OCTOBER 8, 1999

In Attendance:

Stephanie W. Cowart, Executive Director, NFHA
Patricia Barone, Deputy Executive Director, NFHA
W. Lee Whitaker, Director of Occupancy, NFHA
Doris Jones, Chairman- Board of Commissioners, NFHA, resident - Center Court
Jessie Butry, member- Board of Commissioners, NFHA, resident - Wrobel Towers
Effie Sconiers, President - Wrobel Towers Tenants Association
Ann Cox, President- Jordan Gardens Tenants Association
Jo Currie, (on behalf of Louise Channing, President) - Spallino Towers Tenants Association
Annie Porter, President- Center Court Tenants Association
Lori Zimpfer, Director of Modernization, NFHA
Nancy Haley, Assistant Director of Modernization, NFHA
Melissa Matsulavage, Occupancy Programs Assistant

Meeting began at approximately 10:08 AM

Mrs. Cowart asked that everyone introduce themselves and state what they would like to see happen within the Housing Authority in the future.

Ms. Cox stated that she would like to see more tenants hired at the Housing Authority.

Ms. Currie stated that she would like to see the residents of Spallino Towers happy.

Mrs. Haley spoke of the importance of the cooperation between tenants and NFHA staff.

Mrs. Barone would like to see more funding so that we may provide for all.

Ms. Zimpfer would like to see more resident input.

Miss Jones would like to see resident self-sufficiency and creation of more resident jobs.

Mrs. Butry would like to see improved staff/tenant cooperation. Also, more amenities- carpeting, air conditioning, etc. at Wrobel Towers.

Ms. Sconiers would like to see more activities at Wrobel Towers.

Mrs. Porter stated that more tenants need to be aware of each others lifestyles. Improvement is needed in areas of parking, cleaning up outside and supervision of children. Stated that drugs and gambling are a problem.

Mrs. Whitaker would like to see the Authority and the tenants learn from one another.

Mrs. Matsulavage would like to see the tenants getting what they want and deserve.

Mrs. Cowart began stating the purpose of the meeting. Spoke of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and new legislation. One requirement is to establish a Resident Advisory Board to review the Annual Plan and consider recommendations.

- AGENDA ITEM I - FIVE YEAR PLAN. Mission Statement and Five Year Goals were reviewed.

Mrs. Cowart stated that all of our goals lead up to the Mission Statement and that cooperation is a two-way street.

Mrs. Butry stated that more things have to be done to attract new tenants and to compete with new developments such as, garbage disposals, air conditioners, etc.

Miss Jones stated that our employees need to be made aware that the residents are most important part of the Housing Authority.

Mrs. Cowart stated that the Housing Authority promotes a customer friendly environment and that employees have had customer service training.

Miss Jones stated that development of staff/tenant relationship is a two-way street.

Ms. Zimpfer spoke of how staff sometimes “gets yelled at” by the tenants and agrees that cooperation is a two-way street.

Mrs. Cowart stressed that respect is the key to a good relationship and that we should continually work on ways to solve problems.

Mrs. Butry stated that some of the residents feel that some members of the staff “look down on them”.

Mrs. Cowart stated that these problems could be addressed specifically at another time.

Miss Jones stated that we all need to learn to talk TO each other. She asks that we tell tenants the truth in all matters and not to give the “runaround”. Says respect is built in that way.

Mrs. Cowart stated that if a tenant is not satisfied with a solution or answer that we encourage them to go to the next level.

Mrs. Butry said that she feels that all staff should be well informed and able to answer tenant questions/concerns.

Miss Jones said tenants should be able to get answers at the right level.

Mrs. Cowart stated that these concerns will be addressed with the staff.

Miss Jones said she will address them with the tenants as well.

- AGENDA ITEM III - CAPITAL IMPROVEMENTS. Needs Assessment distributed.

Ms. Zimpfer stated that the 5 year plan/ physical needs assessment is developed from information from managers and the maintenance department to immediately fund the items needed in the first year and plan what work needs to be done over the next four years. Said to expect a decrease in funds. Handout indicated items to be funded for 2000 and then through 2004. Elevator/lobby rehab and automatic doors for the Rec Room will take place at Spallino and Wrobel Towers for 2000. Should improve marketability.

Mrs. Butry spoke of how the elevators at Wrobel Towers break down every weekend. Tenants need to be addressed about teaching visiting children not to play on them.

Ms. Zimpfer stated that the elevators have been mechanically upgraded and that they get a lot of use. Asked if anyone knew what has been the problem

Mrs. Cowart told Mrs. Butry that we would look into the current elevator problem.

Mrs. Porter asked why the bathroom work at Center Court was so far down the list (2003) and stated that the toilets are too small.

Ms. Zimpfer agreed that this item has been around for awhile and realizes it's very important to the tenants but that the items have been ranked by need/urgency. Also explained that work items such as PC/CC Bathrooms utilize the entire grant. As there are many smaller items, they were worked into the budget.

Mrs. Porter spoke of the kitchen makeovers at Jordan Gardens coming first.

Ms. Zimpfer spoke of the sheet vinyl (floors). Presently, sheet vinyl floors at Jordan Gardens require continuous repair/replacement and much maintenance time. Floors are being addressed on an individual basis.

Mrs. Porter asked why it was picked in the first place.

Mrs. Haley stated that the material was selected by tenant selection committee.

Mrs. Cowart stated that in the future we will advise them on the best and safest products from which to choose.

Miss Jones had a question regarding soffit aluminum, where?

Ms. Zimpfer stated that would be at Packard Court, under gutters. Have been problems with leaves, etc.

Miss Jones questioned the duct cleaning and renovation of the return systems (2001).

Ms. Zimpfer said this became an issue last year. Maintenance noticed accumulations, cleaning will hopefully provide better heat disbursement and even heating.

Miss Jones asked if Community Room Kitchen at Center Court will be renovated.

Ms. Zimpfer stated renovating this room could cause “code compliance problems” for the entire building.

An alternate plan of taking two units offline to use as Community space was discussed.

Ms. Zimpfer stated that Managers and Maintenance agreed with this plan.

Miss Jones stated that those people don't live there. Only the tenants live there. Says other tenants may have a problem with having units for community space.

Mrs. Cowart stated that it would take much longer and cost more money to bring the entire building into code compliance.

Miss Jones asked that other options be considered.

Mrs. Cowart asked Ms. Zimpfer if some minor rehab could be performed in that existing kitchen.

Ms. Zimpfer stated not by a contractor but perhaps by our staff.

Miss Jones asked that the cabinets be replaced.

Mrs. Cowart asked that Ms. Zimpfer schedule a meeting with Mr. John Mickiewicz, Maintenance Foreman - Center Court, Mrs. Trudy Sanderson, Manager - Center Court, Mrs. Larae Roundtree, Deputy Executive Director, Mrs. Annie Porter, President- Center Court Tenants Association and Miss Doris Jones regarding the above matter.

Ms. Sconiers asked when the kitchen cabinets at Wrobel Towers would be replaced. Spoke of her cabinets being in poor shape.

Mrs. Butry answered 2002.

Mrs. Cowart advised Ms. Sconiers to have maintenance look at her cabinets and see what they can do in the meantime.

Mrs. Porter had a question regarding the attic space in her unit, says trap door flaps in the wind, can a

clasp be put on?

Ms. Zimpfer stated that that was a reasonable maintenance request.

Miss Jones talked about frost-free refrigerators and stated that large families need additional space.

Mrs. Cowart stated that refrigerators that are not frost-free are not energy efficient..

Mrs. Barone stated that we now purchase frost-free.

Miss Jones stated that she would like tenants involved in the selection of the stoves/refrigerators.

Mrs. Cowart told her to contact Mr.Tom Wrobel, Superintendent of Maintenance to see when cycle (for purchasing/replacing appliances) is up.

Mrs. Butry stated that the new stoves at Wrobel Towers are “no good”.

Ms. Sconiers spoke of soap suds coming up in her toilet (2nd Floor) and gurgling. Has reported to the office.

Mrs. Cowart stated that a study has been conducted regarding that matter.

Ms. Zimpfer stated that certain cleaning procedures were recommended after the study was completed.

Ms. Cox asked if the kitchen floors at Jordan Gardens would be white.

Mrs. Cowart stated that the tenants will select the new flooring.

- AGENDA ITEM III - RENT POLICIES - Handout distributed and reviewed.

Mrs. Whitaker spoke of new legislation regarding hardships/minimum rents.

Mrs. Cowart stated that this information would be in the next newsletter and would be given to the tenants at Re-exam.

Discussion on flat rents took place.

Mrs. Barone explained that flat rents are based on our expenses to operate a unit. Utilities, salaries, maintenance materials, etc. are figured into a per month cost. Our flat rate was figured to be \$600.00 per unit.

Mrs. Cowart stated that this is also based on locality. Also explained that flat rent is an option a tenant can take when 30% of their income is higher than \$600.00 to save money.

Mrs. Whitaker stated that they can opt for three years.

Mrs. Butry asked if this would be mainly for the family units.

Mrs. Cowart answered yes and that it was designed to keep our working tenants and to attract “mixed” families and to set an example for the children. Stated that this flat rent is not determined by an individual unit but is based on expenditures for whole Authority and the locality. Said that \$600.00 is less than some fair market rents.

Mrs. Butry asked that we advertise this flat rent to attract more working people.

Miss Jones stated that by having “mixed” families the community would become more stable.

Mrs. Cowart agreed.

Mrs. Porter would like to have flat rents explained to Center Court tenants at their meeting.

Mrs. Cowart stated that the manager could do that.

Miss Jones asked if the flat rent was limited to working individuals.

Mrs. Whitaker answered no.

Welfare rents were discussed.

Mrs. Whitaker stated that if the family’s welfare benefits are reduced because of Fraud or non-compliance, the Housing Authority will not lower the rent. When a family loses its welfare benefits due to the expiration of a lifetime limit (5 years) we will lower the rent.

- AGENDA ITEM IV - ELIGIBILITY, SELECTION AND ADMISSIONS POLICY

Statement of Policy reviewed.

Mrs. Whitaker spoke of 12 month disallowance. Explained that when a tenant who was not previously employed becomes employed, the income is not included when computing the rent for one year. Also, the during the second year, it is increased only by half of the rent difference..

Miss Jones inquired about homeless persons being given emergency housing.

Mrs. Cowart stated that homeless can be claimed as a preference, but we do not have emergency housing. Explained that all applications must be properly screened and that we will refer them to other agencies if in an emergency situation.

Mrs. Whitaker explained that there are emergency shelters available. Also, the only change in preferences is that working families are now given a preference.

Mrs. Porter stated that it would be beautiful to see more people going to work every morning.

Mrs. Whitaker spoke of deconcentration. Explained that high income families must be placed in low

income complexes and vice versa.

Miss Jones stated that this will be good for all.

Mrs. Whitaker stated that we are required to place 40 % of our applicants in this manner. Spoke of income targeting. We are able to “skip over” people on waiting list to reach higher income families. Mentioned domestic violence as preference.

- **AGENDA ITEM V - GRIEVANCE PROCEDURE**

Mrs. Cowart stated that tenants involved in drugs or violent activity (criminal behavior) do not have protection of Grievance Procedure.

Mrs. Butry asked who would be on Grievance committee. Asked if there would be any tenants.

Mrs. Whitaker explained that the committee currently consists of the Managers at Step I, and at Step II the panel can consist of up to 3 persons and/or impartial hearing officer(s).

Mrs. Butry asked if tenants could sit in.

Mrs. Cowart explained that a volunteer resident could sit in if the Grievant chooses. Stated that we cannot violate confidentiality.

Mrs. Butry stated that some of the tenants feel they “don’t have a chance” against the Authority.

Mrs. Cowart explained that 90% of the time, an agreement is reached and no eviction takes place.

Miss Jones stated that the tenants (grievants) need to know what the Housing Authority has against them.

Mrs. Whitaker stated that a letter is sent to them explaining their violations along with a copy of the Grievance Procedure. Also advises them that they may bring legal counsel with them or another person to speak on their behalf. They are also told that they may review their file.

Miss Jones asked about tenants who continue to be a problem.

Mrs. Cowart stated that each instance must be reported and addressed by the manager with everything documented in the file.

Mrs. Whitaker stated that now tenants are mandated to enter into a year long lease, but said that they’re trying to include something so that tenants may just give a 30 day notice to vacate.

Mrs. Cowart stated that new leases will be developed.

Mrs. Whitaker told us that in the new Statement of Policy changes are being made regarding Security Deposits. Minimum Security Deposit was \$100.00, will be \$200.00.

Mrs. Cowart explained that this was only for new admissions, people in occupancy would not be affected.

Mrs. Butry stated that she felt that was a lot of money for Senior Citizens to come up with.

Mrs. Porter did not agree and stated that being a Senior Citizen herself , she felt \$200.00 was sufficient.

Mrs. Whitaker stated that the Housing Authority would no longer be accepting Security Deposit Agreements from the Department of Social Services.

Mrs. Cowart said that these persons will now be responsible for paying their own security deposits.

Mrs. Whitaker spoke of the \$500.00 transfer fee. Tenants who wish to transfer without good cause (convenience transfers) must pay.

Mrs. Cowart stated that transferring of this type is too much work for the Authority and too costly.

- AGENDA ITEM VI - PET POLICY

Mrs. Cowart stated that much input is needed regarding allowing pets into Public Housing. Stated that the Seniors are currently allowed pets and policy is in place, but if family sites are allowed pets in future we will need a policy and set of rules.

Miss Jones stated that she has signed petitions regarding this matter.
Mrs. Cowart asked that she submit them.

Mrs. Butry expressed concern about children being bitten.

Mrs. Cowart said that tenants must pay a Security Deposit of \$200.00 or one month's rent, whichever is greater for pets (cats and dogs) and \$50.00 will be required for other types such as fish and birds. The weight of a dog may not exceed the 20 lb. maximum. Pets must be spayed/neutered and declawed. No pregnant pets allowed and no pet offspring allowed, would violate lease. A pet must be in good health. Pet owners must pay a yearly registration fee of \$25.00 and submit proof that the pet is in good health at Re-examination each year. Tenants must be able to care for pet and must sign pet permit.

Miss Jones stated that the fact that Seniors are permitted to have pets will become an issue with people from the family sites.

Mrs. Porter asked if dogs would be allowed to be tied up outside.

Mrs. Cowart said no and stated that tenants must keep the pet confined and away from Maintenance staff, etc. Stated that everyone must follow rules or face eviction.

Mrs. Butry asked if the Grievance procedure would be used for eviction due to pet.

Mrs. Cowart told her it would.

Miss Jones spoke of a dog at Center Court. Said she will report it to office.

Ms. Cox stated that there are several people with pets at Jordan Gardens.

Mrs. Cowart stated that we need to know these things as we have a no pet policy currently in effect. Said she would check with Manager regarding this matter.

Each tenant Representative was asked if they wanted to have pets .

Miss Jones said no.

Ms Cox said no.

Mrs. Porter said no.

Mrs Butry said no.

Ms. Currie stated yes, but only for seniors as she has a cat.

- AGENDA ITEM VII - COMMUNITY SERVICE AND SELF- SUFFICIENCY PROGRAMS

Mrs. Cowart spoke of new rules and regulations regarding Community Service. Said every non-exempt adult resident will be required to perform eight hours of Community Service per month. Exempt persons are elderly, disabled/handicapped, working individuals or those on state welfare programs for self-sufficiency or training.

Mrs. Butry asked who would be monitoring this.

Mrs. Cowart explained that the Housing Authority staff would have to check compliance for each tenant once a year 30 days prior to Re-examination. If not in compliance, lease can be terminated.

Miss Jones stated that she disagrees with this action.

Mrs. Cowart told her to write to congressman, legislators and/or senators regarding this ruling.

Mrs. Porter asked if tenants could protest pets being allowed in family sites.

Mrs. Cowart answered yes.

Miss Jones stated that she has petitions and will write letters to congressmen, etc.

Mrs. Cowart suggested that meetings be set up with congressmen and senators.

Ms. Currie asked that no more breads, cookies, fruit, etc. be brought to Spallino Towers..

Mrs. Butry stated that it has been stopped at Wrobel Towers. Said fruit and vegetables were rotten.

Mrs. Cowart encouraged Doris to come up with some programs and services that would benefit tenants, etc.

- AGENDA ITEM VIII - SAFETY AND CRIME PREVENTION

Mrs. Cowart began discussion stating that prevention is the key and that ridding the sites of crime and drugs would be difficult. Said we need to know what the tenants out at the sites know. Reports must be made and we will do what we can.

Mrs. Butry mentioned that there is a problem with alcohol at the sites, too.

Mrs. Cowart stated that alcohol is a drug, too.

Mrs. Whitaker stated that any incidences must be reported so that a paper trail can be started leading to eviction.

Mrs. Butry stated that the first part of the month is bad. Mentioned that legal drugs can be abused and need to be controlled/supervised.

Mrs. Cowart stated that the Housing Authority is not a nursing home and that if someone is having a problem, referrals must be made. Aide service can be obtained.

Mrs. Butry stated that some families of tenants feel that the Housing Authority is responsible for the tenants.

Mrs. Cowart stressed the importance of independent living.

Miss Jones stated that she sees more policemen in the area of Center Court (patrolling).

Ms. Cox said that she sees them at Jordan Gardens, too. Told of how a policeman watched her children walking at night, made them feel safe.

Mrs. Whitaker feels that the police are effective when “walking the beat”.

Mrs. Butry stated that she sees policemen, too. Usually for the tenants. One tenant in particular.

Mrs. Porter spoke of officer searching little children at the playground.

Mrs. Cowart stated that this should be addressed at the next meeting with the policemen.

Miss Jones to call them.

Mrs. Whitaker stated that when a tenant is evicted from public housing for a drug related arrest, they

may not reapply for a period of five years, if convicted, ten years. Also, no sex offenders are ever permitted in public housing. Any public housing tenant involved in drug activity on or off our premises will be evicted.

Mrs. Cowart stated that they can also be banned from the premises entirely and arrested for trespassing.

Mrs. Cowart stressed importance of input from the tenants in these matters. Public review of Agency Plan October 16, 1999 through November 30, 1999. Board will review during this time period. Public hearing to be held regarding five year plan on December 1st board to review on December 14th. City must sign off on plan.

Meeting adjourned 12:45 PM.

NIAGARA FALLS HOUSING AUTHORITY

THE DECONCENTRATION OF POVERTY IN LOW INCOME DEVELOPMENTS

The poverty rate of households in the Niagara Falls Housing Authority properties has climbed steadily over the past decade which matches the general trend for the City of Niagara Falls, partly in reaction to the growing concentration of very poor households in public housing and the availability of Section 8 certificates and vouchers has allowed many potential public housing renters to migrate out of the city limits into suburban areas.

Congress passed legislation (QHWRA) which requires PHA's to create a Poverty Deconcentration Plan, and grants considerable flexibility in setting admissions policies. This report outlines the NFHA's current household composition, the potential objectives for a new admissions policy and the effect of the current admissions policy on household composition.

CURRENT LEVEL OF POVERTY: The vast majority of NFHA's population is poor with a household average yearly income of \$10,335.30, which is just above the 30% median income for a 1-person household (\$9,600.00) **BUT** under the 30% median income of \$11,000.00 for a 2-person household. According to the 1999 City of Niagara Falls Consolidated Plan and Strategy, slightly more than 48 percent of the City's population belonged to low income families (0-80 percent of median) in 1990, and 41 of the City's 95 Census Block groups have concentrations of low income residents in excess of 51 percent. The overall level of poverty is 18.6 percent; the City has 21 Census Tracts, and 47 percent of the poverty persons are living in five (5) Census Tracts where the concentration is 25% or more which includes the Highland Avenue and therefore Harry S. Jordan Gardens.

A large portion of the City's land has been developed for heavy industrial use, and a significant portion has been abandoned. The City also has a fairly high vacancy rate for residential units: 9.3% of the City's 28,635 units were vacant as of the last census. Average household size is decreasing, while the elderly portion of the population is increasing. Fifty-six percent of the housing units are owner-occupied. Minority households, particularly African-American and Native American, have a disproportionate share of the very low income category: half of the households in these minority groups are very low income as compared to only 35% of the population as a whole.

The ability to migrate out into suburban areas can be somewhat attributed to the availability of Section 8 certificates and vouchers, but a general population decline of almost every age group (approx. 1,312 from last census) and the current employment level or lack of has also contributed to high vacancy rates.

DECONCENTRATION EFFORTS

The QHWRA requires that PHA's try to bring higher income families into high-poverty developments. By providing working family role models who support enforcement of

management rules, as well as provide access to job networks and information, it is hoped that economic outcomes and security tenants in high-poverty projects may be enhanced. While this makes sense for family developments, such income mixing does not provide the same benefits to developments designated for the elderly, who are less likely to seek employment.

In addition, while the QHWRA also recommends bringing low income families to higher income projects (Jordan Gardens, Spallino/Wrobel Towers), the higher income projects have high poverty rates or rates that equal the remaining lower income projects, and by admitting a disproportionate share of impoverished households to those developments would only push those developments into high-poverty status, further undermining the long-term stability of the NFHA. Therefore, we will target high-poverty developments and attempt to bring higher income working families into those developments.

THE "X" FACTOR

DECONCENTRATION ADMISSION OBJECTIVES: In a plan to achieve a reduction of the overall poverty rate in all of our developments, the NFHA strives for the elimination or lessening of high concentrations of poverty level households at individual public housing developments by attaining a broader range of eligible working and non-working families and encourage their voluntary move to developments occupied predominantly by lower income families, and visa versa.

REDUCE THE OVERALL POVERTY RATE IN ALL NFHA DEVELOPMENTS: The NFHA will use a system to monitor the incomes of residents so that selections of new tenants will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. To achieve this, the Authority will monitor move-ins on a monthly basis and should it be found that one or more family developments are differing from the average income of the total family population by more than 25%, skipping families on the waiting list will be used to bring the average back in proportion.

By permanently repealing the Federal preferences but adopting them as Local Preferences for admission and requiring that only 40% of new admissions be very low income households (those below 30% of the Area Median Income), the Public Housing Reform Act of 1998 allows PHA's to pursue this objective.

To include in the broad range of income objective, those applicants whose incomes do not exceed 30% of are median income:

A PLAN TO ACHIEVE THE QHWRA OBJECTIVES: The plan to achieve the AHWRA objectives has no racial element. Elimination or lessening of high concentrations of poverty level households at individual public housing developments by attaining a broader range of eligible working and non-working families. The **LAW** allows PHA's offer **INCENTIVES** to

eligible families with higher incomes to encourage their voluntary move to developments occupied predominantly by lower income families, and vice-versa. Keeping in mind that:

No adverse actions may be taken against families rejecting any incentive. Implementation may not prevent or interfere with, site based programs . Provisions may not be construed to impose racial or income quotas. PHA's are allowed to SKIP families on their waiting lists, if their objective is lessening the concentration of families of similar income ranges.

**Capital Fund Program Annual Statement
Parts I, II, and II**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NY06P011709 FFY of Grant Approval: (09/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	112,541.00
3	1408 Management Improvements	120,000.00
4	1410 Administration	190,038.00
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	179,226.00
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	-0-
10	1460 Dwelling Structures	930,795.00
11	1465.1 Dwelling Equipment-Nonexpendable	-0-
12	1470 Nondwelling Structures	235,753.00
13	1475 Nondwelling Equipment	-0-
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	132,030.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,900,383.00
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	287,600.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Balance Modernization Salary Shortage.	1406	112,541.00
HA-Wide	Computer system operating costs		
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408	85,000.00
HA-Wide	Staff Training & Education Program - Increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	10,000.00
HA-Wide	Computerization - Updating software and training - Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations along with training.	1408	10,000.00
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	5,000.00
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the	1408	5,000.00

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	purpose/mission of the Housing Authority. Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a Master Plan for the Authority.	1408	5,000.00
HA-Wide Activities			
HA-Wide	Modernization Related Salaries & Benefits	1410	190,038.00
HA-Wide	Hire A/E for FY 2001 work items	1430	179,226.00
NFHA 11-2 Jordan Gardens	Replace kitchen flooring with VCT.	1460	144,600.00
NFHA 11-2 Jordan Gardens	Repair/replace front concrete porches	1460	93,285.00
NFHA 11-3 Spallino Towers	Lobby rehabilitation and interior of elevator cab renovation	1460	34,500.00
NFHA 11-5 Wrobel Towers	Insulate roof	1460	63,300.00
NFHA 11-5 Wrobel Towers	Lobby rehabilitation and interior of elevator cab renovation	1460	34,500.00
NFHA 11-5 Wrobel Towers	Replace hot water tanks	1460	24,600.00
NFHA 11-7A & B Packard and Center Courts	Replace thermostats in dwelling units	1460	44,300.00
NFHA 11-7A & B Packard and Center Courts	Door replacement - Primes and storms Front and rear	1460	309,310.00
NFHA 11-7A & B Packard and Center	Caulk door and window perimeters	1460	133,000.00

Table Library

Courts			
NFHA 11-7A & B Packard and Center Courts	Replace dwelling units aluminum soffit	1460	49,400.00
HA-Wide	Install operable windows at Warehouse	1470	4,468.00
HA-Wide	Re-route roof drains over stage at Family Resource Building	1470	8,038.00
HA-Wide	Install bleachers in gym at Family Resource Building	1470	15,654.00
HA-Wide	Install vent dampers on furnaces at Central Office	1470	200.00
Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NFHA 11-2 Jordan Gardens	Expand maintenance garage	1470	67,200.00
NFHA 11-2 Jordan Gardens	Insulate maintenance garage roof	1470	3,500.00
NFHA 11-3 Spallino Towers	Rehabilitate community room kitchen	1470	14,600.00
NFHA 11-3 Spallino Towers	Install automatic door opener for community room	1470	15,000.00
NFHA 11-3 Spallino Towers	Install vent damper on maintenance garage furnace	1470	200.00
NFHA 11-5 Wrobel Towers	Rehabilitate community room kitchen	1470	19,193.00
NFHA 11-5 Wrobel Towers	Install automatic door opener for community room	1470	15,000.00
NFHA 11-7A Packard Court	Insulate maintenance garage roof	1470	18,500.00

Table Library

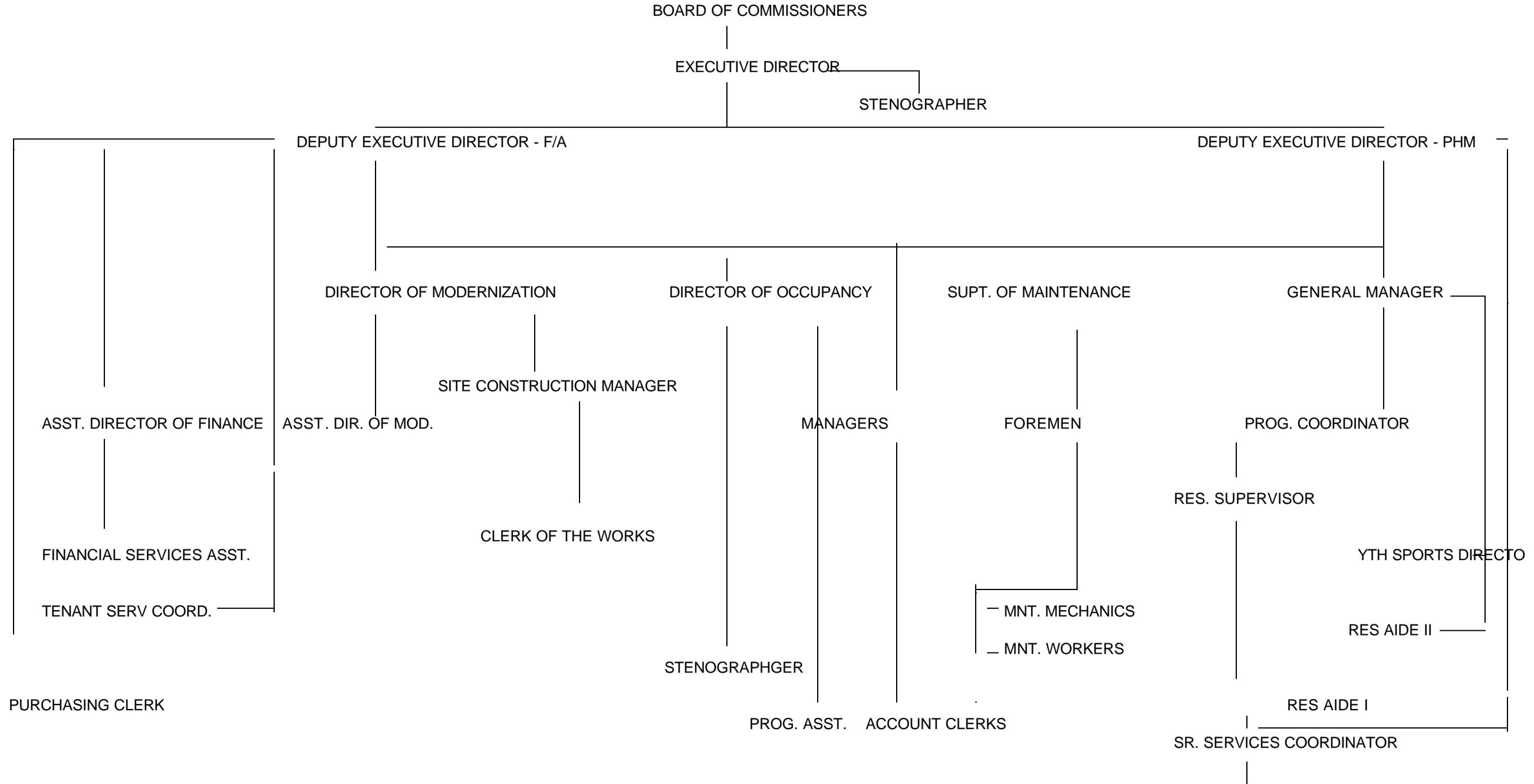
NFHA 11-7B Center Court	Renovate existing community space or renovate 2 dwelling units for community room	1470	54,200.00
HA-Wide	Contingency 7% of grant	1502	132,030.00

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Management Improvements	9/30/02	9/30/03
HA-Wide Physical Improvements	9/30/02	9/30/03
NY06P01102 Harry S. Jordan Gardens	9/30/02	9/30/03
NY06P01103 Anthony Spallino Towers	9/30/02	9/30/03
NY06P01105 Henry E. Wrobel Towers	9/30/02	9/30/03
NY06P01107 Packard and Center Courts	9/30/02	9/30/03

Table Library

NIAGARA FALLS HOUSING AUTHORITY ORGANIZATIONAL CHART



Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
-	PHA-Wide Management Improvements	-	-
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve resident skills and abilities through empowerment and economic development - continue tenant training and self-sufficiency initiatives through small business training, leadership development.		85,000	2001
		95,000	2002
		95,000	2003
		95,000	2004
Staff training and education program - increase skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.		10,000	2001
		10,000	2002
		10,000	2003
		10,000	2004
Computerization - updating software and training - increasing efficiency by updating software and training. Increasing efficiency of the organization by providing a network of computers throughout the Housing Authority. We will evaluate the existing operation and provide recommendations along with necessary training.		10,000	2001
Improve employee morale and relations - provide workshops that encourage harmony, teamwork and respect for diversity as well as employee recognition program.		5,000	2001
		5,000	2002
		5,000	2003
		5,000	2004
Improve resident and community relations - communicating the purpose/mission of the Housing Authority.		5,000	2001
		5,000	2002

	5,000	2003
	5,000	2004
Address marketability of Housing Authority developments - implement marketing strategies. Develop a master plan for the Niagara Falls Housing Authority.	5,000	2001
	5,000	2002
	5,000	2003
	5,000	2004
Total estimated cost over next 5 years	480,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
-	PHA-Wide Physical Improvements	-	-	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Family Resource Building - resurface gym floor			154,471	2001
Total estimated cost over next 5 years			154,471	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY06P011002	Harry S. Jordan Gardens	4 as of 10/25/99	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Windows			590,800	2001
Upgrade/replace building main shut off valve			6,800	2001
Insulate attic area of resident units			45,000	2002
Caulk perimeter of exterior doors			6,500	2002
Repair and paint exterior cedar siding			178,369	2004
Upgrade valves to service domestic hot water piping			29,800	2004
Total estimated cost over next 5 years			857,269	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P01103	Anthony Spallino Towers	10 as of 10/25/99	6%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace garbage compactor		110,000	2001
Replace hot water tank		23,900	2001
Total estimated cost over next 5 years		133,900	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P01105	Henry E. Wrobel Towers	19 as of 10/25/99	8%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace garbage compactor		110,000	2001
Kitchen rehabilitation		1,314,966	2002
Replace thermostats		37,500	2004
Total estimated cost over next 5 years		1,462,466	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P011007	Packard and Center Courts	32 as of 10/25/99	11%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Addition to maintenance garage (Center Court)		34,719	2001
Renovate return system and clean ducts		154,200	2001
Bathroom rehabilitation		1,299,691	2003
Window replacement		1,008,800	2004
Replace windows on Administration Building		7,400	2004
Total estimated cost over next 5 years		2,504,810	

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Harry S. Jordan Gardens NY06P011-2 Easton Dr. and Highland Ave. Niagara Falls, NY 14305	100 units Family	Replace kitchen flooring with VCT Repair/replace front concrete porches Expand maintenance garage Insulate maintenance garage roof Replace windows Upgrade/replace building main shut off valves Insulate attic areas of resident units Caulk perimeter of exterior doors Repair and paint exterior cedar siding Upgrade valves to service domestic hot water Piping	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Anthony Spallino Towers NY06P011-3A 720 Tenth Street Niagara Falls, NY 14301	196 units Elderly	Lobby rehabilitation and interior elevator cab Renovation Rehabilitate community room kitchen Install automatic door for community room Install vent damper on maintenance garage Furnace Replace garbage compactor Replace hot water tank	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Henry E. Wrobel Towers NY06P011-5 800 Niagara Avenue Niagara Falls, NY 14305	250 units Elderly	Insulate roof Lobby rehabilitation and interior elevator cab Renovation Replace hot water tanks Rehabilitate community room kitchen Install automatic door opener for community Room Replace garbage compactor Kitchen rehabilitation Replace thermostats	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Packard Court NY06P011-7A 4700 Pine Avenue Niagara Falls, NY 14301	166 units Family	Replace thermostats in dwelling units Door replacement - primes & storms, front & Rear Caulk door and window perimeters Replace dwelling units aluminum soffit Insulate maintenance garage roof Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg.	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Center Court NY06P011-7B 1700 Center Avenue Niagara Falls, NY 14305	134 units Family	Replace thermostats in dwelling units Door replacement - primes & storms, front & Rear Caulk door and window perimeters Replace dwelling units aluminum soffit Renovate existing community space or renovate 2 dwelling units for new community room Addition maintenance garage Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg.	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Scattered Sites NY06P011-8 729 Townsend Place Niagara Falls, NY 14301 1350 Cleveland Avenue Niagara Falls, NY 14305 2168 North Ave. Niagara Falls, NY	3 units Family	N/A	N/A	N/A	N/A	N/A	Yes - 5(H) Homeownership Program in accordance with the U.S. Housing Act of 1937	N/A

14305								
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Table Library

Table Library

**Public Housing Drug Elimination Program
Department of Housing and Urban Development**

Application for Funding

**Submitted by the
Niagara Falls Housing Authority
744 10th Street
Niagara Falls, New York 14301**

**Stephanie W. Cowart
Executive Director**

November 29, 1999

**Niagara Falls Housing Authority
Public Housing Drug Elimination Program
Application for Funding
November 29, 1999**

Table of Contents

Content	Page
Application Cover Letter	3
Applicant Data Input Form	5
Project Summary	6
SF424, Application for Federal Assistance	7
SF424M, Federal Assistance Funding Matrix	8
SF424A, Budget Information	9
FY 1999 PHDEP Summary Budget Information	11
SF424B-Assurances, Nonconstruction Programs	12
HUD-2880, Applicant/Recipient Disclosure/Update Report	14
Certification by Resident Councils	17
Certification of Drug Treatment Program	18
HUD-50070, Drug-Free Workplace Certification	19
HUD-50071, Certification and Disclosure to Influence Federal Transactions	21
SF-LLL, Disclosure of Lobbying Activities	22
HUD-2992, Debarment and Suspension Certification	23
Certification by Law Enforcement Representative and Chief Executive Officer	25
Baseline Services to Public Housing Residents by	

Law Enforcement Agencies	26
Certification of Law Enforcement Records and Medical/Disability Information	28
Certification of Consistency with the Consolidated Plan	29
Certification of Consistency with the EZ/EC Strategic Plan	30
HUD-2993, Acknowledge of Application Receipt	31
Project Narrative: Locations and Unit Counts of Targeted Developments	32
Plan for Addressing the Problem	
Problems Addressed/Activities to be Implemented	34
Project Goals	53
Evaluation Measures	59
Budget for the Grant Period	64
Project Timetable	69
Description of Project Participants	75
Summary of Proposed Program	77
Attachments:	
1. Map of Niagara Falls	78
2. Niagara Falls Housing Authority Family Resource Building	80
3. Summer Enrichment Program	95
4. Entrepreneurial Development Program	111
5. Letters of Support	120

November 29, 1999

Ms. Joan Spilman
Public Housing Director
Office of Public Housing
DHUD--Buffalo State Office
Lafayette Court, Fifth Floor
465 Main Street
Buffalo, New York 14203-1780

Dear Ms. Spilman:

The Niagara Falls Housing Authority (NFHA) is pleased to submit an original and two copies of its proposal for the FY 2000 Public Housing Drug Elimination Program.

The Niagara Falls Housing Authority is a mid-sized agency located in Niagara Falls, New York. The proposed program is designed to eliminate drug-related crime in three target housing projects located in Census Tract 202 in the City of Niagara Falls, New York. The Jordan Gardens development contains 100 family units, the Center Court housing development contains 134 family units, and the Packard Court housing development contains 166 family units. Two of the housing developments, Jordan Gardens and Center Court, are located within what is called the Highland Avenue Area of Niagara Falls. This area consists of approximately 50 city blocks occupied exclusively by minority residents.

By any number of indicators, the area around the Housing Authority has been an area of considerable distress for a number of years. Socioeconomic conditions in and around the City of Niagara Falls have changed profoundly over the last forty years due to major plant closings, rising unemployment, and a lower wage for the jobs that have remained. As a result, the City has become smaller, older, poorer, and more racially heterogeneous over the past decade. These social changes have struck residents of the Niagara Falls Housing Authority projects with particular harshness, increasing levels of poverty as well as social and familial disruption.

The present application continues the Housing Authority's efforts to compensate by revitalizing the community. This application requests funding in the amount of \$174,733 to continue and expand the Public Housing Drug Elimination Program activities that began in 1991 and have been expanding ever since.

The program proposed here focuses on enhancing police patrols through the three target projects, administering all of the program linkages with community groups forged during the previous grant years, and enlarging several new programs.

Specifically, this application requests funding for two Niagara Falls Police Department patrol officers who will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24-hours-per-day, Monday through Friday, allowing officers to be on patrol during the hours of greatest drug related criminal activity, as well as take part in anti-drug and anti-crime activities that take place at other times during the day and night. This part of the application strengthens the partnership relationship that has developed between the Police Department and residents of the Housing Authority.

Additionally, this application requests funding for personnel whose responsibilities will be to

schedule, coordinate, and recruit participants for the variety of drug education and prevention programs that are offered at the Housing Authority's Family Resource Building. These include coordination of drug prevention education, community linkages, alternative sports and recreation activities, and education and employment opportunities. Funding is also requested for a cultural history program, an entrepreneurial development program, and a computer training program. Programs that will be continued and enhanced under this application include a Rites of Passage program, a summer enrichment program, and a series of recreation and cultural trips.

Among the strengths of the project proposed here are (a) the degree to which the project responds to the direction and participation of tenants, (b) its continuation of proven successful activities by shifting them to community responsibility, and (c) its coordination and integration with a series of other initiatives developed by the Housing Authority to improve the lives of young people and families living in and around the target housing projects.

This application builds upon the proven successes of the Housing Authority's previous efforts to establish and expand linkages with community substance abuse and crime prevention agencies, local colleges and universities, health care facilities, the Niagara Falls Board of Education, and local county and state governmental representatives. All have joined with the Housing Authority in a multidisciplinary, multitiered approach to the myriad of problems associated with drugs and crime. All of these organizations working together have made real differences in the lives of the residents of the Housing Authority, as well as residents of the surrounding areas.

In short, this PHDEP application continues the Niagara Falls Housing Authority's tradition of developing quality, comprehensive programming that addresses a range of urgent needs. It is thus with great pride that I submit this application for activities that build upon what we have already accomplished.

Herewith you will find the original and two exact copies for your consideration.

Very truly yours,

Stephanie W. Cowart
Executive Director

Project Narrative: Locations and Unit Counts of Targeted Developments

The unit count upon which this application is based is 849, confirmed by Ms. Marlene Mast of the Buffalo, New York Office of Public Housing. Verification follows this page.

This project targets three Niagara Falls Housing Authority projects, Jordan Gardens NY11-2, Center Court NY11-7B, and Packard Court NY11-7A in Niagara Falls, New York. The Jordan Gardens development contains 100 family units, located between Garden Avenue, Highland Avenue, and Easton Drive. The Center Court housing development contains 134 family units located on Center Avenue at 20th Street. The Packard Court housing development contains 166 family units, between Packard Court and Court Road off of Pine Avenue. Two of the housing developments, Jordan Gardens and Center Court, are located within what is called the Highland Avenue Area of Niagara Falls. This area consists of approximately 50 city blocks occupied exclusively by minority residents. Attachment 1 contains a map of Niagara Falls with the housing development sites indicated.

Close to 1,000 people live in the three projects. African American, low-income female-headed households make up virtually the entire population; both husband and wife are present in only 30 out of 400 units in the three projects. Roughly half of all residents are children: approximately 180 children are under 5 years of age, 200 children are between the ages of 5 and 13 years, and 65 children are between the ages of 14 and 17 years of age. One hundred twenty-one elderly or disabled people live in the three projects.

Plan for Addressing the Problem: Problems Addressed/Activities to be Implemented

1. Problems Addressed: Implications of Objective and Subjective Data

In developing the present application, program planners consulted rich sources of information on the extent of drug-related crime in and around the Niagara Falls Housing Authority. These data sources included objective data supplied by the Niagara Falls Police Department; a survey designed, undertaken, and analyzed to gauge the residents' perceptions on the extent of drug-related criminal activity and related issues in their neighborhoods; and objective data on area social conditions taken from the 1990 Census. Information analyzed yielded the following implications.

- a. Though in general crime appears to be falling in and around the Housing Authority projects, Niagara Falls Police statistics and interviews reveal the immediate surrounding neighborhood, the Highland Avenue Area, remains the focus of much criminal activity, including drug possession and sales that include a significant portion of housing project residents.
- b. Most crime-related activity in the target areas is concentrated in the evening and early morning hours. Crack cocaine, powder cocaine, and marijuana are the most used and sold illegal drugs.
- c. When surveyed about their attitudes and concerns, residents of the three target housing projects felt themselves to be at considerable risk from drug-related crime, including drug buying and selling (which numbers of tenants report seeing and hearing about), and the crimes of violence and against property that are associated with drug abuse and trafficking.
- d. Most residents of the target housing projects know someone in their immediate neighborhood with a substance abuse problem; one-quarter of residents know ten or more people with substance abuse problems. A constellation of socioeconomic

risk factors places the large number of children who live in the developments at high risk of drug-related crime, either as victims or active participants in use and criminality.

- e. According to residents, the people seen selling illegal drugs in the neighborhood are between 16-25 years of age. Many residents indicate their belief that reports made to local police seriously underrepresent the actual "street-level" dimension of the problem.
- f. While previous efforts by the Housing Authority--including enhanced police patrols and alternative activities--have succeeded in driving some drug activity away from the projects, drug arrests and activities continue off the project sites.
- g. Finally, the drug problem is one of continuing severity, that cannot be solved once and for all through any single avenue but only through a multitiered, multidisciplinary approach that includes prevention education, family and youth services, employment and educational opportunity, and enhanced police participation at the community level.

These implications were taken into account in the development of the current application. As the sources noted above suggest, in Census Tract 202 social risk factors such as unemployment, poverty, and other factors are high as well. The cumulative impact of such social stressors on young people is all too often a push into the crime and violence associated with drug use and sales. Across the Niagara Falls community, there are the widespread perceptions that crime is a problem, that drug use is so common in high-risk areas that marijuana, cocaine, and crack are overwhelmingly identified as prevalent, that young people are particularly at risk of the hazards associated with substance abuse, and that the seven most commonly identified crimes are associated with significant levels of violence both inside and outside the family.

Thus the need appears high for continuation and expansion of the kind of Housing Authority-based services and interventions that aim to increase opportunities for jobs, and that will improve the sense of hope for the future for young people and their families. Additionally, tenants

overwhelmingly indicated a wish for an expanded police presence in their community to complement the range of drug prevention and education activities that have been under way in the Housing Authority for several years.

2. Activities to be Implemented

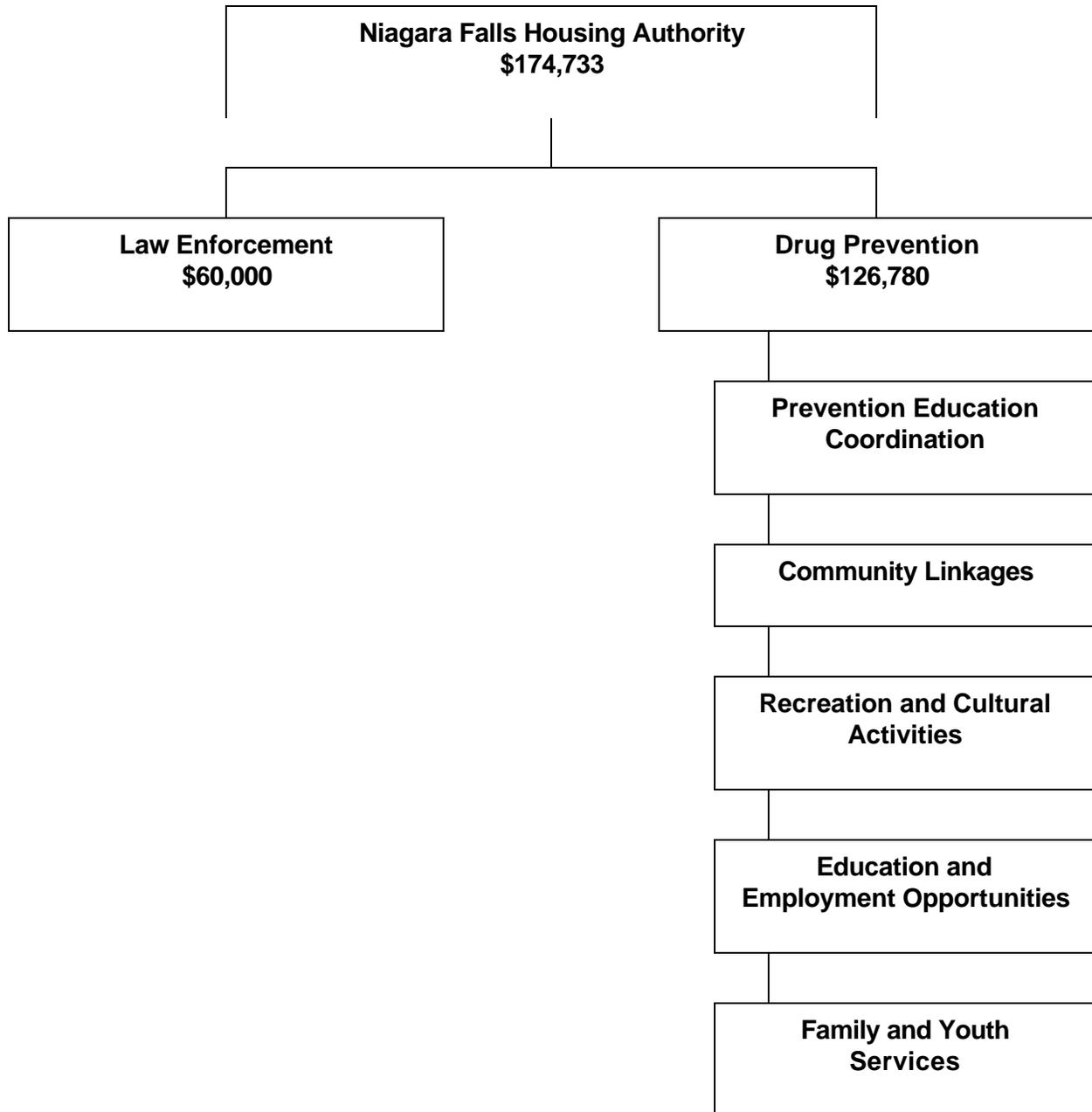
This project proposes to continue and refine current Public Housing Drug Elimination Program (PHDEP)-funded activities, namely a comprehensive drug-elimination program targeting three Niagara Falls Housing Authority projects in Niagara Falls, New York. The present application requests funding in the amount of \$174,733 to continue and expand the Public Housing Drug Elimination Program activities that began in 1991 and have been increasing ever since. The program proposed here focuses on enhancing police patrols through the three target projects, administering all of the program linkages with community groups forged during the previous grant years, and adding new programs and enhancing existing programs.

Specifically, this application requests funding for two Niagara Falls Police Department patrol officers who will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24-hours-per-day, Monday through Friday, allowing officers to be on patrol during the hours of greatest drug related criminal activity, as well as take part in anti-drug and anti-crime activities at other times during the day and night. This part of the application strengthens the partnership relationship that has developed between the Police Department and residents of the Housing Authority.

Additionally, this application requests funding for personnel whose responsibilities will be to schedule, coordinate, and recruit participants for the variety of programs to reduce the use of illegal drugs that are offered at the Housing Authority's Family Resource Building. These include coordination of drug prevention education, community linkages, alternative sports and recreation activities, and education and employment opportunities. Funding is also requested to add the following new programs: a cultural history program, an entrepreneurial development program, a computer training program, and an anti-drug, anti-violence conference. Programs that will be continued and enhanced under this application include a Rites of Passage program, a summer enrichment program, and a series of recreation and cultural trips.

The Executive Summary on the following page presents a graphic summary of this project. The section following the Executive Summary presents the assessment of drug-related crime associated with drug-related crime problems in the Housing Authority's developments.

*Executive Summary,
Niagara Falls Housing Authority Public Housing Drug Elimination Program*



Specific elements of the current plan are listed in the following sections.

a. Continued Additional Security and Protective Services

In years past, this "supply-reduction" component of the strategy enhanced Niagara Falls City Police presence within the Housing Authority limits by hiring off-duty patrol officers to provide an increased presence on a weekly schedule, covering prime drug related crime activity time as identified by both the resident survey and by the Lieutenant in charge of the Narcotics Division of the City Police Department. Because of a shortage of city police officers, one officer only was able to be assigned to the Highland Avenue Area for two shifts. This shortage has made curbing the crime problem difficult with regular patrols, since the city could not promise a regular, concerted police presence in the Housing Authority's developments. Thus in the past PHDEP project, off-duty police officers were hired to patrol, and had been successful at deterring crime. Patrols began in November 1992. Initially there was no reported criminal incident in the areas or during the times when these patrol officers were on duty. Because the purpose of the patrols is deterrence, this provides an indication of the initial success of this program activity.

This year, funding is requested for police patrols by two officers. This reflects the creative collaboration that have developed between the Niagara Falls Housing Authority and the Niagara Falls Police Department. One result of that collaboration is Operation CLEAN (Community and Law Enforcement Against Narcotics). Briefly, Operation CLEAN specifically targets neighborhoods within the City of Niagara Falls, aims to clean them up of drug use, and attempt to keep them clean will the police target new trouble spots. The goal of this program is to return control of neighborhoods to the law-abiding residents who have been forced to surrender their communities to drug dealers. The operation is implemented in seven recurring phases:

PHASE ONE: The target areas are selected.

PHASE TWO: As many drug dealers, distributors, and locations as possible are identified.

PHASE THREE: As many drug dealers from the target area as possible are removed

from the street.

PHASE FOUR: The pattern of criminal activity that existed within the area is disrupted.

PHASE FIVE: Control of the target areas is gradually transferred to legitimate community members.

PHASE SIX: Increased control is transferred to area residents; a walking beat is established, and continues in conjunction with the two regularly scheduled Housing Authority officers.

PHASE SEVEN: Follow-up and evaluation.

The cycle then repeats if necessary, with new locations targeted. Each cycle is approximately twelve weeks in length.

Operation CLEAN will take place as an important adjunct to the police patrols that will be made possible by this application. For those police patrols, the Niagara Falls Housing Authority and the Niagara Falls Police Department will enter into a contract in accordance with the requirements of the PHDEP NOFA. The Police Department will generate officer activity information in the form of incident activity reports and call activity reports, both of which are attached to this application and which are approved for use by the Housing Authority. Records will also be kept and procedures followed in accordance with the contract. The Police Department will practice community policing strategies and activities through Housing Authority developments, specifically those strategies and activities that enhance a partnership between police and community. This includes foot patrols through Housing Authority projects to ensure maximum civilian contact.

This application includes documentation from the Niagara Falls Police Department certifying to their intention to contract with the Housing Authority; the application also includes a letter of commitment from the Chief of Police of the Niagara Falls Police Department.

Component Budget Narrative and Cost Analysis. Funding is requested for salaries for 2 police officers, \$60,000 including salary and fringe. The Police Department will supply \$20,000 worth of salary and fringe, marked police vehicles, insurance, uniforms, scheduling, and supervision as in-kind support, for a total of \$30,000.

b. Drug Prevention Programs

This proposal recognizes that any program to eliminate drug-related crime must go beyond security services to provide a comprehensive approach to primary prevention, intervention, and treatment. The proposal also recognizes that successful prevention attempts must include all members of the community, including residents, Housing Authority administration, police, businesses, schools, and churches.

Based on these understandings, numerous program strategies are currently under way as a result of previous PHDEP awards. These include the following.

Comprehensive programming. The Housing Authority's drug and crime prevention programs include primary prevention strategies, identification of at-risk members of the population, intervention strategies aimed at these at-risk residents, and access to formal intervention and referral to treatment for those residents identified as being harmfully involved with illegal drugs.

During previous grant periods, a Prevention Coordinator had been recruited and hired as a catalyst for establishing a prevention office with prevention activities within the Housing Authority, for recruiting and supporting resident participants, and for developing and overseeing programs.

Drug education opportunities for residents. Under the current PHDEP grant, formal drug education opportunities are held on-site at the Housing Authority's Family Resource Building and project sites through the cooperation of several community agencies. (Attachment 2 contains detailed information on the Family Resource Building and the wide variety of scheduled activities it contains as the hub of the Housing Authority's target area.) The drug education offerings will target motivating the community as agents of change.

Through a series of presentations, the NFHA has begun the expansion of educational and skills building activities presented to residents through lectures and workshops run by local substance abuse specialists.

In each of the three target NFHA projects, tenant groups meet on a monthly basis to discuss self-management and related community concerns. This permits the Housing Authority to meet the goal of monthly sessions and to have access to approximately 10% of the adult residents in the projects. The other original goal of guest speakers is met through the educational sessions based at the Family Resource Building.

Local alcohol and other drug abuse prevention specialists from both the Alcoholism Council of Niagara County and the Niagara County Drug Task Force provide ongoing drug information and skills training (e.g., decision-making, refusal, problem-solving) as part of their mission in the community. The scheduling and advertising of these offerings as formal educational sessions is coordinated by the Housing Authority and is on-site at the various community centers in the target area.

Family and other support services. Family and other support services offered by this program include identification of community resources for residents that deal with a wide range of problems faced by families in the Housing Authority community that increase risk of the abuse and/or sale of illegal drugs.

Effective Parenting for Children (EPIC) is a parent education program that provides training and technical support to parent group leaders. EPIC training began at the Housing Authority in March 1993, and continues among small (8-12) members support and discussion groups made up of predominantly single mothers.

Youth services. Involvement of Housing Authority youth in prevention activities takes many forms. Educational activities include drug elimination programs run by the Housing Authority in conjunction with Niagara County Drug Abuse; and the Niagara Falls Housing Authority Chapter of the Buffalo Area Engineering for Minorities program, designed to increase the awareness and importance of math, science, and English courses,

and to increase the number of minority engineering graduates in the Western New York Area.

The Housing Authority's PHDEP project includes a Livin' Large Program. This is a full-year academic tutorial program designed to increase the skills and abilities needed to improve scores on standard tests. It is open to children from kindergarten through 12th grade. A van picks up the children from their homes and take them to the after-school program at the Family Resource Building; tutoring and teaching services are provided by the Niagara Falls Board of Education. A special segment of the Livin' Large program are the Drug Awareness classes taught by a staff member of the Niagara County Drug Abuse Program; in these sessions the children learn about drug awareness, use and abuse, and the effects of drugs.

A major focus of the Housing Authority is the I Can Read Program. This program improves and increases reading and other literacy skills and readiness for Housing Authority children, who take part in the program during the school year.

Youth recreation/cultural activities included trips to Marineland, Beckers Farm, the Buffalo Zoo, the Toronto Zoo, Fantasy Island, the Niagara Falls Aquarium, African Lion Safari, the Toronto Blue Jays; and Art Park; summer camp; a basketball clinic and a baseball clinic; fishing trips; Flag Football League; ice skating; the Niagara Falls Housing Authority basketball competition; Biddy Basketball teams; the YMCA Basketball Team Instructional League; the Punt, Pass, and Kick Competition; wrestling; bowling; the Drill Team; basketball games at Niagara University; and the City Recreation Softball League. Many of these activities were funded through the Niagara Falls Youth Sports Program, which ended this year.

The Housing Authority has also operated a successful Summer Enrichment program for several years. The Housing Authority provides a comprehensive summer program that offers individualized recreational, cultural, and educational components geared to each individual child's level of development. The goal of the program is to develop and implement a comprehensive youth and family collaboration, including

educational, recreational, and cultural programs. Objectives include creating and developing youth-oriented programming; encouraging and promoting interaction through group activities for high-risk youth; identifying, developing, and implementing an educational, prevention program for families and youth; providing needed summer employment for area youth; and providing a safe and drug free atmosphere for children to live, learn, laugh, and play.

Economic/educational opportunities for residents and youth. Local business and educational leaders will provide on-site presentations on developing employment and educational opportunities through an established Speaker's Bureau. The meetings are on a monthly schedule run through the Family Resource Building programs. In addition, the Center for the Study and Stabilization of the Black Family at Niagara University provides vocational and career track counseling for young people. Business speakers began their monthly series of presentations in December 1992. Other prevention specialists and education leaders are now being identified.

Two things are clear from this overview of current drug-prevention and crime-prevention activities under way under the auspices of the Housing Authority. First, this is a remarkable record of achievement for a Housing Authority in which the target population is under 1,000 individuals. The PHDEP program is clearly established as a cost-effective service.

And second, the activities operated through the PHDEP program have almost entirely been taken over by the residents themselves, by outside agencies such as the Niagara County Drug Abuse Program and the Niagara Falls Board of Education, or by other grant-funded initiatives such as the Niagara Falls Housing Authority Youth Sports program or the Youth Development Initiative program. The Prevention Office, which was funded under previous PHDEP awards and which was responsible for setting up the range of drug and crime prevention programs, is being discontinued as a Housing Authority operation; with the prevention education program so well established, the Housing Authority's primary roles have become catalyst for program development and scheduler and coordinator of programs that are currently under way. In the absence of the Prevention Office, these functions have been split up among the individuals who are most involved with the programming. In the current application, funding is requested to

cover the time commitment that each of these positions devotes to crime-reduction and drug-prevention activities begun through the PHDEP program. These commitments, and the cost benefits, are described in the next section.

The current PHDEP application requests funding for salaries for project managers and coordinators (1) to maintain the above-mentioned programs in **drug education opportunities for residents, family and other support services, youth services, and economic/educational opportunities for residents and youth** that are already in place, and (2) to institute the new programming.

Activity: drug prevention education. Funding is requested for a Rites of Passage program, featuring 12 locally known speakers on these topics. The Rites of Passage program gives young people the opportunity for refresher training in the important skills that help to increase their resiliency factors and reduce risk factors that lead to drug use and the associated crime. As the name suggests, this component will help at-risk young people, particularly young teenagers, negotiate the difficult path to adulthood. Held every other month throughout the year, these events will fulfill a specific drug prevention function in that they will address issues of violence prevention, drug use prevention, self-esteem building, communications, social etiquette, adult responsibilities, and cultural pride. Speakers will be brought in to hold workshops and conferences for the Housing Authority and community youth, and trophies and prizes will be awarded for participation. Black Brothers and Sisters Involvement is one group that has been identified for participation; this group operates leadership development and conflict resolution workshops for young people. Other speakers and consultants will be identified to participate as well. Additionally, trips to restaurants and other places will be held in order to allow children to practice social skills necessary to their development as responsible adults. Twenty-four young people and five adult volunteers will take part in each Rites of Passage event.

For the **Rites of Passage** program, funding is requested for 6 speakers x \$250 per speaker.

Activity: youth services and family and other support services. Funding is requested for a Summer Enrichment Program (Attachment 3), and a computer training program for young people, to be offered during the Summer Enrichment Program as well as year-round. This training will take place on a state-of-the-art computer system with Internet access to prepare young people to become leaders in the burgeoning information culture.

The **Summer Enrichment Program** will have the following costs: four teachers; four teacher aides; three sports counselors; one overnight trip including bus rental, tickets, and meals; and four day trips including van rental, tickets for events, and meals.

Activity: adult and youth services. For this component, this year's PHDEP will offer an important series of Cultural History events. This will consist of a Story Telling Program with two parts. The first part will be a Story Telling event focusing on African-American stories. Karima Amin, a local educator and storyteller, has been identified as a consultant for this component. With more than a decade of experience as an artistically accomplished storyteller, she will design a performance that focuses on the history and culture of African and African-American people as passed on in folktales, fables, participation stories, fairy tales, and fun tales for youngsters and adults. This will be a community-wide performance event. The second part of this component will be a workshop in telling stories. This will be open to both adults and young people who are interested in developing the skills and education necessary to pass on their cultural heritage and their personal histories.

For the **Cultural History Program**, funding is requested for a three-day residency and conference workshop for Storyteller Karima Amin.

Activity: economic/educational opportunities. To increase these opportunities for residents and youth, this year's PHDEP application proposes to offer an Entrepreneurial Development Program for young people aged 12 to 18 years (Attachment

4 describes this program). It will be a new addition to the Summer Enrichment Program with the same goals as Junior Achievement. It will be coordinated with the Niagara County Department of Employment and Training, the Niagara County School to Work Consortium, and the Niagara Falls Board of Education.

Funding is requested for a teacher. For the **computer training program**, funding is requested for a pentium computer, laser printer, software, and Internet access charges for the training program.

Activity: program management and administration. Funding is requested for salaries for the following individuals.

The **General Manager** of the Family Resource Building, which has become the centralized location for programming, and which is described in detail later in this application, provides central oversight and control over all scheduling and coordination activities that take place within the Family Resource Building.

The **Resident Services Coordinator** of the Housing Authority is directly responsible for scheduling and coordinating all activities related to the PHDEP program goals and objectives. That is, this individual is the liaison for all programming related to the elimination of drug-related crime, whether these programs take place under the auspices of the PHDEP program or other programs. This individual also provides liaison with community agencies offering programs and services at the Housing Authority.

The Family Resource Building **Program Coordinator** works with the Tenant Services Coordinator and the General Manager of the Family Resource Building to ensure that all programs and services are adequately staffed with sufficient resources.

The **Youth Sports Director** is the coordinator of all activities related to the Youth Sports grant program. This program provides a range of youth sports

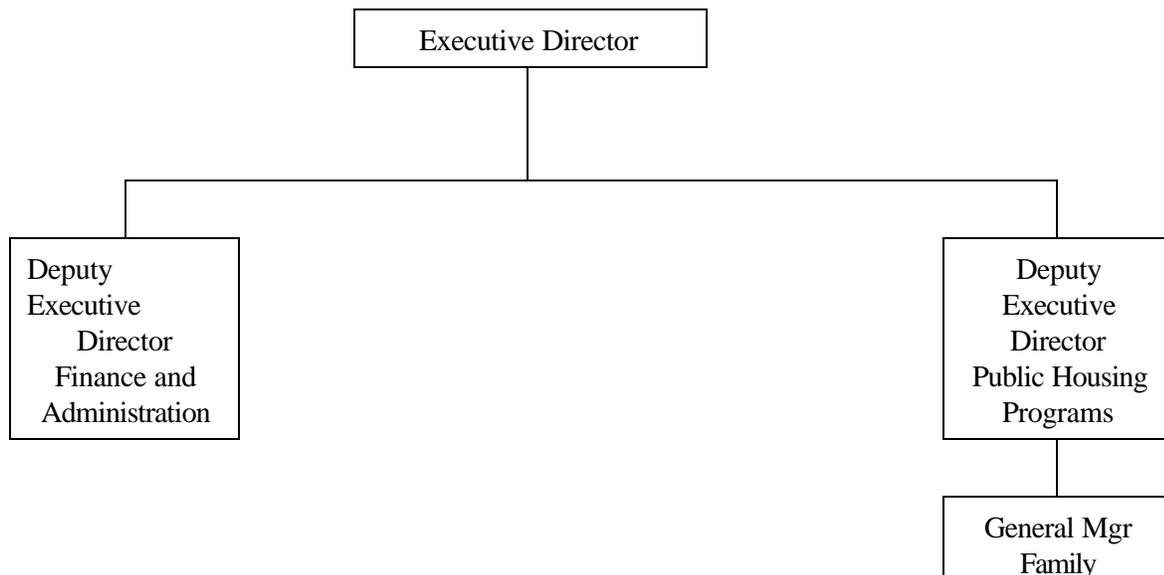
efforts, cultural and arts activities, and youth educational/vocational activities that help to address the needs for drug-free activities for young Housing Authority residents aged 11 through 18 years of age.

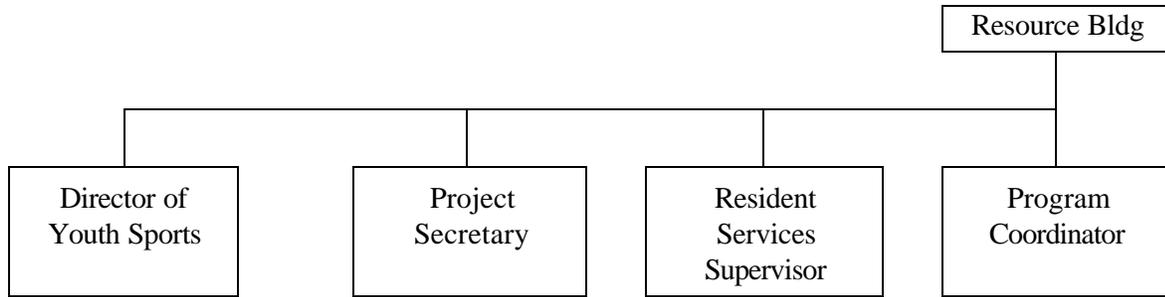
A **Project Secretary** is required to interface between the Niagara Falls Housing Authority and the Niagara Falls Police Department, ensuring that all reports, records, and other statistics are supplied in a timely fashion. This position will be supplied as in-kind support from the Housing Authority.

Funding for Housing Authority **administrative oversight** is requested to ensure that contractual and budgetary requirements are met (10% commitment based on a combined salary of \$110,000 for the Deputy Executive Director--Finance and Administration and the Deputy Executive Director of Public Housing Programs + .40 fringe).

Funding is also requested for **evaluation consultation** to assess the success of the program. Evaluation activities are described in a later section.

Below is a flow chart of the project, with position titles and lines of authority.





3. Anticipated Effectiveness of the Applicant's Plan

The activities proposed here represent the latest stage in the evolution of a project whose planning cycle began almost ten years ago. During the course of the continuing series of meetings to plan and implement these PHDEP projects, members of the working group formed linkages with a wide range of members of the drug prevention community, including the Niagara Falls Housing Authority Tenants Associations, the Niagara Falls Police Department, Developmental Research Programs Inc., Effective Parenting Information for Children of Erie County, Niagara University, Niagara County Community College, the Alcoholism Council of Niagara County, the Institute on Alcoholism Services and Training at the School of Social Work at the State University of New York at Buffalo, the Niagara County Drug Task Force, Amherst Y-U, and Narcotics Anonymous and Alcoholics Anonymous. The extremely wide variety of organizations clearly indicates that the proposed program is not only as comprehensive as possible, but that its approach is based upon activities and methods that have been proven effective in reducing or eliminating drug-related crime.

A central assumption of the present proposal is that activities for eliminating drug-related crime and drug use are most successful when the members of a community assume central roles. Accordingly, the project planners carefully designed each program component around the participation of Housing Authority residents and representatives of the community agencies and organizations that will provide services.

Thus the plan described in this application is expected to be effective because it builds

upon the successes of the Housing Authority not only to reduce crime and drug use but to establish and expand linkages with community substance abuse agencies and local governmental entities. These organizations have taken over delivery of many programs and activities that the Housing Authority has instituted, particularly substance abuse prevention education programs, family and other support services, youth services, and economic and educational opportunities for residents and youth.

The Housing Authority's success in achieving funding for a range of youth and family programming such as youth sports programs and educational and employment opportunity programs have enabled these programs to link with the intended targets of previous Drug Elimination Projects. Therefore, the focus of the present application is, appropriately, on enhancing police patrols through the projects, administration of all of the program linkages forged during previous grant years, and refining and adding programs.

In summary, among the strengths of the project proposed here the also lead us to anticipate its effectiveness are:

- (a) the degree to which the project responds to the direction and participation of tenants,
- (b) its continuation of proven successful activities by shifting them to community responsibility, and
- (c) its coordination and integration with a series of other initiatives developed by the Housing Authority to improve the lives of young people and families living in and around the target housing projects.

This PHDEP application continues the Housing Authority's tradition of developing quality, comprehensive programming that addresses a range of urgent needs.

4. How the Program Will Reduce/Eliminate Drug Related Crime

The goals and objectives of this proposal attack the problem of drug- related crime from

both the *supply* aspect and from the *demand* aspect.

In an effort to reduce the *supply* of illegal drugs available to the residents of the Housing Authority, funds are requested to enhance and expand significantly a program of police patrol of the target areas at the prime drug-related crime hours. These time periods were identified by both the residents and the City of Niagara Falls Police Department.

Thus this component not only responds to tenants' requests for more police protection, but also provides a community-oriented policing policy that helps to promote a large measure of self-sufficiency for Housing Authority residents.

To address the *demand* aspect of drug-related crime, drug prevention literature suggests that an attempt to reduce the demand for drugs must focus on the entire community as a change agent. In order for drug abuse to be reduced, programs must

- (1) address those factors inherent in a community that increase the risk of abuse, and
- (2) provide a means of identification and intervention with those residents who are already harmfully involved with drugs.

The Housing Authority proposal addresses these demand reduction objectives through a set of comprehensive primary prevention, intervention, and referral strategies as described in the program section. The drug prevention programs provide skill building and increased educational and economic opportunities for residents that target those risk factors inherent in a depressed economic environment. In keeping with a comprehensive approach, the programs propose to provide education to all age groups on the realities of involvement with illegal drugs and present healthy alternatives to use. For those already abusing or addicted to drugs, the strategies include methods of identification and intervention.

Additionally, the programs proposed here that enhance or create new drug education opportunities for residents, family and other support services, youth services, and economic/educational opportunities for residents and youth have been designed to address what

drug and crime research have consistently identified as the key risk factors that draw young people and adults into drug use and crime, and the resiliency factors that protect young people and adults from the dangers of drug use and crime. Specifically, these are multifactorial and occur across individual, peer, family, school, and community levels. In the programs proposed here, these include factors related to peer pressure, relationships, conflict resolution, self-esteem and self-worth, education, employment opportunities, and responsibility and respect. Above all, the research has been clear that children most need a sense of hope for the future and a sense that some adult cares for them and their well-being. Every program that has already been established and that will be established or enhanced under this proposals has been created with these important factors in mind.

Because the tenants are so closely involved in the identification of activities and the management of them, there has evolved within the Housing Authority community a growing sense of self-sufficiency and empowerment that also contributes to a reduction of drug-related crime. The programs undertaken through this project have demonstrably helped to increase the self-sufficiency and empowerment of the Housing Authority community.

5. Threshold Requirements

The Niagara Falls Housing Authority complies with all Fair Housing and civil rights laws, statutes, regulations, and executive orders as enumerated in 24 CFR 5.105(a).

Plan for Addressing the Problem: Project Goals

Activities planned in the current application extend the work undertaken in the Niagara Falls Housing Authority's 1999 Public Housing Drug Elimination Program grant. The overall purposes of the 1999 project were to reduce the incidence of drug use and drug-related crime, to increase residents' sense of community safety, to increase the community's participation in activities against drugs, and to provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments.

The 2000 PHDEP grant builds on preceding years' activities as described in the next section.

1. 2000 Goals and Objectives

The NFHA's 2000 PHDEP grant has been designed as a one-year project with the following goals:

- To reduce the incidence of drug use and drug-related crime,
- To increase residents' sense of community safety,
- To increase the community's participation in activities against drugs, and
- To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments.

To accomplish these, the following are the project's major objectives.

The project will build upon cooperative police-resident drug-related crime reduction activities consisting of the use of police patrols on a seven-day per week

schedule.

The project will enhance existing drug education and prevention programs that integrate the expertise of community substance-abuse organizations and professionals with the energy, community knowledge, cultural awareness, and dedication of housing project residents to reach 100% of residents with effective, appropriate drug prevention messages.

The project will solicit the participation of at least 25% of the youth and adult population in drug-free alternative recreation activities.

The project will increase economic/educational opportunities for the future and employment training among 25% of the youth and adult population through skill building, self-esteem enhancement, and direct contact with area business and educational leaders.

The project will increase the awareness of community-based services and linkages to community resources for a minimum of 25% of residents.

The project will increase awareness and use of community-based drug intervention services and linkages for treatment for a minimum of 25% of residents already harmfully involved in drug-related activities.

The extent of the current drug-related crime problem continues to include drug sales, drug possession, and crimes against individuals and property. Subjective data from the tenant surveys indicate that tenants are likely to be aware of more criminal activity than they report to police. In keeping with a comprehensive approach to drug-related crime reduction, therefore, this year's proposal will continue those activities that have begun through the PHDEP grant, and enhance and expand program activities to increase the drug use/abuse prevention focus.

2. Relationship to Long-Term Drug Elimination Goals and Activities

This section discusses the Housing Authority's 2000 goals in the context of (a) the background of previous activities, and (b) the next four years.

a. Background

Neither residents nor police disagree that in prior to the first DEP-funded activities the problem of drugs had escalated dangerously in the Housing Authority's three public housing developments and the immediate surrounding neighborhood. In 1989 police made 20 arrests in the projects for sale of illicit drugs, ten times the number of arrests made the previous year. A resident described the area as "an open air drug market."

On November 6, 1989, the Housing Authority sponsored a day-long conference dealing with what needed to be done to defeat the drug dealing, and also to rehabilitate the neighborhood to make it a place where current residents will want to remain and prospective residents will want to relocate to. Sixty participants attended the conference, representing residents, community leaders, and city, state, and federal housing officials. The result of the conference displayed one overwhelming common opinion, which was that safety and security for residents must become the Authority's main priority.

Against this background, ensuring the security of its residents has been one of the important ways the Housing Authority has fought to eliminate drug-related crime. The Housing Authority revised its then-current CIAP budgets and reallocated funds to allow funding of security services to supplement city of Niagara Falls and Niagara County police services in the housing developments and immediate areas. Because of a shortage of city police officers, one officer only is able to be assigned to the Highland Avenue Area for two shifts. Because this made it difficult to make a real difference in curbing drug trafficking, off-duty police officers were hired to patrol using CIAP money.

Additionally, 1987 and 1988 CIAP funding was used to install new lighting at all sites to eliminate dark pockets of drug-related crime. Security deadbolts have been installed on all doors, and the developments are awaiting delivery of new locks and doors. The results were dramatic; after the police patrols began in January 1990, the number of people arrested in the projects for drug crimes fell from 20 in 1989 to 0 from October 1990 through June 1991.

As the police noted, however, project residents still went off-site to buy and sell drugs, and returned to the projects to use them. When the residents sent the unmistakable message that drugs and drug-related crime were among their biggest concerns, the Housing Authority responded with its first Public Housing Drug Elimination Program grant application in 1991. That grant was funded, and since then the Housing Authority has enhanced and enlarged its commitment to this important program.

b. The Next Four Years

It is a requirement of this year's PHDEP application process to discuss the goals of the current proposal within a context of four additional years, assuming that the grant will be continued for the next four years. Because the current application represents a steady expansion of previous years' programs, the Housing Authority expects that the next four years will also see an expansion of this year's activities.

As indicated in the following list of goals and objectives 2000-2004, the project's goals will remain the same while the measurable objectives expand to take in more Housing Authority residents.

2000 Goals:

- To reduce the incidence of drug use and drug-related crime
- To increase residents' sense of community safety
- To increase the community's participation in activities against drugs
- To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2000 Objectives:

- To establish police patrols on a seven-day per week schedule
- To reach 100% of residents with effective, appropriate drug prevention messages
- To solicit the participation of 25% of youth and adults in drug-free alternative recreation activities
- To increase economic/educational opportunities among 25% of youth and adults

To increase awareness of community services and linkages for a minimum of 25% of residents
To increase awareness of community drug intervention and treatment services for 25% of residents
already harmfully involved in drug-related activities

2001 Goals:

To reduce the incidence of drug use and drug-related crime
To increase residents' sense of community safety
To increase the community's participation in activities against drugs
To provide community-based intervention services and linkages with established intervention and
treatment agencies outside the limits of the housing developments

2001 Objectives:

To establish police patrols on a seven-day per week schedule
To reach 100% of residents with effective, appropriate drug prevention messages
To solicit the participation of 35% of youth and adults in drug-free alternative recreation activities
To increase economic/educational opportunities among 35% of youth and adults
To increase awareness of community services and linkages for a minimum of 35% of residents
To increase awareness of community drug intervention and treatment services for 35% of residents
already harmfully involved in drug-related activities

2002 Goals:

To reduce the incidence of drug use and drug-related crime
To increase residents' sense of community safety
To increase the community's participation in activities against drugs
To provide community-based intervention services and linkages with established intervention and
treatment agencies outside the limits of the housing developments

2002 Objectives:

To establish police patrols on a seven-day per week schedule
To reach 100% of residents with effective, appropriate drug prevention messages
To solicit the participation of 40% of youth and adults in drug-free alternative recreation activities
To increase economic/educational opportunities among 40% of youth and adults
To increase awareness of community services and linkages for a minimum of 40% of residents
To increase awareness of community drug intervention and treatment services for 40% of residents

already harmfully involved in drug-related activities

2003 Goals:

To reduce the incidence of drug use and drug-related crime

To increase residents' sense of community safety

To increase the community's participation in activities against drugs

To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2003 Objectives:

To establish police patrols on a seven-day per week schedule

To reach 100% of residents with effective, appropriate drug prevention messages

To solicit the participation of 45% of youth and adults in drug-free alternative recreation activities

To increase economic/educational opportunities among 45% of youth and adults

To increase awareness of community services and linkages for a minimum of 45% of residents

To increase awareness of community drug intervention and treatment services for 45% of residents already harmfully involved in drug-related activities

2004 Goals:

To reduce the incidence of drug use and drug-related crime

To increase residents' sense of community safety

To increase the community's participation in activities against drugs

To provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing developments

2004 Objectives:

To establish police patrols on a seven-day per week schedule

To reach 100% of residents with effective, appropriate drug prevention messages

To solicit the participation of 50% of youth and adults in drug-free alternative recreation activities

To increase economic/educational opportunities among 50% of youth and adults

To increase awareness of community services and linkages for a minimum of 50% of residents

To increase awareness of community drug intervention and treatment services for 50% of residents already harmfully involved in drug-related activities

Plan for Addressing the Problem: Evaluation Measures

Project administrators have developed specific goals and objectives to be addressed by the proposed project, and an evaluation plan.

The present proposal will continue a comprehensive drug-elimination program targeting the Jordan Gardens, Center Court, and Packard Court housing developments in Niagara Falls, New York. Residents will play a central role in the development and implementation of components of this project. The overall goals of the project are to reduce the incidence of drug use and drug-related crime, to increase residents' sense of community safety, to increase the community's participation in activities against drugs, and to provide community-based intervention services and linkages with established intervention and treatment agencies outside the limits of the housing development.

To accomplish these goals, the following major objectives have been developed:

- (a) the project will increase the strategic and coordinated use of police patrols on a three-shift per week schedule;
- (b) to implement and expand drug education and prevention programs that integrate the expertise of community substance-abuse organizations and professionals with the energy, community knowledge, cultural awareness, and dedication of housing project residents to reach 100% of project residents with effective, appropriate drug-prevention messages;
- (c) to solicit the participation of at least 25% of the youth and adult population in drug-free alternative recreation activities;
- (d) to increase economic/educational opportunities for the future and employment training among 25% of the youth and adult population through skill-building, self-esteem enhancement, and direct contact with area business and education leaders;

(e) to increase the awareness of community-based services and linkages to community resources for a minimum of 25% of residents; and

(f) to increase awareness and use of community-based drug intervention services and linkages to treatment for a minimum of 2% of residents already harmfully involved in drug-related activities.

The prevention program described in this application will be evaluated as a total program as well as a set of component parts. The total program contains the following components with their related activities:

<i>Component</i>	<i>Activities</i>
Crime reduction	Police Patrols
Drug education programs	Youth and resident education programs
Community self-esteem programs	Alternative youth activities, education, employment opportunities for youth and adults
Intervention services	Linkage to treatment programs.

The evaluation will provide information to residents and Housing Authority planners in order to:

(1) document the impact of the overall program on crime frequency, fear of crime, and the community's sense of efficacy in combatting drug-related crime,

(2) provide information on resident reaction as a way of correcting implementation of program components during the grant year, and

(3) provide information to residents to determine program modifications after the grant year.

An Evaluation Consultant will be retained on a contractual basis to design, supervise, and analyze the evaluation steps in association with the Program Coordinator and Housing Authority administration.

Total Program Evaluation. We propose that the combination of the various program components should reduce the incidence of drug and drug-related crime, increase the resident's sense of community safety, and result in more residents participating in community activities against drugs.

Crime rates will be determined by keeping monthly records of area arrests and police records of resident calls of criminal activity. Because the goal of the police patrols is deterrence and the prevention programs are intended to reduce the likelihood of problem behaviors, we expect to see the rates of both drug and drug-related crime reduced over the course of the year.

The residents' sense of security will be evaluated by a **resident survey** in the form of attitude questionnaires developed in association with the Evaluation Consultant. Given the relatively limited size of the tenant population, we propose a structured interview with all adult residents, to the degree that tenant volunteerism permits, at three points during the project: at the onset of the project, six months into the project, and in month 11 of the grant year. These interviews will form the principal means of attitude assessment in the housing project community.

The interviews will use a fixed-response format but also permit more open-ended discussion of resident concerns. The interviews will address resident perceptions of the frequency of criminal activity, personal experience of crime, the severity of drug-related problems in the community, the perceived personal risk of being victimized, resident tolerance of drug use, and beliefs about the community's ability to change the nature of drug problems in the projects. By the end of the grant year, we predict residents will report an increased sense of safety, a reduced tolerance for the presence of drugs in the community, and a greater belief in the effectiveness of

community responses to the drug problem.

Specific Program Components. The program components will be evaluated primarily by examining resident participation and resident's perceptions about the value of the components. Participation records (number of participants) will be recorded for all activities and summarized on a monthly basis. This information will also form the basis for evaluating total program participation. The monthly Tenant Meetings will be used to distribute anonymous paper-and-pencil questionnaires to community participants in order to assess resident response to the program components. Although questionnaires will be distributed at each Tenant Meeting, the specific questions will depend on the program components being evaluated. Each program component (e.g., drug education presentations, and so on) will be evaluated every other month after the component is operational. As a result, the questions will vary in content each month based on the program components being evaluated. In general, the questions will address resident awareness of the specific program, intention to participate, perceived value of the specific program, and resident suggestions for program modification. Questionnaires will be designed and analyzed by the Evaluation Consultant. The monthly results will be used as a planning tool in the management of the project. We propose that this procedure will permit ongoing feedback and demonstrate increasing levels of program awareness and intent to participate.

The following evaluation data will be collected for each of the grant project's components:

Crime reduction: Police patrols.

Specific questions will address resident awareness and value placed on the increased patrols, willingness to interact with the police, and willingness to participate in or make reports to the resident patrols. Participation will be measured by the number of reports made to the police.

Drug education programs: Youth and resident education programs.

Evaluation will follow the format described above by examining awareness, intent to participate, and number of participants.

Community self-esteem programs: Alternative youth activities, education and

employment opportunities for youth and adults.

Evaluation will follow the format described above by examining awareness, intent to participate, and number of participants.

Intervention services: Community support groups (AA and NA), linkage to treatment programs.

Specific questions will address awareness of services and willingness to utilize RAP services. Participation will be measured by the number of referrals to treatment, and the number of participants in the AA and NA groups to be developed in the project.

For all components, effective programming year should be demonstrated by a progressive increase in awareness of specific programs, a progressive increase in willingness to utilize services, increasing acceptance of the value of the programs, and progressive increases in average rates of participation.

Budget for the Grant Period

REIMBURSEMENT OF LOCAL LAW ENFORCEMENT AGENCIES OVER AND ABOVE BASELINE SERVICES

BUDGET NARRATIVE

BRIEF PROGRAM DESCRIPTION: The Niagara Falls Housing Authority will contract with the Niagara Falls Police Department for enhanced patrols of the target housing project areas. Two street patrol officers will patrol the target projects three shifts per day, five days a week. The patrols will ensure that a police presence is in place 24 hours-per-day, Monday through Friday, including during the hours of greatest drug-related crime activity, 12 noon - 8 p.m. and 8 p.m. - 4 a.m. The costs of these patrol officers will be paid from grant funds. The Niagara Falls Police Department will supply a portion of salary and fringe, marked police vehicles, uniforms, insurance, scheduling, and supervision as in-kind support.

FUNDS REQUESTED FOR ACTIVITY: \$60,000

	PHDEP Funding	Other local in-kind Sources of Funding
a. Personnel		
None	\$0	\$0
Total Personnel	\$0	\$0
b. Fringe Benefits		
None	\$0	\$0
Total Fringe Benefits	\$0	\$0
c. Travel		
None	\$0	\$0
Total Travel	\$0	\$0
d. Equipment		
Two marked police patrol cars	\$0	\$10,000
Total Equipment	\$0	\$10,000
e. Supplies		
None	\$0	\$0
Total Supplies	\$0	\$0
f. Contractual (police services)		
Salaries plus fringe for 2 police officers ((\$40,000 at straight time x 2 officers)	\$60,000	\$20,000
Total Contractual	\$60,000	\$20,000
g. Construction		
No items	\$0	\$0
Total Construction	\$0	\$0

h.	Other		
	No items	\$0	\$0
	Total Other	\$0	\$0
i.	Total Direct Charges		
	(sum of a-h)	\$60,000	\$30,000

**PROGRAMS TO REDUCE DRUG USE:
DRUG PREVENTION**

BUDGET NARRATIVE

BRIEF PROGRAM DESCRIPTION: The Housing Authority has transferred to residents or local community organizations the responsibility for offering many drug prevention program activities that it has developed in past years. The Housing Authority's role has become one of coordinating and scheduling the range of programmatic offerings. Funding is requested under this budget category for personnel whose responsibilities include scheduling and recruiting for the variety of programs to reduce the use of illegal drugs that are offered at the Housing Authority's Family Resource Building. Additionally, in its continuing role to develop and enhance existing programs, the Housing Authority requests funding to expand programs related to educational opportunities, family and other support services, adult and youth services, and economic and educational opportunities for resident adult and youth activities; these include computer training, cultural history programs, an entrepreneurial development program, a Rites of Passage program, Let's Talk, Rainbow Niagara Pageant and a summer enrichment program for children. Funding is also requested for evaluation aides to perform evaluation activities.

FUNDS REQUESTED FOR ACTIVITY: \$126,729

a.	Personnel	PHDEP Funding	Other local in-kind Sources of Funding
	General Manager, Family Resource Building (20% commitment, based on \$40,000)	\$ 8,000	\$0
	Program Coordinator, Family Resource Building (25% commitment based on \$40,000)	\$ 9,190	\$0
	Tenant Services Coordinator (30% commitment based on \$33,619)	\$10,000	\$0
	Youth Sports Director (100% commitment based on \$35,000)	\$35,000	\$0
	Project Secretary (50% commitment based on \$20,000)	\$0	\$10,000
	NFHA administrative oversight (10% commitment)	\$11,300	\$0
	Total Personnel	\$73,490	\$10,000
b.	Fringe Benefits (40%)		
	General Manager, Family Resource Building	\$ 3,200	\$0
	Program Coordinator, Family		

	Resource Building	\$ 4,000	\$0
	Tenant Services Coordinator	\$ 4,000	\$0
	Youth Sports Director	\$ 3,000	\$9,000
	Project Secretary	\$0	\$4,000
	NFHA administrative oversight	\$ 4,520	\$0
	Total Fringe Benefits	\$18,720	\$13,000
c.	Travel		
	None	\$0	\$0
	Total Travel	\$0	\$0
d.	Equipment		
	Computer, printer, software, Internet services for Computer training program	\$0	\$2,500
	Total Equipment	\$0	\$2,500
e.	Supplies		
	Printing for advertising programming	\$0	\$2,000
	Postage for programming-related costs \$200/mo x 12 mos	\$0	\$2,400
	Telephone for programming-related costs, \$120/mo x 12 mos	\$0	\$1,440
	Educational materials and videos	\$ 690	\$0
	Total Supplies	\$ 690	\$5,840
f.	Contractual		
	Evaluation consultant (7 hours/month at \$50/hour x 4 months)	\$0	\$1,400
	Cultural History program Karima Amin, Storyteller One residency, 3 days x \$300/day	\$1,074	\$0
	Entrepreneurial Development Program Teacher, \$15/hr x 20 hrs/wk x 7 wks	\$ 2,100	\$0
	Rites of Passage Program/Let's Talk/Rainbow Niagara Pageant 12 speakers on anti-violence, self-esteem building, and conflict resolution, \$125 x 12	\$ 1,500	\$0
	Total Contractual	\$ 4,674	\$0
g.	Construction		
	No items	\$0	\$0
	Total Construction	\$0	\$0

h.	Other		
	Summer Enrichment Program		
	4 teachers, \$15/hr x 20 hrs/wk		
	x 7 weeks	\$ 8,400	\$0
	4 teacher aides, \$6.68/hr x		
	35 hrs/wk x 7 weeks	\$ 6,546	\$0
	3 sports counselors, \$6.68/hr		
	x 35 hrs/wk x 7 wks	\$ 4,909	\$0
	Overnight trips (1)		
	Bus rental, \$500 x 1	\$ 500	\$0
	Hotel, \$50/night x 20	\$ 1,000	\$0
	Meals, \$25 x 20	\$ 500	\$0
	Day trips (4)		
	Van rental, \$200/trip		
	x 4 trips	\$ 800	\$0
	Tickets, \$15 x 65 x		
	4 trips	\$ 3,900	\$0
	Meals, \$10 x 65 x 4	\$ 2,600	\$0
	Total Other	\$29,155	\$0
i.	Total Direct Charges		
	(sum of a-h)	\$126,729	\$28,840

Project Timetable

Implementation Schedule Grant Period November 1, 2000 - October 31, 2000

PHDEP 1999					
ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
1	PHDEP 2000	\$174,733			
2					
3	POLICE PATROL	\$60,000	11/1/00	10/01	
4	Meet with Police	\$ 0	11/1/00	12/1/00	Executive Director
5	Establish and approve contract	\$ 0	11/1/00	12/1/00	Executive Director
6	Schedule patrols	\$ 0	11/1/99	12/1/99	Police Department
7	Recruit officers for 3 shifts	\$ 0	12/1/00	1/01	Police Department
8	Begin patrols	\$ 0	11/1/00	10/01	Police Department
9	Establish community liaison	\$ 0	11/1/00	10/01	NFHA Administration
10	Police activity reporting	\$ 0	11/1/00	10/01	Police Department and NFHA Administration
11	Evaluate component	\$ 0	4/01	10/01	Police Department, NFHA Administration, and Evaluation consultant
12					

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
13	DRUG PREVENTION:	\$71,200*			
14	COMPREHENS. PROGRAM				
15	Continue existing program	\$ 0	11/1/00	10/01	NFHA Administration
16	coordination				
17	Purchase required	\$690	11/1/00	7/30/01	Resident Services Supervisor
	supplies				
18	Evaluate component	\$ 1,400	4/01	10/01	Evaluation Consultant
19					
20	DRUG PREVENTION:	\$ 0			
21	EDUCATION				
22	Contract with prevention	\$ 0	11/00	10/01	NFHA Administration
23	speakers				
24	Continue monthly meetings	\$ 0	11/00	10/01	Tenant Council Presidents
25	Schedule add'l workshops:	\$ 0	11/00	9/01	NFHA Administration

*Does not include Administrative Costs. These are included under PROGRAM ADMINISTRATION section.

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
26	Drug Awareness				NFHA Administration
27	Rites of Passage	\$1,500			NFHA Administration
28	Conflict resolution				NFHA Administration
29	Problem-solving				NFHA Administration
30	Self-esteem				NFHA Administration
31	Parenting skills				NFHA Administration
32	Evaluate Component	\$ 0	4/01	10/01	Evaluation Consultant
33	DRUG PREVENTION:	\$ 0			
34	FAMILY SERVICES				
35	Parent training continues	\$ 0	11/00	10/01	Community resources
36	AA/NA meetings begin	\$ 0	11/00	10/01	Resident Services Supervisor
37	on-site				
38	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant
39					

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
40	DRUG PREVENTION:	\$ 0			
41	YOUTH				
42	Coordinate and schedule	\$ 0	11/00	10/01	NFHA Administration
43	BEAM, I Can Read, Livin' Large	\$ 0	11/00	10/01	NFHA Administration
44	Schedule drug education	\$ 0	11/00	10/01	NFHA Administration
45	workshops	\$ 0	monthly		NFHA Administration, tenant volunteers
46	Recruit for summer program	\$ 0	1/01	7/01	Resident Services Supervisor
47	Contract for summer personnel	\$ 0	4/01	6/01	NFHA Administration
48	Entrepreneurial Development	\$2,100	6/01	7/01	NFHA Administration
49	Summer program activities	\$29,155	6/01	8/01	Resident Services Supervisor

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
50	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant
51					
52	DRUG PREVENTION:	\$ 0			
53	ECONOMIC/EDUCATION				
54	OPPORTUNITIES				
55	Computer training	\$2,500	11/00	10/01	NFHA Administration
56	Continue scheduling and	\$ 0	11/00	10/01	Resident Services Supervisor
57	presentations by business and				
58	education leaders				
59	Cultural History Program	\$1,415	11/00	10/01	NFHA Administration
60	Continue vocational and	\$ 0	11/00	10/01	Resident Services Supervisor
61	career counseling				
62	Evaluate component	\$ 0	4/01	10/01	Evaluation Consultant

ID	MILESTONES	COST	START	FINISH	RESPONSIBILITY
63	PROGRAM	\$15,820			
64	ADMINISTRATION				
65	Administrative oversight	\$ 0	11/00	10/01	NFHA Administration
66	meetings continue				
67	Identify necessary	\$ 0	11/00	10/01	NFHA Administration
68	supplemental facilities				
69	and equipment				
70	Semiannual reports to HUD	\$ 0	6/01	12/01	NFHA Administration
71	Explore sources of	\$ 0	11/00	10/01	NFHA Administration
72	continuation funding				
73	Access continuation funding	\$ 0	4/01	10/01	NFHA Administration
74	One year summary of	\$ 0	10/01		Evaluation consultant
75	evaluation reports				
76	Grant close-outs	\$ 0	10/01		NFHA Administration

Description of Project Participants

The primary agency on this project will be the Niagara Falls Housing Authority. No subcontractors will be hired for this project.

The present proposal is the culmination of a long series of planning meetings between members of a working group formulated by the Housing Authority administration. Working group members included the executive director and deputy executive directors of the Housing Authority, the residents of the Niagara Falls Housing Authority, staff members of the Family Resource Building, and independent substance abuse prevention consultants.

Attachment 5 contains letters of support from relevant local agencies. During the course of the application's preparation, members of the working group contacted a wide range of members of the drug prevention community with the aim of soliciting in-kind or contracted support should the grant be funded. These groups include the Niagara Falls Housing Authority Tenants Associations, the Niagara Falls Police Department, Developmental Research Programs Inc., Effective Parenting Information for Children of Erie County, Niagara University, Niagara County Community College, the Alcoholism Council of Niagara County, the Institute on Alcoholism Services and Training at the School of Social Work at the State University of New York at Buffalo, the Niagara County Drug Task Force, Amherst Y-U, and Narcotics Anonymous and Alcoholics Anonymous. The extremely wide variety of organizations clearly indicates that the proposed program intends to be as comprehensive as possible.

When the Housing Authority formed a working committee to develop the programs that are proposed in this application, the Authority made sure the residents were represented. The presidents of the Niagara Falls Housing Authority Tenants Associations were key figures in every stage of the preparation process, as their letters indicate. Every development now has its own association and president; On behalf of the tenants, they contributed their ideas and energy to the development of these programs, and have committed themselves and their organizations to help these programs succeed. Since the original application was developed, the Tenant Association at the Niagara Falls Housing Authority has reorganized, with these officers too, representing their projects, offered their advice and support for the development of this current application.

Indeed, right from the beginning of the process of planning this application, the tenants' voices were heard: the survey of tenants' opinions on drug-related crime helped the working committee get a fuller sense of the extent of the problem.

Letters of support from the presidents of the tenant associations in the three target housing projects are included in Attachment 5.

A central assumption of the present proposal is that activities for eliminating drug-related crime and drug use are most successful when the members of a community assume central roles. Accordingly, the working committee carefully designed each program component around the participation of the residents, both individually and in groups. The success of the crime reduction initiative depends heavily upon the tenants to implement and participate in the various activities. The residents themselves will be responsible for designing all of the recreational and cultural drug-free activities, especially those for youth. All of these programs are very much run by and for the tenants themselves.

Summary of Proposed Program

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court, and Jordan Gardens, all located with the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

Attachment 1:
Map of Niagara Falls

Attachment 2:

Niagara Falls Housing Authority Family Resource Building

Attachment 3:
Summer Enrichment Program

Attachment 4:
Entrepreneurial Development Program

Attachment 5:
Letters of Support

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 186,729

B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R **x**

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court and Jordan Gardens, all located within the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Jordan Gardens	100	264
Center Court	134	106
Packard Court	166	357

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the duration of program by # of months. For “Other”, identify the # of months).

6 Months_____ 12 Months **x_____ 18 Months_____ 24 Months_____ Other _____**

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	-	-			
FY 1996		NY06DEP0110196	-	5/12/98	5/98
FY 1997		NY06DEP0110197	-	-	12/98
FY 1998		NY06DEP0110198	-	-	11/99
FY 1999		NY06DEP0110199	186,729	-	11/00

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

This project of the Niagara Falls Housing Authority will continue a comprehensive drug and drug-related crime elimination program targeting (1) a supply reduction strategy (enhanced police patrols) and (2) a demand-reduction strategy, including drug prevention programs, drug education opportunities for residents, family and other support services, prevention activities for youths, and educational and economic development opportunities. Targeted developments include Packard Court, Center Court, and Jordan Gardens, all located within the City of Niagara Falls. Targeted populations include the residents of these developments, roughly 1,000 adults and children.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 1999 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	60,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	126,729
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	186,729

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be listed sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be added in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences per activity. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement						Total PHDEP Funding: \$60,000	
Goal(s)		To deter drug traffic - sites / to increase residents sense of community safety					
Objectives		Use of police patrols on a 7 day per week schedule					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Salaries & fringe benefits for 2 officers			11/00	10/01	60,000	30,000	-increase in awareness -increase in willingness to utilize services -increasing acceptance of value of programs
2.							
3.							

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$126,729		
Goal(s)							
To offer drug prevention program activities - reduce drug use.							
Objectives							
Increase economic development opportunities for the future.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Salaries/fringes	1,000	Residents	11/00	10/01	88,020		-increase in awareness -willingness to utilize services -increase in average rates of participation
2. Supplies/equipment	1,000	Residents	11/00	10/01	38,709	28,840	-increase in awareness -willingness to utilize services -increase in average rates of participation
3.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activities 1, 2	60,000	Activities 1, 2	60,000
9120				
9130				
9140				
9150				
9160	Activities 1, 2, 3	126,729	Activities 1, 2, 3	126,729
9170				
9180				
9190				
TOTAL		\$186,729		\$186,729

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

COMPREHENSIVE AGENCY PLAN MEETING
MEETING MINUTES
FRIDAY, OCTOBER 8, 1999

In Attendance:

Stephanie W. Cowart, Executive Director, NFHA
Patricia Barone, Deputy Executive Director, NFHA
W. Lee Whitaker, Director of Occupancy, NFHA
Doris Jones, Chairman- Board of Commissioners, NFHA, resident - Center Court
Jessie Butry, member- Board of Commissioners, NFHA, resident - Wrobel Towers
Effie Sconiers, President - Wrobel Towers Tenants Association
Ann Cox, President- Jordan Gardens Tenants Association
Jo Currie, (on behalf of Louise Channing, President) - Spallino Towers Tenants Association
Annie Porter, President- Center Court Tenants Association
Lori Zimpfer, Director of Modernization, NFHA
Nancy Haley, Assistant Director of Modernization, NFHA
Melissa Matsulavage, Occupancy Programs Assistant

Meeting began at approximately 10:08 AM

Mrs. Cowart asked that everyone introduce themselves and state what they would like to see happen within the Housing Authority in the future.

Ms. Cox stated that she would like to see more tenants hired at the Housing Authority.

Ms. Currie stated that she would like to see the residents of Spallino Towers happy.

Mrs. Haley spoke of the importance of the cooperation between tenants and NFHA staff.

Mrs. Barone would like to see more funding so that we may provide for all.

Ms. Zimpfer would like to see more resident input.

Miss Jones would like to see resident self-sufficiency and creation of more resident jobs.

Mrs. Butry would like to see improved staff/tenant cooperation. Also, more amenities- carpeting, air conditioning, etc. at Wrobel Towers.

Ms. Sconiers would like to see more activities at Wrobel Towers.

Mrs. Porter stated that more tenants need to be aware of each others lifestyles. Improvement is needed in areas of parking, cleaning up outside and supervision of children. Stated that drugs and gambling are a problem.

Mrs. Whitaker would like to see the Authority and the tenants learn from one another.

Mrs. Matsulavage would like to see the tenants getting what they want and deserve.

Mrs. Cowart began stating the purpose of the meeting. Spoke of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and new legislation. One requirement is to establish a Resident Advisory Board to review the Annual Plan and consider recommendations.

- AGENDA ITEM I - FIVE YEAR PLAN. Mission Statement and Five Year Goals were reviewed.

Mrs. Cowart stated that all of our goals lead up to the Mission Statement and that cooperation is a two-way street.

Mrs. Butry stated that more things have to be done to attract new tenants and to compete with new developments such as, garbage disposals, air conditioners, etc.

Miss Jones stated that our employees need to be made aware that the residents are most important part of the Housing Authority.

Mrs. Cowart stated that the Housing Authority promotes a customer friendly environment and that employees have had customer service training.

Miss Jones stated that development of staff/tenant relationship is a two-way street.

Ms. Zimpfer spoke of how staff sometimes “gets yelled at” by the tenants and agrees that cooperation is a two-way street.

Mrs. Cowart stressed that respect is the key to a good relationship and that we should continually work on ways to solve problems.

Mrs. Butry stated that some of the residents feel that some members of the staff “look down on them”.

Mrs. Cowart stated that these problems could be addressed specifically at another time.

Miss Jones stated that we all need to learn to talk TO each other. She asks that we tell tenants the truth in all matters and not to give the “runaround”. Says respect is built in that way.

Mrs. Cowart stated that if a tenant is not satisfied with a solution or answer that we encourage them to go to the next level.

Mrs. Butry said that she feels that all staff should be well informed and able to answer tenant questions/concerns.

Miss Jones said tenants should be able to get answers at the right level.

Mrs. Cowart stated that these concerns will be addressed with the staff.

Miss Jones said she will address them with the tenants as well.

- AGENDA ITEM III - CAPITAL IMPROVEMENTS. Needs Assessment distributed.

Ms. Zimpfer stated that the 5 year plan/ physical needs assessment is developed from information from managers and the maintenance department to immediately fund the items needed in the first year and plan what work needs to be done over the next four years. Said to expect a decrease in funds. Handout indicated items to be funded for 2000 and then through 2004. Elevator/lobby rehab and automatic doors for the Rec Room will take place at Spallino and Wrobel Towers for 2000. Should improve marketability.

Mrs. Butry spoke of how the elevators at Wrobel Towers break down every weekend. Tenants need to be addressed about teaching visiting children not to play on them.

Ms. Zimpfer stated that the elevators have been mechanically upgraded and that they get a lot of use. Asked if anyone knew what has been the problem

Mrs. Cowart told Mrs. Butry that we would look into the current elevator problem.

Mrs. Porter asked why the bathroom work at Center Court was so far down the list (2003) and stated that the toilets are too small.

Ms. Zimpfer agreed that this item has been around for awhile and realizes it's very important to the tenants but that the items have been ranked by need/urgency. Also explained that work items such as PC/CC Bathrooms utilize the entire grant. As there are many smaller items, they were worked into the budget.

Mrs. Porter spoke of the kitchen makeovers at Jordan Gardens coming first.

Ms. Zimpfer spoke of the sheet vinyl (floors). Presently, sheet vinyl floors at Jordan Gardens require continuous repair/replacement and much maintenance time. Floors are being addressed on an individual basis.

Mrs. Porter asked why it was picked in the first place.

Mrs. Haley stated that the material was selected by tenant selection committee.

Mrs. Cowart stated that in the future we will advise them on the best and safest products from which to choose.

Miss Jones had a question regarding soffit aluminum, where?

Ms. Zimpfer stated that would be at Packard Court, under gutters. Have been problems with leaves, etc.

Miss Jones questioned the duct cleaning and renovation of the return systems (2001).

Ms. Zimpfer said this became an issue last year. Maintenance noticed accumulations, cleaning will hopefully provide better heat disbursement and even heating.

Miss Jones asked if Community Room Kitchen at Center Court will be renovated.

Ms. Zimpfer stated renovating this room could cause “code compliance problems” for the entire building.

An alternate plan of taking two units offline to use as Community space was discussed.

Ms. Zimpfer stated that Managers and Maintenance agreed with this plan.

Miss Jones stated that those people don't live there. Only the tenants live there. Says other tenants may have a problem with having units for community space.

Mrs. Cowart stated that it would take much longer and cost more money to bring the entire building into code compliance.

Miss Jones asked that other options be considered.

Mrs. Cowart asked Ms. Zimpfer if some minor rehab could be performed in that existing kitchen.

Ms. Zimpfer stated not by a contractor but perhaps by our staff.

Miss Jones asked that the cabinets be replaced.

Mrs. Cowart asked that Ms. Zimpfer schedule a meeting with Mr. John Mickiewicz, Maintenance Foreman - Center Court, Mrs. Trudy Sanderson, Manager - Center Court, Mrs. Larae Roundtree, Deputy Executive Director, Mrs. Annie Porter, President- Center Court Tenants Association and Miss Doris Jones regarding the above matter.

Ms. Sconiers asked when the kitchen cabinets at Wrobel Towers would be replaced. Spoke of her cabinets being in poor shape.

Mrs. Butry answered 2002.

Mrs. Cowart advised Ms. Sconiers to have maintenance look at her cabinets and see what they can do in the meantime.

Mrs. Porter had a question regarding the attic space in her unit, says trap door flaps in the wind, can a

clasp be put on?

Ms. Zimpfer stated that that was a reasonable maintenance request.

Miss Jones talked about frost-free refrigerators and stated that large families need additional space.

Mrs. Cowart stated that refrigerators that are not frost-free are not energy efficient..

Mrs. Barone stated that we now purchase frost-free.

Miss Jones stated that she would like tenants involved in the selection of the stoves/refrigerators.

Mrs. Cowart told her to contact Mr.Tom Wrobel, Superintendent of Maintenance to see when cycle (for purchasing/replacing appliances) is up.

Mrs. Butry stated that the new stoves at Wrobel Towers are “no good”.

Ms. Sconiers spoke of soap suds coming up in her toilet (2nd Floor) and gurgling. Has reported to the office.

Mrs. Cowart stated that a study has been conducted regarding that matter.

Ms. Zimpfer stated that certain cleaning procedures were recommended after the study was completed.

Ms. Cox asked if the kitchen floors at Jordan Gardens would be white.

Mrs. Cowart stated that the tenants will select the new flooring.

- AGENDA ITEM III - RENT POLICIES - Handout distributed and reviewed.

Mrs. Whitaker spoke of new legislation regarding hardships/minimum rents.

Mrs. Cowart stated that this information would be in the next newsletter and would be given to the tenants at Re-exam.

Discussion on flat rents took place.

Mrs. Barone explained that flat rents are based on our expenses to operate a unit. Utilities, salaries, maintenance materials, etc. are figured into a per month cost. Our flat rate was figured to be \$600.00 per unit.

Mrs. Cowart stated that this is also based on locality. Also explained that flat rent is an option a tenant can take when 30% of their income is higher than \$600.00 to save money.

Mrs. Whitaker stated that they can opt for three years.

Mrs. Butry asked if this would be mainly for the family units.

Mrs. Cowart answered yes and that it was designed to keep our working tenants and to attract “mixed” families and to set an example for the children. Stated that this flat rent is not determined by an individual unit but is based on expenditures for whole Authority and the locality. Said that \$600.00 is less than some fair market rents.

Mrs. Butry asked that we advertise this flat rent to attract more working people.

Miss Jones stated that by having “mixed” families the community would become more stable.

Mrs. Cowart agreed.

Mrs. Porter would like to have flat rents explained to Center Court tenants at their meeting.

Mrs. Cowart stated that the manager could do that.

Miss Jones asked if the flat rent was limited to working individuals.

Mrs. Whitaker answered no.

Welfare rents were discussed.

Mrs. Whitaker stated that if the family’s welfare benefits are reduced because of Fraud or non-compliance, the Housing Authority will not lower the rent. When a family loses its welfare benefits due to the expiration of a lifetime limit (5 years) we will lower the rent.

- AGENDA ITEM IV - ELIGIBILITY, SELECTION AND ADMISSIONS POLICY

Statement of Policy reviewed.

Mrs. Whitaker spoke of 12 month disallowance. Explained that when a tenant who was not previously employed becomes employed, the income is not included when computing the rent for one year. Also, the during the second year, it is increased only by half of the rent difference..

Miss Jones inquired about homeless persons being given emergency housing.

Mrs. Cowart stated that homeless can be claimed as a preference, but we do not have emergency housing. Explained that all applications must be properly screened and that we will refer them to other agencies if in an emergency situation.

Mrs. Whitaker explained that there are emergency shelters available. Also, the only change in preferences is that working families are now given a preference.

Mrs. Porter stated that it would be beautiful to see more people going to work every morning.

Mrs. Whitaker spoke of deconcentration. Explained that high income families must be placed in low

income complexes and vice versa.

Miss Jones stated that this will be good for all.

Mrs. Whitaker stated that we are required to place 40 % of our applicants in this manner. Spoke of income targeting. We are able to “skip over” people on waiting list to reach higher income families. Mentioned domestic violence as preference.

- **AGENDA ITEM V - GRIEVANCE PROCEDURE**

Mrs. Cowart stated that tenants involved in drugs or violent activity (criminal behavior) do not have protection of Grievance Procedure.

Mrs. Butry asked who would be on Grievance committee. Asked if there would be any tenants.

Mrs. Whitaker explained that the committee currently consists of the Managers at Step I, and at Step II the panel can consist of up to 3 persons and/or impartial hearing officer(s).

Mrs. Butry asked if tenants could sit in.

Mrs. Cowart explained that a volunteer resident could sit in if the Grievant chooses. Stated that we cannot violate confidentiality.

Mrs. Butry stated that some of the tenants feel they “don’t have a chance” against the Authority.

Mrs. Cowart explained that 90% of the time, an agreement is reached and no eviction takes place.

Miss Jones stated that the tenants (grievants) need to know what the Housing Authority has against them.

Mrs. Whitaker stated that a letter is sent to them explaining their violations along with a copy of the Grievance Procedure. Also advises them that they may bring legal counsel with them or another person to speak on their behalf. They are also told that they may review their file.

Miss Jones asked about tenants who continue to be a problem.

Mrs. Cowart stated that each instance must be reported and addressed by the manager with everything documented in the file.

Mrs. Whitaker stated that now tenants are mandated to enter into a year long lease, but said that they’re trying to include something so that tenants may just give a 30 day notice to vacate.

Mrs. Cowart stated that new leases will be developed.

Mrs. Whitaker told us that in the new Statement of Policy changes are being made regarding Security Deposits. Minimum Security Deposit was \$100.00, will be \$200.00.

Mrs. Cowart explained that this was only for new admissions, people in occupancy would not be affected.

Mrs. Butry stated that she felt that was a lot of money for Senior Citizens to come up with.

Mrs. Porter did not agree and stated that being a Senior Citizen herself , she felt \$200.00 was sufficient.

Mrs. Whitaker stated that the Housing Authority would no longer be accepting Security Deposit Agreements from the Department of Social Services.

Mrs. Cowart said that these persons will now be responsible for paying their own security deposits.

Mrs. Whitaker spoke of the \$500.00 transfer fee. Tenants who wish to transfer without good cause (convenience transfers) must pay.

Mrs. Cowart stated that transferring of this type is too much work for the Authority and too costly.

- AGENDA ITEM VI - PET POLICY

Mrs. Cowart stated that much input is needed regarding allowing pets into Public Housing. Stated that the Seniors are currently allowed pets and policy is in place, but if family sites are allowed pets in future we will need a policy and set of rules.

Miss Jones stated that she has signed petitions regarding this matter.
Mrs. Cowart asked that she submit them.

Mrs. Butry expressed concern about children being bitten.

Mrs. Cowart said that tenants must pay a Security Deposit of \$200.00 or one month's rent, whichever is greater for pets (cats and dogs) and \$50.00 will be required for other types such as fish and birds. The weight of a dog may not exceed the 20 lb. maximum. Pets must be spayed/neutered and declawed. No pregnant pets allowed and no pet offspring allowed, would violate lease. A pet must be in good health. Pet owners must pay a yearly registration fee of \$25.00 and submit proof that the pet is in good health at Re-examination each year. Tenants must be able to care for pet and must sign pet permit.

Miss Jones stated that the fact that Seniors are permitted to have pets will become an issue with people from the family sites.

Mrs. Porter asked if dogs would be allowed to be tied up outside.

Mrs. Cowart said no and stated that tenants must keep the pet confined and away from Maintenance staff, etc. Stated that everyone must follow rules or face eviction.

Mrs. Butry asked if the Grievance procedure would be used for eviction due to pet.

Mrs. Cowart told her it would.

Miss Jones spoke of a dog at Center Court. Said she will report it to office.

Ms. Cox stated that there are several people with pets at Jordan Gardens.

Mrs. Cowart stated that we need to know these things as we have a no pet policy currently in effect. Said she would check with Manager regarding this matter.

Each tenant Representative was asked if they wanted to have pets .

Miss Jones said no.

Ms Cox said no.

Mrs. Porter said no.

Mrs Butry said no.

Ms. Currie stated yes, but only for seniors as she has a cat.

- AGENDA ITEM VII - COMMUNITY SERVICE AND SELF- SUFFICIENCY PROGRAMS

Mrs. Cowart spoke of new rules and regulations regarding Community Service. Said every non-exempt adult resident will be required to perform eight hours of Community Service per month. Exempt persons are elderly, disabled/handicapped, working individuals or those on state welfare programs for self-sufficiency or training.

Mrs. Butry asked who would be monitoring this.

Mrs. Cowart explained that the Housing Authority staff would have to check compliance for each tenant once a year 30 days prior to Re-examination. If not in compliance, lease can be terminated.

Miss Jones stated that she disagrees with this action.

Mrs. Cowart told her to write to congressman, legislators and/or senators regarding this ruling.

Mrs. Porter asked if tenants could protest pets being allowed in family sites.

Mrs. Cowart answered yes.

Miss Jones stated that she has petitions and will write letters to congressmen, etc.

Mrs. Cowart suggested that meetings be set up with congressmen and senators.

Ms. Currie asked that no more breads, cookies, fruit, etc. be brought to Spallino Towers..

Mrs. Butry stated that it has been stopped at Wrobel Towers. Said fruit and vegetables were rotten.

Mrs. Cowart encouraged Doris to come up with some programs and services that would benefit tenants, etc.

- AGENDA ITEM VIII - SAFETY AND CRIME PREVENTION

Mrs. Cowart began discussion stating that prevention is the key and that ridding the sites of crime and drugs would be difficult. Said we need to know what the tenants out at the sites know. Reports must be made and we will do what we can.

Mrs. Butry mentioned that there is a problem with alcohol at the sites, too.

Mrs. Cowart stated that alcohol is a drug, too.

Mrs. Whitaker stated that any incidences must be reported so that a paper trail can be started leading to eviction.

Mrs. Butry stated that the first part of the month is bad. Mentioned that legal drugs can be abused and need to be controlled/supervised.

Mrs. Cowart stated that the Housing Authority is not a nursing home and that if someone is having a problem, referrals must be made. Aide service can be obtained.

Mrs. Butry stated that some families of tenants feel that the Housing Authority is responsible for the tenants.

Mrs. Cowart stressed the importance of independent living.

Miss Jones stated that she sees more policemen in the area of Center Court (patrolling).

Ms. Cox said that she sees them at Jordan Gardens, too. Told of how a policeman watched her children walking at night, made them feel safe.

Mrs. Whitaker feels that the police are effective when “walking the beat”.

Mrs. Butry stated that she sees policemen, too. Usually for the tenants. One tenant in particular.

Mrs. Porter spoke of officer searching little children at the playground.

Mrs. Cowart stated that this should be addressed at the next meeting with the policemen.

Miss Jones to call them.

Mrs. Whitaker stated that when a tenant is evicted from public housing for a drug related arrest, they

may not reapply for a period of five years, if convicted, ten years. Also, no sex offenders are ever permitted in public housing. Any public housing tenant involved in drug activity on or off our premises will be evicted.

Mrs. Cowart stated that they can also be banned from the premises entirely and arrested for trespassing.

Mrs. Cowart stressed importance of input from the tenants in these matters. Public review of Agency Plan October 16, 1999 through November 30, 1999. Board will review during this time period. Public hearing to be held regarding five year plan on December 1st board to review on December 14th. City must sign off on plan.

Meeting adjourned 12:45 PM.