

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

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

PHA Plan Agency Identification

PHA Name: Niagara Falls Housing Authority

PHA Number: NY011

PHA Fiscal Year Beginning: (mm/yyyy)04/01/2001

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
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or 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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

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

Objectives:

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

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

Annual PHA Plan
PHA Fiscal Year 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

[24 CFR Part 903.7 9 (r)]

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

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

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

Overview

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

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

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

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

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

Objectives

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

Capital Requirements

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

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

Service Strategy

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

Customer Profile

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

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

Affirmative Marketing Plan

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

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

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

Advertising and Promotion

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

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

Conclusion

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

services from other public agencies within the municipality, county and state, and where possible coven from other public agencies within the municipality, county and state, and where possible co-venture with other housing authorities and/or public entities.

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

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

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

- Our local preferences are:
 - Income Ranges
 - Deconcentration
 - Involuntarily Displaced
 - Victims of Domestic Violence
 - Rent Burdened
 - Substandard Housing
 - Homelessness
 - Working Families (households that contribute to meeting income goals - broad range of incomes)
 - Income Targeting (households that contribute to meeting income requirements)
 - Those enrolled currently in educational training or upward Mobility programs
 - The Elderly/Handicapped/Disabled over other singles
- We have an aggressive screening policy to ensure to the best of our ability, that new admissions will be good neighbors.
- We will implement a tenacious deconcentration policy.
- We have a minimum rent of \$25.00
- We have established a flat rent for all of our developments.

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Implementation of Public Housing Resident Community Service Requirements - NY011g01
 - Pet Policy - NY011i01
 - Statement of Progress - NY011a01
 - Safety Plan Initiative - NY011h01
 - Resident Member of the Governing Board- NY011k01
 - Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/1899 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 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- ibility	Size	Loca- tion
Income <= 30% of AMI	3796	5	2	4	3	3	4
Income >30% but <=50% of AMI	2232	4	2	4	3	3	4
Income >50% but <80% of AMI	2162	3	2	3	3	3	3
Elderly	2384	3	2	3	2	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 1/2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 2/2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity 3/3	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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: 2000-2001
- 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)

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

Housing Needs of Families on the Waiting List			
Waiting list total	124		
Extremely low income <=30% AMI	93	75	
Very low income (>30% but <=50% AMI)	24	19.35	
Low income (>50% but <80% AMI)	7	5.65	
Families with children	64	51.61	
Elderly families	58	46.77	
Families with Disabilities	2	1.61	
Race/ethnicity	67	54.03	
Race/ethnicity	51	41.13	
Race/ethnicity	3	2.42	
Race/ethnicity	3	2.42	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	48	5.064
2 BR	45	36.29	5.30
3 BR	15	12.097	3.20
4 BR	4	3.23	4.712
5 BR	0	0	2.36
5+ BR	0	0	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Institute measures for portion of income deemed not countable for rental purposes.

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)
Seek measures to provide aging in place thereby retaining tenants.

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)
Affirmatively market to private housing dwellers - the availability of assistive units.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Affirmatively market to races who cannot afford market value dwellings.

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)
Fierce competition from other housing providers; an abundance of available housing in the jurisdiction; a declining population.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	3,350,545	
b) Public Housing Capital Fund	1,798,523	
c) HOPE VI Revitalization	-	
d) HOPE VI Demolition	-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	-	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	194,610	
g) Resident Opportunity and Self-Sufficiency Grants	75,000	
h) Community Development Block Grant	-	
i) HOME	-	
Other Federal Grants (list below)		
Service Coordinator	78,030	
2. Prior Year Federal Grants (unobligated funds only) (list below)	381,535	
3. Public Housing Dwelling Rental Income	2,168,392	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Laundry	10,000	Public Housing Operations
Sales/Services	18,000	Public Housing Operations
Late Charges	5,000	Public Housing Operations
4. Non-federal sources (list below)		
New York State Office of Children	100,000	Public Housing Supportive Services
Abstinence Grant	9,000	Public Housing Supportive Services
Total resources	8,188,635	

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)
Near top of waiting list.
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
Credit check, personal interview and alien registration.

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
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
Via web site, mail, and community organizations.

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

1. How many site-based waiting lists will the PHA operate in the coming year?
0

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
Problems with location and participants afraid of heights, change in family composition.
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Quarterly newsletter, Statement of Policy that is available at each site office and the administrative office.

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Harry S. Jordan Gardens, Packard Court, Center Court

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

Harry S. Jordan Gardens, Packard Court, Center Court and Henry E. Wrobel Towers.

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:

Harry S. Jordan Gardens, Packard Court, Center Court and Henry E. Wrobel Towers.

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

The PHA will reduce the rent to a hardship rent in cases of non-fraudulent income loss.

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:

Higher income tenants may elect to pay a "flat rent" rather than 30%.

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:
Tenants may elect to pay a "flat rent" in lieu of income based rents.
 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)
When there is a change in family composition or loss/decrease of income.

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.(Attachment NY011c01)
- 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	1396	
Section 8 Vouchers	N/A	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	400	
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
 Maintenance Manual, Statement of Policy on Admissions and Continued Occupancy.

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

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 longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) NY011d01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) NY011e01

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No",

skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming

fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations

Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)

<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self sufficiency of residents? (If “yes”, complete the following table; if “no” skip to 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)
Entrepreneurship Program	20	Open to all	Family Resource Bldg.	Both
Sweet Ladies of the Community	9	Open to all	Family Resource Bldg.	Both
Youth leadership	20	Open to all	Family Resource Bldg.	Both
Health Education Series	50	Open to all	Family Resource Bldg.	Both
Annual Job Faire	200	Open to all	Family Resource Bldg.	Both
Employment Workshops	100	Open to all	Family Resource Bldg.	Both
Computer Training	14	Open to all	Family Resource Bldg.	Both
Parenting Skills Classes	30	Open to all	Family Resource Bldg.	Both

(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: DD/MM/YY)
Public Housing		
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 903.79 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

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

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

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

Harry S. Jordan Gardens
Center Court
Packard Court

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

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

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

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

Harry S. Jordan Gardens
Anthony Spallino Towers
Henry E. Wrobel Towers
Center Court
Packard Court

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)

Harry S. Jordan Gardens
Center Court
Packard Court

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: ny011f02.doc)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)] See attachment NY011i01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

The Niagara Falls Housing Authority does hereby agree and certify that it will carry out this Agency Plan (both our Five-Year Plan and our Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the

Americans with Disabilities Act of 1990. This is in continuation of our longstanding anti-discrimination tradition.

-Stephanie W. Cowart, Executive Director
October 16, 2000

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.79 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) NY011j01
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Pet Policy considerations as per minutes of meeting.
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Niagara Falls

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)

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

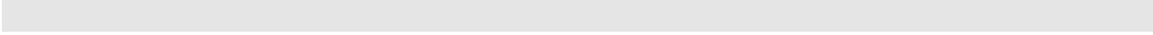
D. Other Information Required by HUD

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

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Niagara Falls Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

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



Niagara Falls Housing Authority Statement of Progress

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

Status: The Niagara Falls Housing Authority is designated a standard performer by our recent PHAS score. We continue to address training needs of our staff as necessary.

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

Status: The Housing Authority meets with the Niagara Falls Police Department on a monthly basis and with residents to proactively address safety concerns in our developments.

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

Status: The Housing Authority adheres to the letter of our objectives for this goal.

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

Status: The Housing Authority submits news releases regarding our many positive initiatives which are printed or available on local access stations.

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

Status: The Niagara Falls Housing Authority provides training opportunities for residents and their leadership. The Family Resource Building's utilization rate has increased and the Packard Court Community Building will be complete by December 21, 2000. We are expecting 100% utilization upon opening.

NIAGARA FALLS HOUSING AUTHORITY

THE DECONCENTRATION OF POVERTY IN LOW INCOME DEVELOPMENTS

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

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

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

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

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

DECONCENTRATION EFFORTS

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

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

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

THE "X" FACTOR

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

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

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

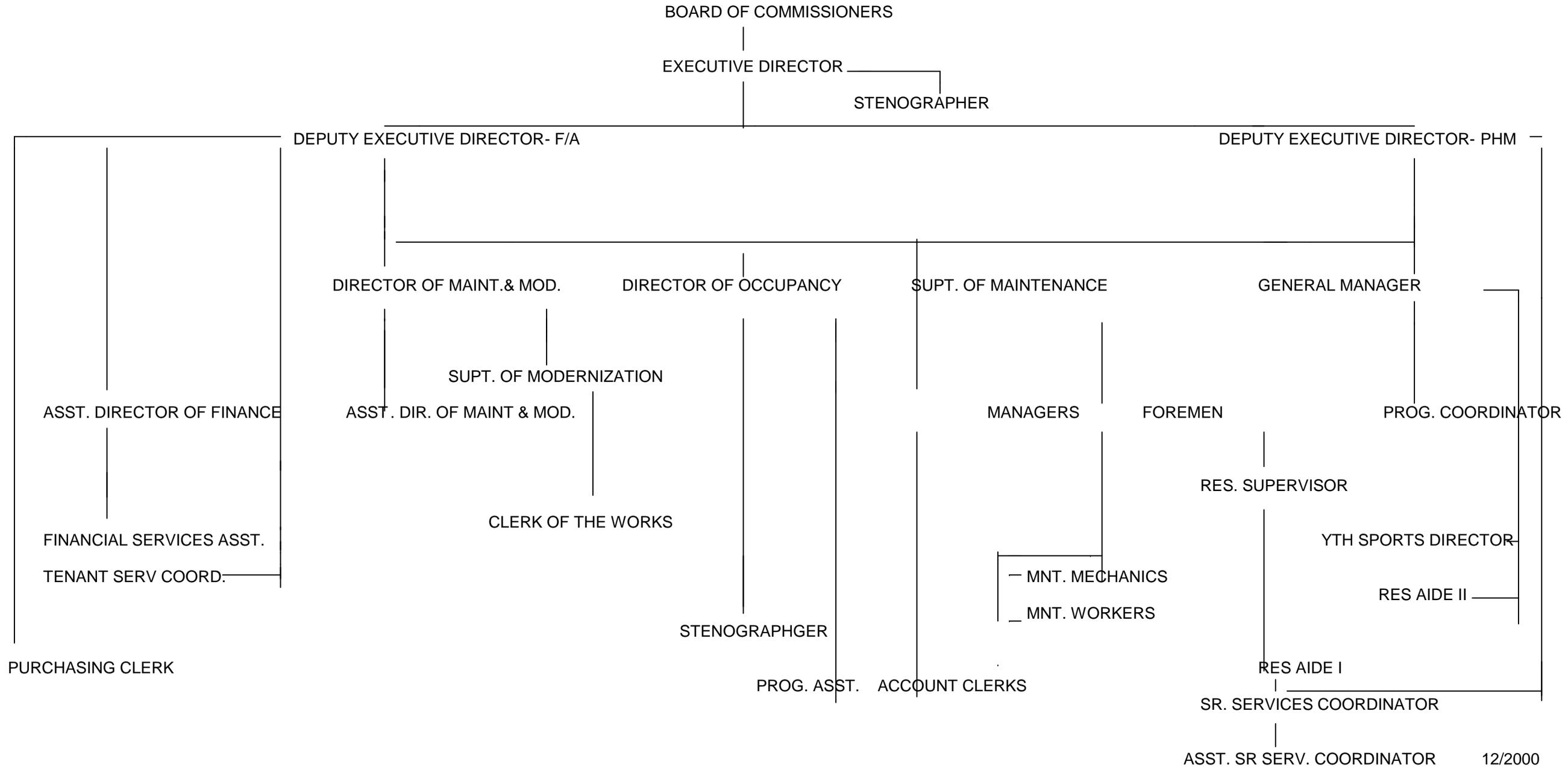
To include in the broad range of income objective, those applicants whose incomes do not exceed 30% of are median income:

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

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

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

NIAGARA FALLS HOUSING AUTHORITY ORGANIZATIONAL CHART



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

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number NY06P011710 FFY of Grant Approval: (09/2001)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	-0-
2	1406 Operations	86,558.00
3	1408 Management Improvements	120,000.00
4	1410 Administration	179,852.00
5	1411 Audit	-0-
6	1415 Liquidated Damages	-0-
7	1430 Fees and Costs	150,000.00
8	1440 Site Acquisition	-0-
9	1450 Site Improvement	-0-
10	1460 Dwelling Structures	969,700.00
11	1465.1 Dwelling Equipment-Nonexpendable	-0-
12	1470 Nondwelling Structures	148,533.00
13	1475 Nondwelling Equipment	-0-
14	1485 Demolition	-0-
15	1490 Replacement Reserve	-0-
16	1492 Moving to Work Demonstration	-0-
17	1495.1 Relocation Costs	-0-
18	1498 Mod Used for Development	-0-
19	1502 Contingency	143,880.00
20	Amount of Annual Grant (Sum of lines 2-19)	1,798,523.00
21	Amount of line 20 Related to LBP Activities	-0-
22	Amount of line 20 Related to Section 504 Compliance	-0-
23	Amount of line 20 Related to Security	-0-
24	Amount of line 20 Related to Energy Conservation Measures	668,900.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide	Balance Modernization Salary Shortage. Computer system operating costs	1406	86,558.00
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408	85,000.00
HA-Wide	Staff Training & Education Program- Increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	10,000.00
HA-Wide	Computerization - Updating software and training - Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations along with training.	1408	10,000.00
HA-Wide	Improve Employee Morale & Relations- Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	5,000.00
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mission of the Housing Authority.	1408	5,000.00
HA-Wide	Address Marketability of Housing	1408	5,000.00

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Activities	Authority Developments - Develop and implement marketing strategies. Develop a Master Plan for the Authority.		
HA-Wide	Modernization Related Salaries & Benefits	1410	179,852.00
HA-Wide	Hire A/E for FY 2002 work items	1430	150,000.00
NFHA 11-2	Replace windows	1460	570,800.00
Jordan Gardens			
NFHA 11-2	Upgrade building, main water shut off valve	1460	8,800.00
Jordan Gardens			
NFHA 11-3	Replace garbage compactor	1460	120,000.00
Spallino Towers			
NFHA 11-3	Replace hot water tank	1460	25,900.00
Spallino Towers			
NFHA 11-5	Replace garbage compactor	1460	120,000.00
Wrobel Towers			
NFHA 11-7A & B	Clean ducts and renovate return system	1460	124,200.00
Packard and Center Courts			
HA-Wide	Family Resource Building resurface gym floor	1470	98,814.00
NHFA 11-7B	Center Court - addition to maintenance garage	1470	49,719.00
Center Court			

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

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Management Improvements	9/30/04	9/30/05
HA-Wide Physical Improvements	9/30/04	9/30/05
NY06P01102 Harry S. Jordan Gardens	9/30/04	9/30/05
NY06P01103 Anthony Spallino Towers	9/30/04	9/30/05
NY06P01105 Henry E. Wrobel Towers	9/30/04	9/30/05
NY06P01107 Packard and Center Courts	9/30/04	9/30/05

Table Library

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
-	PHA-Wide Management Improvements	-	-
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve resident skills and abilities through empowerment and economic development - continue tenant training and self-sufficiency initiatives through small business training, leadership development.		95,000	2002
		95,000	2003
		95,000	2004
		95,000	2005
Staff training and education program - increase skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.		10,000	2002
		10,000	2003
		10,000	2004
		10,000	2005
Improve employee morale and relations - provide workshops that encourage harmony, teamwork and respect for diversity as well as employee recognition program.		5,000	2002
		5,000	2003
		5,000	2004
		5,000	2005
Improve resident and community relations - communicating the purpose/mission of the Housing Authority.		5,000	2002
		5,000	2003
		5,000	2004
		5,000	2005

Address marketability of Housing Authority developments - implement marketing strategies. Develop a master plan for the Niagara Falls Housing Authority.	5,000	2002
	5,000	2003
	5,000	2004
	5,000	2005
Total estimated cost over next 5 years	480,000	

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NY06P011002	Harry S. Jordan Gardens	10 as of 10/20/00	10%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Insulate attic area of resident units			45,000	2002
Caulk perimeter of exterior doors			6,500	2002
Repair and paint exterior cedar siding			178,369	2004
Upgrade valves to service domestic hot water piping			29,800	2004
Total estimated cost over next 5 years			259,669	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P01105	Henry E. Wrobel Towers	40 as of 10/20/00	16%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Kitchen rehabilitation		1,314,966	2002
Replace thermostats		37,500	2004
Clean duct work - building verticals and upper floors		170,081	2005
Total estimated cost over next 5 years		1,549,547	

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

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

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY06P011007	Packard and Center Courts	38 as of 10/20/00	13%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom rehabilitation		1,299,691	2003
Window replacement		1,008,800	2004
Replace windows on Administration Building		7,400	2004
Sidewalk repair/replacement and site drainage		969,400	2005
Total estimated cost over next 5 years		2,377,371	

Optional Public Housing Asset Management Table

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

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

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Anthony Spallino Towers NY06P011-3A 720 Tenth Street Niagara Falls, NY 14301	196 units Elderly	Replace garbage compactor Replace hot water tank	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Henry E. Wrobel Towers NY06P011-5 800 Niagara Avenue Niagara Falls, NY 14305	250 units Elderly	Replace garbage compactor Kitchen rehabilitation Replace thermostats Clean duct work and building verticals	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Packard Court NY06P011-7A 4700 Pine Avenue Niagara Falls, NY 14301	166 units Family	Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg. Sidewalk repair/replacement & site drainage	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

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

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Center Court NY06P011-7B 1700 Center Avenue Niagara Falls, NY 14305	134 units Family	Addition maintenance garage Renovate return system and clean ducts Bathroom rehabilitation Window replacement Replace windows on Admin. Bldg. Sidewalk repair/replacement & site drainage	N/A	N/A	N/A	N/A	N/A	N/A

Optional Public Housing Asset Management Table

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

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

Table Library

Table Library

Table Library

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 \$ 194,610

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

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

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

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

E. Target Areas

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

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

F. Duration of Program

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

6 Months _____ **12 Months** x **18 Months** _____ **24 Months** _____ **Other** _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	-	-			
FY 1996	255,000	NY06DEP0110196	-	5/12/98	5/98
FY 1997	254,700	NY06DEP0110197	-	-	12/98
FY 1998	254,700	NY06DEP0110198	-	-	11/99
FY 1999	186,729	NY06DEP0110199	-	-	11/00
FY 2000	194,610	NY06DEP0110100	178,599.42	-	9/01

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.

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

B. PHDEP Budget Summary

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

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	60,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	134,610
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	194,610

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.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$60,000		
Goal(s)		To deter drug traffic - sites / to increase residents sense of community safety					
Objectives		Use of police patrols on a 7 day per week schedule					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Salaries & fringe benefits for 2 officers			10/01	9/02	60,000	30,000	-increase in awareness -increase in willingness to utilize services -increasing acceptance of value of programs
2.							
3.							

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

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

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

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

9160 - Drug Prevention					Total PHDEP Funding: \$134,610		
Goal(s)							
To offer drug prevention program activities- reduce drug use.							
Objectives							
Increase economic development opportunities for the future.							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Salaries/fringes	1,000	Residents	10/01	9/02	95,901		-increase in awareness -willingness to utilize services -increase in average rates of participation
2. Supplies/equipment	1,000	Residents	10/01	9/02	38,709	28,840	-increase in awareness -willingness to utilize services -increase in average rates of participation
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % 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	Activities 1, 2	60,000	Activities 1, 2	60,000
9120				
9130				
9140				
9150				
9160	Activities 1, 2, 3	134,610	Activities 1, 2, 3	134,610
9170				
9180				
9190				
TOTAL		\$194,610		\$194,610

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.”

Community Service

Since the implementation of the Quality Housing and Work Responsibility Act of 1998, Housing Authorities across the nation have had to make sweeping changes to their policies in many areas of the housing program. Among the current changes which will be effective for all Niagara Falls Housing Authority tenants by April 1, 2001, is the mandate on tenant performance of **eight (8) hours** per month of *community service* for all non-exempt adults.

A list of exemptions which describes those adults who are exempt from this requirement is posted at your site office. Any adult family member (age 18 or older) who is not determined to be exempt, **MUST** participate in the **eight (8) hour** per month mandate or the lease for the up coming year will **NOT** be renewed and the entire family will be required to leave public housing. It is important to note that any resident currently *exempt* whose change in circumstances results in a *non-exempt* status must then participate in the **eight (8) hour** per month *Community Service/Self-Sufficiency* program beginning on the 1st of the month following such change.

The Housing Authority staff will be mailing out notifications to households which according to the records of the authority have adult family members who will need to comply with the regulation. Every household will be provided with an opportunity to dispute this determination and submit documentation supporting any changes in circumstances.

In addition to the opportunity to 'give back' to the community, tenants may participate in economic *self-sufficiency* programs as an alternative to or in combination with the *community service* requirement. The Housing Authority will provide a list of agencies and programs where resident 'volunteers' can complete the *community service/self-sufficiency* requirement. All volunteer hours must be verified and paperwork submitted at least annually, in conjunction with the Annual Re-exam.

RESIDENT SATISFACTION

SAFETY PLAN INITIATIVE

As a result of the Resident Satisfaction Survey, there is a need to more carefully consider safety issues as rated by the residents of Niagara Falls Housing Authority.

Meet with Residents

At quarterly manager/resident chat meetings, 'safety' will be a regular item on every agenda. Safety issues as presented will be summarized and follow up resident surveys will follow to determine if the greater number of residents have similar concerns. (i.e. "Do you have safety concerns?" "Did you attend meeting?" "If not, why not?" "Were your issues addressed?")

Special meetings: when real safety issues arises, NFHA will conduct 'special' meetings. Notice of such meetings will be Posted in all common areas and /or delivered to each apartment (based on the urgency)

Know your neighbors

'Floor meetings' in the high rises on each floor will be held periodically if group meetings are not successful. This will encourage residents to get to know their neighbors.

Form committees

Attempt to form a committee at each site to deal with safety. Ask for resident volunteers, as well as personally solicit individuals to be on committee.

Invite area Police Officers to speak at resident meetings annually, regarding safety tips.

Advisory committees comprised of residents, agency people, and police, will be encouraged to meet **semi-annually** and give input. Resident representatives will report to residents at resident council meetings.

Distribute Literature

Excerpts from Triad flyers & McGruff 'Safer Seniors' will be included in tenant newsletters.

Post information

Designated areas of the lobby bulletin boards will be used for posting safety information (to be maintained by resident volunteers). 'Safety ' poster contest will be presented at organized children's activities at Packard Court, Center Court, and the Family Resource Building. The winning poster will be announced in the *Tenant Newsletter* and a small prize presented to the winner annually. The contest winner's poster will be displayed at each site.

Invite guest speakers

Neighborhood watch groups, fire, police, Red Cross, Triad, and others will be invited periodically to speak to residents and the community-at-large. Tenants will be notified in advance and information about the meeting put on cable television's *Community Billboard*.

Safety column

Have a regular safety column in Niagara Carrier and depict a different safety issue of interest to the residents at each printing. Print the 'non-emergency' police number at the beginning of the column 286- 4711.

I'M O.K.

Attempt once again to re-establish "I'M OK" on each floor. Stress importance of I'M OK. Require residents to participate unless they 'sign off' that they do not want to participate.

Speak out

Invite NFHA Staff to resident meetings to hear "safety issues" first hand. This will validate concerns and can empower residents.

Surveillance cameras

Include surveillance camera cost in Five (5) Year Plan or upcoming annual budget. Target areas of concern, such as parking lots as indicated by resident satisfaction survey at high rises.

Additional lighting

Survey sites quarterly to determine 'lights out' and need for additional lights.

Response Time

Inform maintenance administration, via copy of work orders, of tenant complains about safety issues that are directly related to maintenance such as 'burned out' project lighting bulbs, bushes that have grown too tall, etc.

Site inspection

Utilize staff to make monthly lighting inspections after dusk, by utilizing a site plan/map of existing lighting. 'Mark off' any unlit lights on poles or buildings and have replacement of same given greater priority than regular work orders.

Response Acknowledgment

Where tenants lodge a complaint about a safety issue or other important issues, send a reply (form letter) 'thanking them for their concerns' and assure them of our intention to correct same. Encourage them to contact us again soon if the problem is not fixed in a timely manner.

Grant seeking

Periodically *surf the web* for foundations and grants that address safety issues.

Police Officers

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RESIDENT SATISFACTION

SAFE SHOPPING

1. Shop in well lit areas. Never shop alone. Try to shop in at least pairs.
2. Only carry the amount of money needed for the shopping purpose.
3. Shop with credit cards, if possible.
4. Don't carry a purse, waist purse, etc.
5. Park in well-lit areas or in lots under street lights.
6. If you are being followed or someone is suspicious, go into the nearest store and call the police.
7. Take a direct route when going to your destination, avoid short cuts such as alleys.
8. If you observe a suspicious vehicle following you, try to obtain a license plate number before seeking shelter.
9. Place packages in the trunk of your vehicle, not in the passenger compartment. Keep car locked at all times.
10. Have the keys out and ready to use before approaching your vehicle.
11. Never discuss your finances with anyone except family members and very close friends.
12. Have your checks direct deposited into your bank account.
13. If someone snatches your purse, don't resist. Remain calm and try to remember as much as possible. Call the police immediately upon reaching safety.

October 4, 2000

Pet Policy

In accordance with the *Quality Housing and Work Responsibility Act* (QHWRA) 1998, all housing authorities must incorporate into their Statement Of Policy a *Pet Policy* for family units which provides for reasonable rules in administering same.

The existing *pet policy* (which has been in effect for senior citizen units for many years) was merged with the requirements of QHWRA for purposes of simplicity and uniformity.

This Authority-wide policy now provides for:

- \$25.00 annual registration fee
- \$200.00 security deposit for dogs and cats (except for existing pre-approved pets)
- \$50.00 security deposit for all other pets
- NO DOGS in Jordan Gardens, Packard Court, and Center Court (based on recommendations from the family units advisory committee).
- size, number, and kind of pet is specified
- proper licensing, spaying, neutering, declawing (cats), and regular veterinarian visits are required.

Pets prohibited include:

rabbits lizards snakes
iguanas salamanders ferret
mice/rats chameleon crocodiles/alligators
circus animals monkeys
fish such as Oscars, Piranha which are known to be dangerous
dogs including, but not limited to: Pit Bulls, Dobermans,
Rottweilers, or mixed breeds which contain the these breeds

Rules are included to allow for peaceful occupancy by both pet lovers and non-pet lovers.

Regulations are incorporated to safeguard employees, visitors, and residents.

The *Pet Policy* is effective April 1, 2001. Prior to instituting same, tenants will be advised of the 'new' policy.

Violations of the *Pet Policy* may lead to eviction proceedings and/or pet removal.

The *Pet Policy* (like most lease provisions) is subject to the grievance procedure currently in effect.

Resident Advisory Board

Membership Listing

**Doris Jones
Louise Channing
Linna Duncan
Ann Cox
Annie Porter
Kim Roberts
Joe Arico**

Meeting Minutes from Comprehensive Agency Plan Meeting with the Resident Advisory Board held on Tuesday, October 3, 2000, 9:00 a.m. at the Niagara Falls Housing Authority Administrative Offices, 744 Tenth Street, Niagara Falls, New York.

In Attendance: Stephanie W. Cowart, Patricia Barone, Larae Roundtree, Lori Zimpfer, Kelly Mariano, Doris Jones, Louise Channing, Linna Duncan, Ann Cox, Annie Porter and Kim Roberts.

Absent: W. Lee Whitaker and Joe Arico.

Mrs. Cowart opened the meeting and welcomed everyone in attendance.

Mrs. Cowart stated ground rules for the meeting.

1. Only one person shall talk at a time.
2. Respect each other's comments.
3. The meeting will be decent and orderly.
4. If we disagree, we will agree that we disagree and move on.

Mrs. Cowart stated that in 1998 Congress passed very comprehensive legislation affecting Housing Authority's called the Quality Housing and Work Responsibility Act of 1998 (QHWRA). She stated that many of those in attendance were already familiar with its contents, as she met with resident representatives of the Resident Advisory Board last year.

Mrs. Cowart stated that the purpose of the Resident Advisory Board is to make recommendations for the Housing Authority's Five-Year Plan. She will listen and consider all recommendations.

Mrs. Cowart asked each member of the Resident Advisory Board to introduce themselves and state what they want to accomplish from the meeting.

Mrs. Channing stated that she is the President of the Spallino Towers Tenant Association. She stated that her monthly Tenant Association Meeting will be held this evening and she would like to inform other residents about upcoming changes, etc. She also stated that she will have residents put their suggestions in writing and report these suggestions to Mrs. Cowart.

Ms. Duncan stated that she is the President of the Wrobel Towers Tenant Association. She stated that she is here to listen and learn and hopes to add input when necessary.

Mrs. Porter stated that she is the President of the Center Court Tenant Association. She would like to catch up on things that she has missed. She would like to learn more about making her association stronger.

Mrs. Cox stated that she is President of the Jordan Gardens Tenant Association. She would like to make her Board stronger and increase participation.

Mrs. Mariano stated that she is the Tenant Services Coordinator for the Housing Authority. She hopes to listen to comments made by each individual and offer input and assistance where needed.

Mrs. Roundtree stated that she is the Deputy Executive Director, Public Housing Programs for the Housing Authority. She stated that she will present new Housing Authority Policies and would like to receive input regarding these policies.

Ms. Zimpfer stated that she is the Director of Maintenance and Modernization for the Housing Authority. She is here to update the needs assessment and go over the Housing Authority's Five Year Plan and incorporate suggestions and receive input.

Ms. Roberts stated that she will be running for the position of President of the Packard Court Tenant Association. She stated she hopes to improve communication between residents and the Housing Authority.

Miss Jones stated that she is a Resident Commissioner on the Housing Authority's Board. She would like to discuss the Statement of Policy and develop a solution to the dog problem that already exists.

Mrs. Barone stated that she is the Deputy Executive Director Finance and Administration for the Housing Authority. She would like to come to a mutual agreement on goals and objectives.

I. Mission Statement, Goals and Objectives (Five Year Plan)

Mrs. Cowart gave everyone in attendance a copy of the Housing Authority's Five Year Plan, which listed the mission of the Housing Authority, Five-Year Goals and Objectives. She stated that the goals are broad and will set the tone for today's meeting. She asked the Resident Advisory Board to take a few minutes to read the goals and objectives and state any questions or concerns.

Mrs. Cox asked how the Housing Authority will assist resident organizations in strengthening their organizations. Mrs. Cowart stated that by the end of next year, even if there is only five residents at each meeting, it is still a good start to reorganize and energize.

Mrs. Porter asked what days and times the police officers patrol the developments. Mrs. Roundtree stated the two police officers patrol the developments on Tuesdays, Wednesdays, Thursdays, Fridays and Saturdays between the hours of 4:30 p.m. to midnight.

Mrs. Porter asked how the Housing Authority plans to improve access of public housing residents to services. Mrs. Cowart stated that the Housing Authority is dedicated to enhancing partnerships and implementing new partnerships with outside agencies. She will bring in whatever services are needed to help promote and maintain self-sufficiency and improve the overall quality of life of residents.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. None were noted.

II. Capital Improvement Budget

Mrs. Cowart stated that the Capital Improvement Budget is a plan to ensure long term physical and social viability of our developments. (Each resident received a copy of the Physical Needs Assessment for their corresponding development.)

Ms. Zimpfer stated that the budget for the year 2000 is \$1,798,523.00. She stated that you never know whether this amount will go up or down from year to year, but the amount has decreased from last year.

Mrs. Cowart stated that appropriations can come at any time and that Public Housing is not a priority in Congress at the present time. We need to be outspoken at times. Your vote is also very important.

Ms. Zimpfer stated that based on information that comes out of these meetings we will add items to the Physical Needs Assessment and prioritize. She also stated what was currently on the top priority list for each development for 2001.

Ms. Roberts asked if we have this money just sitting there. Ms. Zimpfer stated that we just received 2000 money in September and that we do not have the 2001 money yet.

Mrs. Cowart stated for resident advisory members to meet with their residents and get suggestions and input on items that should be listed on the Physical Needs Assessment. She stated that the deadline for these suggestions is **Thursday, October 12, 2000**. She stated that these items must be received at the Administrative Offices by this date. If we do not receive your list by this date, they will not be included.

Ms. Zimpfer stated to make sure you prioritize your list-1 is most important and 5 is least important. Stephanie reiterated the deadline date of October 12th, to make sure it was understood by all members.

Mrs. Porter asked if a catch could be put on the crawl space doors as it rattles due to the wind. Lori stated that she does not see a problem with it. Larae felt it would be a good idea. Lori will assist with resolving this problem.

Miss Jones noted that the Tot Lots and Basketball Courts had a very low rating on the list and is pleased because she is very concerned with the well being of other residents if these items are installed. Mrs. Cowart stated that someone made the recommendation of these items to the Physical Needs Assessment, but it is a very low priority item due to some of the same reasons that you noted.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. None were noted.

III. Pet Policy

Mrs. Cowart stated that she hoped everyone has read the Pet Policy and is prepared to discuss.

Mrs. Roundtree stated that in 1998 Congress passed legislation called QHWRA. In this legislation, Congress ruled that pets be allowed in public housing. Congress however, allowed individual housing authorities to come up with certain rules, such as: what type of pet, size, etc. She also stated that the Pet Policy that everyone has received is the final draft and it will commence on April 1, 2001. A general letter will be sent to all residents. If it makes sense to change anything in the current policy, we will make those changes. Mrs. Roundtree asked for comments.

Mrs. Porter asked if maintenance workers will be able to report pets that have not already been reported by their owners. Mrs. Roundtree stated yes-maintenance workers have a responsibility to the Housing Authority.

Ms. Zimpfer stated that a dog or cat must also be crated before entering an apartment.

Miss Jones stated that she is opposed to pets in the family units.

Mrs. Porter and Mrs. Cox also stated they are opposed.

Ms. Duncan stated that her concern that seniors are devoted to their animals and was concerned regarding the additional expense the housing authority would place on them.

Mrs. Roundtree stated that animals already in place will not have to pay the new security deposit of \$200.00. However, if their pet dies, and they get a new pet, they will have to pay the increased amount.

Mrs. Porter asked if everyone was going to sign new leases. Mrs. Roundtree answered yes and stated that the new leases will be for a period of one year, not month to month as it is currently.

Mrs. Cox asked if the policy could be re-written to exclude dogs from the family developments. Stephanie stated that if everyone is in agreement, then this will become our policy. However, we will allow dogs for families who live in scattered sites. Mrs. Cowart stated that we might be challenged, but she's ready for the challenge.

In regards to cats in the family units, Ms. Roberts recommended that the policy state that the cat be an indoor only cat.

Mrs. Roundtree stated that we also allow other types of pets in public housing, such as fish and birds and that there will be a \$50.00 security deposit for these animals. Mrs. Cox asked why a fee for fish and birds? Mrs. Roundtree stated that a fish tank can leak, causing damage to floor tiles and birds can pit the tile and these repairs are costly.

Mrs. Cox stated that there are many unwanted cats in Jordan Gardens. Mrs. Roundtree stated for Mrs. Cox to report it to the manager, Angela Smith.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. None were made.

IV. Community Service

Mrs. Roundtree stated that each adult resident is responsible to perform eight (8) hours of community service per month. Exemptions include: 62 or older, blind and/or disabled, you are a primary caregiver or you are currently employed. She stated that this legislation comes from Congress and starts April 1, 2001.

Mrs. Cowart stated that the Housing Authority is responsible for monitoring community service and feels it makes more sense for an agency such as the Department of Social Service to monitor.

Mrs. Roundtree stated that she developed a list of agencies that have been approved by the Housing Authority. She stated that you cannot receive community service credit for any political

activity. The agency must be approved by the housing authority in order for a resident to receive credit. Ms. Zimpfer noted to add the Boys and Girls to the list.

Mrs. Cox asked if by completing the required eight (8) hours of community service for the housing authority, does this mean someone who participates in the welfare to work program is exempt. Mr. Cowart stated no, but they can ask their caseworker.

Mrs. Roundtree stated that each adult completing their eight (8) community service hours must have the necessary forms completed by the certifying agency. Forms can be obtained at your site office.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. No questions, comments or concerns were noted.

V. Statement of Policy

Miss Jones stated that HUD is saying that we have to give people a chance (referring to repeated drug offenders and criminals). She asked if we have to state this in our lease? Stephanie stated no—we do not want that type of person in our communities. We pride ourselves on a drugfree community.

Miss Jones asked about people in rehabilitation programs. She stated that she is for everyone moving up, but is very concerned about this. Mrs. Cowart stated that we provide housing, we do not run hospitals, daycare centers, etc. Just as with employees, if they break the rules they will be terminated.

Miss Jones stated that she read the mandate, where we are required to take these types of people. Stephanie stated that she has not read any information referring to the above and it contradicts the One Strike and You're Out Policy. Miss Jones stated she will send the book to Mrs. Cowart.

Miss Jones asked if the minimum rent of \$25.00 will stay the same. Mrs. Cowart stated yes.

Ms. Duncan asked if the police check was beneficial in the screening process. Mrs. Cowart stated that it does help, but it is limited. We do our best.

Mrs. Porter asked if we are going to allow single men to move into our developments. Mrs. Cowart stated that we do allow that now, but our policy states that senior citizens, disabled or handicapped persons receive first preference.

Mr. Cowart stated that she is looking into the feasibility of changing the age for those who live in elderly units. Mr. Roundtree stated that there is a term called “near elderly”, which refers to people between the ages of 50– 61.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. No questions, comments or concerns were noted.

VI. Self Sufficiency Programs

Mrs. Cowart asked what type of training programs the residents were interested in. ChildCare Assistant programs were noted.

Mrs. Cowart stated her disappointment that we only had about twenty (20) residents at our Job Faire. She stated that resident leaders need to take information back to their residents. Take advantage of the information!

Mrs. Porter stated she went to the Housing Authority's Job Faire and most of the jobs offered were minimum wage jobs. Stephanie stated that yes, some were minimum wage, but the majority was not. She stated that even Tops Markets does not pay minimum wage.

Mrs. Cowart stated that a resident had sent a letter to the Mayor regarding a parking issue. She stated that residents can come to us with problems--talk to us, we are available and accessible.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. No questions, comments or concerns were noted.

VII. Safety and Crime Prevention

Everyone in attendance received a copy of the Community Survey that HUD sends out to see how satisfied residents are with their conditions. Larae stated that households are selected at random to receive the survey, not everyone will receive it.

Mrs. Roundtree stated that we had a very good score on Maintenance and communication, however, safety was a problem. Why?

Mrs. Roundtree stated that the Housing Authority has developed a Safety Plan Initiative, which includes:

Safety on every agenda at the Resident/Management Chats that are held quarterly at each site.

“Getting to Know Your Neighbor”.

The formation of Safety Committees.

Distribution of safety literature.

A safety section in every newsletter.

Quarterly inspection of lighting.

Speakouts.

The addition of surveillance cameras.

Management “Night Drives”.

Mrs. Cowart also noted “Meet the Police” Day. Mrs. Cowart stated that success is much more likely if strong relationships are created among residents, law enforcement and the Housing Authority. Without such efforts, chances for building safe and secure communities are diminished. We need to build strong relationships with each other; we need your help. Mrs. Cowart encouraged the resident advisors to invite the police to their meetings, to get to know them. The officer's names are Ron LePine and John Faso.

Miss Jones stated that she is concerned about the box that is fenced in next to her apartment. She stated that children are constantly climbing and playing on it. Ms. Zimpfer stated that it is a transformer box. Ms. Zimpfer is to check into this problem. Mrs. Cowart stated that parents need to parent.

Ms. Cox stated that there is also a similar box at Jordan Gardens that has wires hanging out. Ms. Zimpfer stated that Niagara Mohawk owns them, she will check into this immediately.

Mrs. Cowart stated that when it comes to safety, prevention is our main concern.

Mrs. Cowart asked if anyone had any further questions, comments or concerns. No questions, comments or concerns were noted.

Mrs. Cowart thanked everyone for their attendance and input.

Mrs. Cowart reminded everyone to please note the Timeline:

Public Inspection of Draft Plans 10/14/00 - 11/28/00

Public Hearing of Draft Annual Plan 12/01/00 at 5:00 p.m. at the Family Resource Building

Resident Member of the PHA Governing Board

Name: Doris Jones
Method of Selection: Election
Term: 2 years

Name: Joseph Arico
Method of Selection: Election
Term: 2 years