

Buffalo **M**unicipal **H**ousing **A**uthority

Plans



5 Year Plan
for Fiscal Years 2001 - 2005

Annual Plan
for Fiscal Year 2001

(2nd Annual Plan)

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

**PHA Plan
Agency Identification**

PHA Name: Buffalo Municipal Housing Authority

PHA Number: NY 002

PHA Fiscal Year Beginning: 07/01/2001

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:
Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204
- PHA development management offices:
(see Attachment – List of Development Management Offices)
- PHA local offices
Occupancy & Marketing Department, 245 Elmwood Ave., Buffalo, N.Y. 14222.

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:
Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204
- PHA development management offices:
(see attachment – List of 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 – Main Branch
- PHA website
- Other (list below)

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

Main business office of the PHA:

Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204

PHA development management offices

Other (list below):

Public Library – Main Branch

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005
[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 assist our residents in attaining and maintaining a high standard for their quality of life. The Buffalo Municipal Housing Authority will provide services and opportunities associated with affordable, desirable, and secure housing to individuals and families. We will provide customer service, programs and amenities which are the best available.

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 their own, **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:
The Buffalo Municipal Housing Authority has applied for all eligible additional voucher programs with the U.S. Department of Housing and Urban Development. We are currently utilizing 800 vouchers from litigation. This program is progressing successfully with relocations from a demolition project complete and a lottery for existing tenants occurring. The Authority was also recently awarded 400 additional vouchers in two distinct groups for housing the non-elderly disabled. The Authority will obtain as many as 1,000 vouchers over the next five years.

- Reduce public housing vacancies:

Maintain adjusted occupancy level at 95 % over the next 5 years.

- Leverage private or other public funds to create additional housing opportunities. Obtain tax credits – provide matching funds for various projects.
- Acquire or build units or developments
BMHA will acquire and/or build replacement units for demolition projects.
- Other (list below)

- PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management:
BMHA has planned to obtain a 90+% PHAS Score
- Improve voucher management: (SEMAP score)
Become a high SEMAP performer.
- Increase customer satisfaction: target 75 % of residents to be satisfied with housing operations.
- Concentrate on efforts to improve specific management functions:
Improve site inspection procedures under PHAS. Review, improve, and provide training for public housing and voucher inspections.
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing: To complete already approved demolition programs required as a result of the Comer vs. Cisneros settlement.
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling: The Authority has a cooperative agreement with a local agency, the Community Housing Center to provide counseling for our existing voucher program. Our new program (400 non-elderly disabled vouchers) also provides mobility counseling.
- Conduct outreach efforts to potential voucher landlords:.
- Increase voucher payment standards:
- Implement voucher homeownership program:
If awarded, the Authority will implement a Voucher/Homeownership Program to assist 25 Section 8 residents to become homeowners
- 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:
The Authority has fully implemented a Card-Key access system for senior developments. Improvements will be implemented to maintain the National Accreditation of our Public Safety Officers.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
The Authority currently has and approved Allocation Plan. This plan is successful and under full operation. (Attachment C)
 - 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 from 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
 - 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)

- B.M.H.A. will make every effort to attract at least the 40 % low income requirement for new admissions.
- Resident Opportunities:

Quality Housing and Work Responsibility Act of 1998

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

- **BMHA Sponsored Vocational Training Programs:**
 - Basic Computer Classes in Keyboarding, Word and Excel
 - **Building Maintenance Mechanic Apprenticeship and Step-Up Program**
 - **General Office Assistant Program**
 - Project Strive
 - GED/Literacy Services and Job Placement
 - Entrepreneurial Program
 - Micro Loan Program
 - Family Home Day Care Program
- **Section 3 Program**
 - Employment opportunities in the construction field.

- **Employment Opportunity Centers**
 - Career exploration and self-directed job search.

- **Workforce Investment Act (WIA) - “One-Stop” Center**
 - Intensive services - case management, training and job placement assistance.

- **Erie County Department of Social Services**
 - Approved Welfare-To-Work Training Programs

- **Buffalo and Erie County Workforce Development Consortium, Inc.**
 - Greater Buffalo Works

(As other options become available, we will notify residents)

Annual PHA Plan
PHA Fiscal Year 2001

[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

Executive Summary

The B.M.H.A. Annual Plan is a comprehensive guide to the direction the Authority is taking in providing more opportunities for our customers with efficient and cost-effective management. This Plan, and it's attachments provide all the information necessary to examine every aspect of operations and the effect our agency will have on the community.

The great majority of documents provided are complete and in compliance with H.R. 4194 and other recent requirements. Certain programmatic changes due to very recent funding awards and HUD notices are in the review and revision process.

The Buffalo Municipal Housing Authority is actively seeking to re-establish our high performing status, starting with an award winning Section 3 Program, new Section 8 strategy, and team building efforts reflected in the contents of this Plan.

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
Attachments	3
Supporting Documents	4
ii. Table of Contents	
1. Housing Needs	7
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedure	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	34
10. Conversions of Public Housing	44
11. Homeownership	46
12. Community Service Programs	47
13. Crime and Safety	50
14. Pets	52
15. Civil Rights Certifications (included with PHA Plan Certifications)	52
16. Fiscal Audit	52
17. PHA Asset Management	52
18. Other Information – additional attachments	53
Attachment a. PHDEP Plan	57
Attachment b. Pet Policy	66

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
Attachment not required – Deconcentration section addressed in plan document
- 1. FY 2001 Capital Fund Program Annual Statements & Replacement Housing Factor: computer file attachment: ny002a01
- 2. RESIDENT ADVISORY BOARD MEMBERSHIP: computer file attachment: ny002b01
- 3. STATEMENT OF PROGRESS – 5 YEAR PLAN: computer file attachment: ny002c01
- 4. RESIDENT MEMBERSHIP OF BMHA GOVERNING BOARD: computer file attachment: ny002d01
- 5. PHDEP PLAN: attachment a.) to this document.
- 6. BMHA Pet Rules and Agreement: attachment b.) to this document.

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments: (all written copy submissions of Buffalo HUD Office)

- 7-PHA Management Organizational Chart
- 8-Comments of Resident Advisory Board or Boards
- 9-List of Development Management Offices
- 10-Operating Budget
- 11-BMHA Tenant Selection and Assignment Plan
- 12-BMHA Dwelling Lease
- 13-City of Buffalo Consolidated Plan
- 14-Designated Housing Plan
- 15-Fair Housing Initiatives
- 16-Stipulation of Settlement & Consent Decree – Comer v. Cisneros
- 17-Progress Report/Economic Development– Supportive Services Grant
- 18-Economic Development & Supportive Services
- 19-QHWRA Community Service & Self - Sufficiency Program Information Sheet
- 20-Department of Public Safety – Crime Prevention Activities
- 21-Maintenance Plan
- 22-Agency Plan Public Hearing Minutes
- 23-BMHA Certification of Compliance with PHA Plan and Board Resolution.
- 24-Certification of City of Buffalo Official of consistency with Consolidated Plan.

- 25-Certification for a Drug-Free Workplace/Disclosure of Lobbying Activities
 26-Required Analysis of the need for deconcentration of poverty and income mixing.

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
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/> Being Revised	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
<input checked="" type="checkbox"/> Being Revised	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
No longer required	Public Housing Deconcentration and Income Mixing Documentation:	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	1. PHA board certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required Deconcentration and income mixing analysis	Policies
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	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
Being Designed	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/> Under review	Policies governing any Section 8 Homeownership program check here <input checked="" type="checkbox"/> if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/> Most recent year not yet received.	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
N/A	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 903.7 9 (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-ability	Size	Loca-tion
Income <= 30% of AMI	35,431	5	5	5	5	5	5
Income >30% but <=50% of AMI	20,191	4	4	4	4	4	4
Income >50% but <80% of AMI	75,776	3	3	3	3	4	4
Elderly	20,383	5	3	4	5	5	5
Families with Disabilities	29,474	3	5	4	5	5	5
All Minority	21,039	4	3	3	4	3	4
Black-Non Hisp.	17,360	4	3	3	4	3	4
Hispanic	2,822	4	3	3	4	3	4
All Households	41,640	4	2	2	2	3	3

Race/Ethnic/Household rental statistics with income below 51% of HAMFI

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: 1999 City of Buffalo Consolidated Plan 5/99-4/00.
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
City of Buffalo Master Plan Phase I – 4/98.

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/s. **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			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	1012	100 %	80 %
Extremely low income <=30% AMI	Data collection not complete.	-	-
Very low income (>30% but <=50% AMI)	Data collection not complete	-	-
Low income (>50% but <80% AMI)	Data collection not complete	-	-
Families with children	333	32.9%	
Elderly families	26	2.6%	
Families with Disabilities	216	21.3%	
White	138	14.9%	
Black	667	71.8%	
Hispanic	106	11.4%	
Indian	14	1.5%	
Asian	4	.4%	
Other/undetermined			

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	0		
Extremely low income <=30% AMI	Data collection not complete.	-	-
Very low income (>30% but <=50% AMI)	Data collection not complete	-	-
Low income (>50% but <80% AMI)	Data collection not complete	-	-
Families with children			
Elderly families			
Families with Disabilities			
White			
Black			
Hispanic			
Indian			
Asian			
Other/undetermined			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1358	36.7 %	
2 BR	1417	38.3 %	
3 BR	724	19.6 %	
4 BR	176	4.8 %	
5 BR	20	.5 %	
5+ BR	5	.1 %	

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

* All Public Housing and Section 8 Waiting Lists open.

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes *

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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 ethnicity's with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicity's with disproportionate needs:

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- 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	\$ 16,172,134	Operating Expenses
b) Public Housing Capital Fund	13,371,681	Physical & Management Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	626,360	HAP/VAP Payments Administrative Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,066,804	Drug Elimination Initiatives
g) Resident Opportunity and Self-Sufficiency Grants	229,848	GMP. Opportunity Centers
	157,968	Service Coordinators
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)		
COMPREHENSIVE GRANTS	\$ 13,328,425	Physical & Management Improvements
1996 HOPE VI GRANT	2,695,947	Demolish 298 units at Commodore Perry
1997 HOPE VI GRANT	22,544,125	Lakeview Homes – Demo and Revitalization
3. Public Housing Dwelling Rental Income	8,357,380	Operating Expenses
4. Other income (list below)		
Interest on Investments	697,750	Operating Expenses
Other Operating Receipts	72,140	Operating Expenses
4. Non-federal sources (list below)		
NY State Program (operating)	3,753,030	Operating Expenses
NY State PHDEP	100,000	Drug Elimination – NY State Developments
Total resources	\$ 83,173,592	

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: (state time)
- Other:
Eligibility determinations are made upon application. Suitability determinations are made within an average of 30 days from acceptance of an apartment offer.

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: The Authority employs a "credit check" service to detect fraud and verify information and obtain criminal history information outside of our local area. The Authority also checks with City of Buffalo court records to detect prior evictions.

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)

(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 – (under consent decree)
- 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: Central Tenant Selection office – which is the only site where staff is available to assist for inquiries, verification, appeals, and processing approvals.
 - Other: The Authority encourages local agencies to distribute applications throughout the community. Applications are available at all Authority Management office and tenant selection sites. All applications contain a post-paid envelope to mail applications to the Central Tenant Selection office.

- 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) BMHA will not implement site-based waiting lists due to Comer Consent Decree which may expire at the end of the coming year.**

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 -(more than 3 as many as 5 choices per consent decree – also possibly less than 3 where less than 3 choices exist in our apartment inventory)

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 (Urgent safety and security only)
- 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.

Date and Time: applied to all applications to break ties with other applications with the same number of preference points.

* (information included in BMHA Policy for Deconcentration)

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 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
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 2 * 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)

* This 2 point preference may increase or decrease according to the need for placements at or below 30% of area median income.

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 – data reviewed 2/01.

(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)

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

NOT APPLICABLE: Section Applicable Date as per Directive Number FR-4420-F-11
24 CFR Part 903

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)
Employed Working/Student Preference.

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:

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)

Factors

These factors are under review. They will need to be in effect upon the implementation date of the new vouchers recently received.

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)

a. 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)

Section 8 Housing Program

245 Elmwood Ave.

Buffalo, N.Y. 14222

(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:

Verification of an active search for housing.

(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):
Flyers, Letters, Radio Ads.

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:

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:
- 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)
- 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)
- Change in Family Composition

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)
FMR's

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 (under review)
- 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)

Included in Tenant Selection and Assignment Plan (BMHATSAP)

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 (hard copy).
- 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	3333	972 29%
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Near-Elderly Disabled 54 Consent Decree 94	2 %

Public Housing Drug Elimination Program (PHDEP)	3333	
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.

Tenant Selection and Assignment Plan (Public Housing admissions and continued occupancy)

Administrative Plan (Section 8)

Maintenance Policy

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:

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 - Tenants
- Tenant Selection Office – Applicants
- Section 8 Office - Applicants

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 A: NY002a01

-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.

-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: Lakeview
2. Development (project) number: NY002001
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
1. Development name: Commodore Perry Homes
2. Development (project) number: NY002003
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:
- NY002001 Lakeview Homes

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:
Lakeview Homes (ny2-1) Hope VI Program

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:
Replacement Housing.

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: Lakeview Homes 1b. Development (project) number: NY002001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (4/28/98)
5. Number of units affected: 666
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/01

b. Projected end date of activity: 9/01

Demolition/Disposition Activity Description	
1a. Development name: Commodore Perry Homes	
1b. Development (project) number: NY002003	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (11/5/97)	
5. Number of units affected: 298	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 6/00	
b. Projected end date of activity: 6/01	

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:	Lakeview Homes
1b. Development (project) number:	NY-002001
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
6. Number of units affected:	406
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	A. D. Price Courts
1b. Development (project) number:	NY-002002
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 checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
7. Number of units affected:	170
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Commodore Perry Extension
1b. Development (project) number:	NY-002005
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
8. Number of units affected:	
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Shaffer Village
1b. Development (project) number:	NY-002008
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
9. Number of units affected:	197
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Kenfield Homes
1b. Development (project) number:	NY-002010
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
10. Number of units affected:	122
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Kelly Gardens
1b. Development (project) number:	NY-002013
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>07/17/98</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
11. Number of units affected:	30
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Schwab Terrace 1b. Development (project) number: NY-002014
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
12. Number of units affected: 34 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: F.A.Sedita Apartments 1b. Development (project) number: NY-002016
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
13. Number of units affected: 101 7. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Holling Homes
1b. Development (project) number: NY-002018
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
14. Number of units affected: 132
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kowal Apartments
1b. Development (project) number: NY-002019
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
15. Number of units affected: 24

<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
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Designation of Public Housing Activity Description
<p>1a. Development name: Elmhurst Apartments</p> <p>1b. Development (project) number: NY-002020</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)</p>
<p>16. Number of units affected: 24</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Slater Courts</p> <p>1b. Development (project) number: NY-002021</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)</p>
<p>17. Number of units affected: 24</p>

<p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
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Designation of Public Housing Activity Description
<p>1a. Development name: L.B.Johnson Apartments</p> <p>1b. Development (project) number: NY-002022</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)</p>
<p>18. Number of units affected: 206</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Camden Apartments</p> <p>1b. Development (project) number: NY-002026</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p>

<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
19. Number of units affected: 12
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Apartments
1b. Development (project) number: NY-002027
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
20. Number of units affected: 155
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Msgr. Geary Apartments
1b. Development (project) number: NY-002031
2. Designation type:
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
21. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Mullen Manor 1b. Development (project) number: NY-002034
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
22. Number of units affected: 40 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: LaSalle Courts 1b. Development (project) number: NY-002011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>07/17/98</u>

<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)</p>
<p>23. Number of units affected: 18</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

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) <input type="checkbox"/> 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: Development process.

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:

Employed or income source eligible (SSI amount which could support a mortgage).
Credit worthiness, other criteria and training being developed

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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 has 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? 12/28/99

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) BMHA uses Erie County Dept. of Social Services training programs.

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 sub-component 2, Family Self

Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
ECDSS	235	TANF	Bd. Of Ed.,Erie Com. College; TCDC	Public Housing
ROSS	500	TANF	N/A	Public Housing
Capital Fund Program	400	Self Sufficiency	Main Office	Public Housing
PHDEP	100	Random	Main Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 12/31/00)
Public Housing	1235	437
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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)

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

Largest developments are affected the most: such as Commodore Perry, Langfield, Kenfield, and Lakeview. Mid-sized Developments are affected on a lower scale such as Shaffer Village, Jasper Parrish, and LaSalle. Elderly developments formerly affected by the mix of seniors and non-elderly disabled before the Allocation Plan was approved, such as L.B.J., Stuyvesant, and F.A. Sedita.

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)

Largest developments are affected the most: such as Commodore Perry, Langfield, Kenfield, and Lakeview. Mid-sized Developments are affected on a lower scale such as Shaffer Village, Jasper Parrish, and LaSalle. Elderly developments formerly affected by the mix of seniors and non-elderly disabled before the Allocation Plan was approved, such as L.B.J., Stuyvesant, and F.A. Sedita.

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)

Largest developments are affected the most: such as Commodore Perry, Langfield, Kenfield, and Lakeview. Mid-sized Developments are affected on a lower scale such as Shaffer Village, Jasper Parrish, and LaSalle. Elderly developments formerly affected by the mix of seniors and non-elderly disabled before the Allocation Plan was approved, such as L.B.J., Stuyvesant, and F.A. Sedita.

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 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.
(Attachment Filename: NY002a02)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

(Hard copy Attachment J)

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.

16. Fiscal Audit . This year's Audit not yet received.

[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 2001

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? RAB Meetings 2/14/01; 2/26/01

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:
Tenant Council Presidents (RAB) Meeting: 2/14/01; 2/26/01

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:
BMHA will re-organize the Resident Advisory Board this fiscal year in accordance with tenant recommendations and QHWRA requirements.
BMHA will consider adopting a Veteran's preference.
 - 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.) (Tenant Council Presidents)

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: Petition process with 50 signatures of adult PHA residents.

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: Buffalo, NY.

- 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)
- All Comprehensive Grant, Management Policy, and Authority business is consistent with Consolidated Plan objectives.
- Other: (list below)

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

Lakeview Homes Hope VI Plan.
Replacement Housing.
Modernization of PHA units.

D. Other Information Required by HUD

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

Attachments

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

Attachment a. PHDEP Plan

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 \$ 1,066,804

B. Eligibility type (Indicate with an "x") N1 N2 _____ R _____

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

The BMHA PHDEP Plan utilizes a "weed and seed" approach to drug elimination in its public housing family developments. Utilizing community policing, a crime prevention unit and various drug prevention programs, the BMHA is expected to reduce drug related crimes by 3% each year of the 5 year's proposed.

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)
Commodore Perry Homes	623	833
Commodore Perry Extension	420	320
Lakeview Homes	666	398
AD Price Courts	170	152
AD Price Extension	300	295
Jasper Parrish	193	562
Shaffer Village	233	421
LaSalle Courts	206	394
Kenfield Homes	658	1242
Langfield Homes	312	773

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 length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 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	1,244,000	NY06DEP0020195			
FY 1996	1,190,250	NY06DEP0020196			
FY 1997	1,216,800	NY06DEP0020197			
FY1998	1,213,940	NY06DEP0020198	243,940		6/2/00
FY 1999	1,023,603	NY06DEP0020199	1,023,603		6/30/01

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, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The BMHA strategy utilizes a “weed and seed” approach to the eradication of drugs within its public housing property. Its main goal is to reduce drug related crimes by 3% per year for the next 5 years. Objectives include sustaining the community policing and crime prevention units of the public safety department, reducing the use of illegal drugs, increasing both parents and youth’s knowledge the consequences of using drugs, increasing self esteem and self sufficiency. The BMHA has developed a system for monthly/quarterly monitoring of all subcontractors by utilizing the Family Support Services’ staff and by utilizing an outside consultant to conduct an evaluation of the program.

B. PHDEP Budget Summary

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

FY 2000_ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	556,706
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	297,105
9170 - Drug Intervention	91,500
9180 - Drug Treatment	
9190 - Other Program Costs	121,493
TOTAL PHDEP FUNDING	1,066,804

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 numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 - Security Personnel					Total PHDEP Funding: \$556,706		
Goal(s)	To reduce crime in family developments by 3% annually						
Objectives	1. To increase officer participation in programs & meetings by 10% first year and 5% the next 4 years 2. To increase calls for service by 10% first year and 5% next 4 years. 3. To increase the no. of in-service time of officers by 10% first year and 5% next 4 years. 4. To decrease the no. of non-resident arrests by 10% first year and 5% next 4 years.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Develop and operate crime prevention programs			1/1/01	12/30/01	188,966	0	Officer activity reports Attendance Records for participants
Promote "Resident Officer" program			1/1/01	12/30/01	0	0	Monitor leases
2. Conduct educational programs regarding reporting a crime			1/1/01	12/30/01	5,000	0	Officer Activity Reports Fear of Crime Surveys Calls For Service Reports
3. Provide civilian assistance at sub-stations			1/1/01	12/30/01	352,740	0	Officer Activity Reports Time allocation forms
4. Conduct a vehicle registration program.			1/1/01	12/30/01	10,000	0	Roster of issued stickers Arrest reports

9160 - Drug Prevention					Total PHDEP Funding: \$253,904		
Goal(s)	A. To engage participants in activities other than those related to drugs and drug related crimes B. To identify persons in need of intervention services						
Objectives	A. 1.To reduce the use of illegal substances by 10% of participants involved in sports programs 2.To increase the knowledge of prevention participants by 40% in accurate drug information 3.To increase aspects of leadership, self esteem and peer support among youth by 10% 4.To increase knowledge of parents regarding illegal substances, adolescent sexual behavior, peer pressure by 10% 5.To decrease gang activity by promoting cultural awareness of youth by 20% 6.To increase self esteem and self sufficiency in adults by 5% B. 1. To establish a baseline for referral services for residents needing intervention programs						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
A.1. Conduct sporting activities as a condition of participating in ed. Programs	160	Youth	4/1/01	3/31/02	105,855	0	Attendance Records Pre & Post Testing
A.2. Conduct a series of workshops on various topics	320	Youth	4/1/01	3/31/02	32,750	0	Attendance Records Pre & Post Testing
A.3. Contract with national programs such as Girl Scouts and Boys & Girls Clubs	200	Youth	4/1/01	3/31/02	41,750	0	Attendance Records Pre & Post Testing
A.4. Conduct a series of workshops on various topics	100	Adults	4/1/01	3/31/02	21,750	0	Attendance Records Pre & Post Testing
A.5. Promote and sponsor cultural events and programs	420	Youth	4/1/01	3/31/02	38,500	0	Attendance Records Arrest reports Calls for Service
A.6. Provide job readiness, job training and job	100	Adults	4/1/01	3/31/02	56,500	0	Annual surveys Pre & Post Testing

9160 - Drug Prevention					Total PHDEP Funding: \$253,904		
placement services							
B.1. Establish a referral system for intervention programs	300	Youth/Adults	4/1/01	3/31/02	0	0	No. of referrals made by PHDEP Subcontractors

9170 - Drug Intervention					Total PHDEP Funding: \$91,500		
Goal(s)	To safe net youth and adults who are at high risk for substance abuse						
Objectives	<ol style="list-style-type: none"> 1. To reduce the use of illegal substances by 10% 2. To reduce criminal activities and substance abuse by single parent children by 60% 3. To reduce poor school performance by 10% 4. To increase family and community values by 20% 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide stress management, resistance skills training and parenting skills training	80	Youth/Adults	4/1/01	3/30/02	21,000	0	Pre & Post Surveys
2. Provide mentoring services for single parent youth	40	Youth	4/1/01	3/30/02	30,000	0	Case files, Pre & Post Testing
3. Provide after school tutoring programs	80	Youth	4/1/01	3/30/02	10,000	0	School records and attendance records
4. Provide after school club settings which promote community and family values	100	Youth/Adults	4/1/01	3/30/02	30,500	0	Pre & Post Testing

9190 - Other Program Costs					Total PHDEP Funds: \$121,493		
Goal(s)	To conduct a successful drug elimination program						
Objectives	To provide accountability and evaluation of the above activities						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Maintain a coordinator and accountant for accountability			1/1/01	6/30/02	90,993	0	Monthly reports to Board of Commissioners
2. Contract for evaluation			1/1/01	6/30/02	20,500	0	Quarterly & Final Report
3. Conduct needs assessment			1/1/01	2/28/01	5,000	0	Report
4. Conduct annual resident survey			10/1/01	11/15/01	5,000	0	Report

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 % of 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				
9120	Activities 1-4	556,706	Activities 1-4	556,706
9130				
9140				
9150				
9160	Activities A.1-A.6, B.1	190,422	Activities A.1-A.6, B.1	253,904
9170	Activities 1-4	68,625	Activities 1-4	91,500
9180				
9190	Activities 1-4	80,162	Activities 1-4	121,493
TOTAL		\$895,915		\$1,023,603

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.”

Attachment b. Pet Policy

BMHA PET RULES AND AGREEMENT

IN ORDER to protect Buffalo Municipal Housing Authority tenants, staff, and property, and to ensure that tenants' pets will not violate the rights of all tenants to clean, quiet and safe surroundings, the Buffalo Municipal Housing Authority requires that all tenants abide by the following pet rules:

A. General Rules

1. The Tenant Council of each development shall determine whether tenants of that development will be allowed to have pets, subject to the requirements of 24 CFR 942. Tenant Councils in Federal Developments cannot prohibit pets in elderly family households.
2. In developments where pets are allowed, each tenant household shall be limited to one dog that shall not weigh more than fifty (50) pounds.
3. Only domesticated dogs, cats, birds, and fish [rabbits, lizards, hamsters, guinea pigs] are allowed. Hoofed animals are not allowed. Any animal deemed to be potentially harmful to the health and safety of others are not allowed. Animals trained for attack or with vicious tendencies including, but not limited to, pit bulls, dobermans, rottweilers and wolf-dogs are strictly forbidden.
4. New tenants or current tenants who do not have but wish to acquire a pet, must obtain written approval of the Housing Manager before moving a pet into their apartment. In developments where pets are allowed, these tenants may be given permission to have one dog whose weight does not exceed fifty (50) pounds or up to two cats. In addition to a dog or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds may be permitted.
5. Pets of current residents may be allowed to remain as long as they are common domesticated animals and are not animals trained for attack or with vicious tendencies as indicated in Item 3 above. These pets must be registered with the Housing Manager by a time specified by the Authority. Through attrition, current residents must adhere to the criteria detailed in Item 4 above; one dog whose weight does not exceed fifty (50) pounds or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds.
6. Tenants must request approval to keep or acquire new pets on an application form which can be obtained from their Housing Manager. This form must be fully completed before the Housing Authority will approve the request.

7. Pets must be kept in the owner's apartment or, when walked, on a leash at all times; No outdoor cages or doghouses may be constructed. Pets will not be allowed in common areas.
8. All animal waste is to be picked up and disposed of in sealed plastic bags and placed in the trash bins or cans. Litter from boxes or cages must be disposed in the same manner as animal waste.
9. Any pet disturbing the peace of neighbors through noise, smell, animal waste, or other nuisance must be removed from the premises. Substantiated complaints by neighbors or Housing Authority personnel will result in the owner being required to remove the pet or move themselves.
10. Any insect infestation exterminations due to a pet in the pet owner's unit and or other adjacent units will be the financial responsibility of the pet owner and charged to their account.
11. Animal Control Officers may enter a unit to transfer any animal that is left unattended for 24 hours. The Housing Authority accepts no responsibility for pets so removed.
12. Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet, unless the dispute involves a threat to the health, safety, or welfare of other tenants or BMHA staff.

B. HEALTH AND OTHER REQUIREMENTS

1. Current license from city or county.
2. Inoculation against rabies.
3. Inoculation against distemper.
4. Inoculation against parvo virus.
5. That the animal has been neutered/spayed.
6. The pet, its living quarters, and owner's unit and surrounding area must be cleaned on a daily basis in a manner to prevent smells and any other unsanitary conditions.
7. The Housing Authority has the right to conduct a pet inspection once every three months and as necessary due to complaints.

C. ADDITIONAL RULES:

1. All tenants who wish to have a pet must fill out a pet application form, an alternate caretaker agreement, and an agreement to abide by BMHA pet rules and to hold the BMHA harmless as set out below, once their pet(s) have been approved.
2. More than two written complaints may result in the removal of the tenant's pet.
3. Pet shall not interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities. Any pet that physically hurts another person shall be removed from the tenant's premises or the tenant shall face eviction and grievance procedure shall be waived.
4. Residents shall comply with all municipal, city or county pet codes.
5. BMHA residents are not to feed stray animals or birds or pigeons on BMHA property. Feeding of stray animals will be considered keeping a pet without permission.

D. TENANT AGREEMENT

I have read the above rules regarding the conditions under which I am allowed to keep a pet(s) on BMHA premises. I understand my responsibilities regarding the care of my pet, and I agree to observe all BMHA rules in connection with my pet(s). I understand that I can be evicted if I fail to follow the pet rules.

I further agree to indemnify, defend, and hold the BMHA harmless from any and all claims, actions, suits, judgments, and demands brought by any party on account of or in connection with my pet. I accept financial responsibility for the entire amount of my damages or injury to persons or property or any insect (fleas or other) infestations which may occur because of my pet.

Date

Tenant's Signature

BMHA AGENCY PLAN RESIDENT ADVISORY BOARD

UPDATED: March 19, 2001

TENANT COUNCIL	PRESIDENT	VICE-PRESIDENT	SECRETARY	TREASURER	sgt at arms	chaplain
AD Price Courts	Van Minggie 75-B Willert Park Buffalo, New York 14204 856-5516	Bernice Owens 438-B Jefferson Ave. Buffalo, New York 14204 855-3609	Mary Jones 460-A Jefferson Avenue Buffalo, New York 14204 854-7461	Bernice Owens 438-B Jefferson Ave. Buffalo New York 14216 855-3609	Bertha Mack 52-c Willert Park Buffalo, New York 14204 856-4896	Emma Smart 466-F Jefferson Avenue Buffalo New York 14204 854-4649
Commodore Perry	Mable Moore 279- 5H Perry Buffalo, New York 14204 854-6911	Josephine Rush 320-6a Perry Buffalo, New York 14204 847-6136	Lonnise Miller 279-5g Perry Buffalo, New York 14204 856-0784	Doris Foster 279-2c Perry Buffalo, New York 14204 855-3475	Troy Duncan 391 Perry Apt. #4 Buffalo, New York 14204 856-4702	Irma Dean 279-5c Perry Buffalo, New York 14204 855-0926
Douglass Towers	Sharon Jones 515 Clinton, Apt. 101 Buffalo, NY 14204 854-4837	Diane Whitfield 111 Spring Street, Apt. 2A Buffalo, NY 14204 852-1759	Gwen Stepney 515 Clinton, Apt. 109 Buffalo, NY 14204 849-0515	Barbara Singleteary 515 Clinton, Apt. 603 Buffalo, NY 14204 842-6860	Lucille Brodie 234 Jefferson, #3C Buffalo, NY 14204 854-1406	N/A
Ferry Grider	Mary Rogers 162-L Donovan Drive Buffalo, New York 14211 894-1716	Inez Greene 106-A Donovan Drive Buffalo, New York 14211 896-3714	N/A	Ernestine Crawford 961-B E. Ferry Street Buffalo, New York 14211 895-2994	N/A	N/A
Holling Homes	Patricia Caro 88 Holling Drive Buffalo, New York 14216 874-1597	Ruth Barker 87 Holling Drive Buffalo, New York 14216 875-3451	Katherine Taylor 62 Holling Drive Buffalo, New York, 14216 877-1669	Alice Eustace 96 Holling Drive Buffalo, New York 14216 874-20388	N/A	N/A
Jasper Parrish	Mary Washington 22-A Jasper Parrish Dr Buffalo, NY 14207 447-0762	Velvetta Porter 16-A Jasper Parrish Dr. Buffalo, NY 14207 877-1085	Yolanda Cordero 77 G Jasper Parrish Dr. Buffalo, NY 14207 871-1080	Vacant	Carrie Bumpers 160-G Lawn Ave. Buffalo, N Y 14207 871-9679	
Kelly Gardens	Blanche Williams 118-B Cornwall Buffalo, New York 14215 896-6515	Willie Jimison 84-H Cornwall Buffalo, NewYork 14215 891-7573	N/A	Phyllis Edwards 84-E Cornwall Buffalo, New York 14215 893-0380	N/A	N/A

BMHA AGENCY PLAN RESIDENT ADVISORY BOARD

UPDATED: March 19, 2001

TENANT COUNCIL	PRESIDENT	VICE-PRESIDENT	SECRETARY	TREASURER	sgt at arms	chaplain
Kenfield	Loretta Williams 320 Hempstead Avenue Buffalo, New York 14215 835-1770	Aqiel Quadir 199-A Langfield Ave. Buffalo, New York 14215 895-4031	Dolores Goston 289 Hempstead Avenue Buffalo, New York 14215 834-9060	Lelia Rainey 206 Hempstead Avenue Buffalo, New York 14215 834-2864	N/A	N/A
Kowal	Donna Plowden 305-E Sobieski St. Buffalo, New York 14211 895-5567	Ruth Derr 305-F Sobieski St. Buffalo, New York 14211 896-1281	N/A	N/A	N/A	N/A
Lakeview	Danielle Singletary 475 Fourth Street Buffalo, New York 14201 849-0686	Annette Reid 28 Lakeview Avenue Buffalo, New York 14201 852-0970	Norma Cruz 570 Fourth Street Buffalo, New York 14201 855-2955	Edna Laboy 517 Fourth Street Buffalo, New York 14201 852-2508	Jimmie Childers 979 Perry Blvd.Apt. #6 Buffalo, New York 14201 855-2951	N/A
Langfield	Lisa Young 31 Congressional Walk Buffalo, New York 14215 894-5068	Lucile Martin 185 B Langfield Drive Buffalo, New York 895-4031	Julia Hart 355A Langfield Drive Buffalo, New York 894-6268	Ravonne Johnson 45 Congressional Walk Buffalo, New York 14215 897-1992	N/A	N/A
LaSalle	Wanda Lewis 1782-B Kenmore Buffalo, New York 14216 874-0557	Paula Standart 1828-B Kenmore Buffalo, New York 14216 877-3423	Alicia Richardson 1798-C Kenmore Buffalo, New York 14216 447-0151	Christopher Martin 91 Blum Buffalo New York 14216 875-1576	Rufus Jones 229 Clayton Buffalo,New York 14216 874-5976	N/A
LBJ Apartments	Joanan Jones 167 W. Humboldt Pkwy Apt. #812 Buffalo, New York 14214 885-0762	Leroy Isome 167 W. Humboldt Pkwy. Apt. #522 Buffalo, New York 14214 884-2039	Hazel Grimes 167 W. Humboldt Pkwy Apt. #308 Buffalo, New York 14214 884-6229	Robert Schmidlin 167 W. Humboldt Pkwy Apt. #507 Buffalo, New York 14214 881-0959	Frankie Benjamin 167 W. Humboldt Pkwy Apt. #402 Buffalo, New York 14214 883-1669	N/A
Msgr. Geary	Norma Hogg 1250 Bailey Ave. Apt #714 Buffalo, New York 14206 895-0112	N/A	N/A	Helen Lantz 1250 Bailey Ave. Apt. #312 Buffalo, New York 14206 893-0611	N/A	N/A

BMHA AGENCY PLAN RESIDENT ADVISORY BOARD

UPDATED: March 19, 2001

TENANT COUNCIL	PRESIDENT	VICE-PRESIDENT	SECRETARY	TREASURER	sgt at arms	chaplain
Mullen Manor	Esther Lipka 204 Mineral Springs Apt #28 Buffalo, New York 14210 823-4682	Catherine Lizak 204 Mineral Springs Apt. #29 Buffalo, New York 14210 826-1195	Dorothy King 204 Mineral Springs Apt.#24 Buffalo, New York 14210 827-7986	James Brennan 200 Mineral Springs Apt. #15 Buffalo, New York 14210 unlisted	N/A	N/A
Schwab Terrace	Searcy Hawkins 1076-C Fillmore Ave Buffalo, New York 14211 896-7995	Julia Thomas 43-A Myers Buffalo, New York 14211 893-2683	Eloise Mitchell 1084-F Fillmore Ave. Buffalo, New York 14211 891-9698	Willie Allen 1076-A Fillmore Ave. Buffalo, NY 14211 896-3780	N/A	N/A
Sedita	Jules Piller 335 Summer st. Apt. #412 Buffalo, New York 14213 885-8749	Barbara Parise 335 Summer St. Apt #401 Buffalo, New York 14213 886-4925	Barbara Cotton 335 Summer St. Apt. #602 Buffalo, New York 14213 886-3430	Ruth Martin 335 Summer St. Apt. #607 Buffalo, New York 12413 885-5580	N/A	N/A
Shaffer Village	Patricia Webb 98- 2A Isabelle St. Buffalo, New York 14207 447-0736	Janet Ciedlowski 5 North Lane Buffalo, New York 14207 874-5531	Naomi Gonzalez 10 North Lane Buffalo, New York 14207 875-0319	James Singletary 62 2E Isabelle Street Buffalo, New York 14207 874-2469	Marianne Rote 9 Upper East Lane Buffalo, NY 14207 874-5645	N/A
Slater Courts	Susan Panullo 1685 Seneca Street Apt. #8 Buffalo, New York 14210 823-4716	Maryann Summers 1685 Seneca Street Apt. #6 Buffalo, New York 14210	N/A	Maryann Summers 1685 Seneca Street Apt. #6 Buffalo, New York 14210	N/A	N/A
Stuyvesant	Philip Fessler 245 Elmwood Ave. Apt #208 Buffalo, New York 14222 884-5202	Florence Byrd 245 Elmwood Ave. Apt. #507 Buffalo, New York 14222 884-8240	N/A	Diane Henneghan 245 Elmwood Ave. Apt. #708 Buffalo, New York 14222 885-1271	N/A	N/A

There are no Tenant Councils at: Woodson Gardens and Elmhurst

DEPARTMENT OF CAPITAL IMPROVEMENTS & DEVELOPMENT

STATEMENT OF PROGRESS CAPITAL FUND FIVE YEAR PLAN

The original five-year plan for the Capital Improvements & Development Department submitted for the year 2000 running through the year 2004 anticipated funds greater than actually allocated. The BMHA Capital Improvements Department had an initial understanding that the 2000 Capital Fund may be funded in the 15 million-dollar range. This would be approximately eight hundred thousand dollars more than the 1999 allocation of 14.2 million. The five-year plan was compiled with the anticipated amount of 15 million-dollars for each year. However, the actual allocation was less than 13.4 million. Consequently, the revised five-year plan submission required major adjustments to our anticipated work programs.

The actual allocation of slightly less than 13.4 million dollars was still approximately \$800,000 less than the 1999 award. This meant that projects anticipated to be completed in phases one, two or three over a multiyear program would now have to be revised to be protracted into additional phases of work requiring longer periods of implementation. This dilemma applied specifically to some of the major construction programs being undertaken through this department, however, the budget shortfall also meant other anticipated programs would have to be totally deferred to some later dates.

With the recent announcement from HUD that our 2001 Capital Fund Program award will be increased by approximately \$300,000 over last year's, this certainly has a benefit in securing the continuance of on-going or anticipated large scale construction programs and may also affect other smaller programs.

While the BMHA makes great strides in continuing to modernize and upgrade its properties through the Capital Fund Program, the age and condition of its properties dictates a continuum of major capital repairs. Further, the BMHA is entering its replacement cycle for many previous made capital repairs from the early days of the CIAP and CGP modernization programs.



**BUFFALO MUNICIPAL HOUSING AUTHORITY
OCCUPANCY & MARKETING DEPARTMENT**

245 Elmwood Avenue – Buffalo, New York 14222 – Public Housing (716) 855-6774

Public Housing Admissions / Inspections- Marketing

**BMHA Governing Board
Resident Membership**

<u>Name</u>	<u>Term of Office</u>
Mary Rogers	7/1/01 – 6/30/02
Aqiel Qadir	7/1/01 – 6/30/02