



Buffalo Municipal Housing Authority

**5 Year Plan
for Fiscal Years 2003 - 2007**

**Annual Plan
for Fiscal Year 2003**

(4th Annual Plan - BMHA Board Approval 4/7/03)

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

PHA Plan Agency Identification

PHA Name: Buffalo Municipal Housing Authority

PHA Number: NY 002

PHA Fiscal Year Beginning: 07/01/2003

Public Access to Information

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

- Main administrative office of the PHA:
Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204
- PHA development management offices:
(see Attachment – List of Development Management Offices)
- PHA local offices
Public Housing Occupancy & Marketing Department – Section 8 Housing Department
245 Elmwood Ave., Buffalo, N.Y. 14222.

Display Locations for PHA Plans and Supporting Documents

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

- Main administrative office of the PHA:
Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204
- PHA development management offices:
(see attachment – List of Development Management Offices)
- PHA local offices:
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library – Main Branch
- PHA website
- Other (list below)

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

- Main business office of the PHA:
Administrative Offices: 300 Perry St., Buffalo, N.Y. 14204
- PHA development management offices
- Other (list below):
Public Library – Main Branch

5-Year Plan
PHA Fiscal Years 2003 - 2007
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To assist our residents in attaining and maintaining a high standard for their quality of life. The Buffalo Municipal Housing Authority will provide services and opportunities associated with affordable, desirable, and secure housing to individuals and families. We will provide customer service, programs and amenities which are the best available.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
The Buffalo Municipal Housing Authority has applied for all eligible additional voucher programs with the U.S. Department of Housing and Urban Development. We are currently utilizing 800 vouchers from litigation. This program is progressing successfully with relocations from a demolition project complete and a lottery for public housing wait list applicants. The Authority was also awarded 400 additional vouchers in two distinct groups for housing the non-elderly disabled. The

Authority will apply for available vouchers based on demand and capacity over the next five years.

- Reduce public housing vacancies:
Maintain adjusted occupancy level at 95 % over the next 5 years.
- Leverage private or other public funds to create additional housing opportunities.
Obtain tax credits – provide matching funds for various projects.
- Acquire or build units or developments
BMHA will acquire and/or build replacement units for demolition projects.
Master Plans are in progress for three general occupancy developments.
- Other (list below)

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

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling: The Authority has a cooperative agreement with a local agency, the Community Housing Center to provide counseling for our existing voucher program. Our new program (400 non-elderly disabled vouchers) also provides mobility counseling.
 - Conduct outreach efforts to potential voucher landlords:.
 - Increase voucher payment standards:
 - Implement voucher homeownership program:
The Authority is in the start-up process for implementation of a Voucher/Homeownership Program to assist 20 Section 8 residents to become homeowners
 - Implement public housing or other homeownership option:
 - Implement public housing site-based waiting lists:

- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
The Authority has fully implemented a Card-Key access system for senior developments. Improvements will be implemented to maintain the National Accreditation of our Public Safety Officers.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
The Authority currently has an approved Allocation Plan. This plan is successful and under full operation. The Resident Advisory Board has reviewed the Allocation Plan for revision and extension. It is included for approval. (Optional Attachment 14)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons from assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

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

Other PHA Goals and Objectives: (list below)

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

Community Service Requirement:

BMHA contracts with Erie Regional Housing Development Corporation to enforce the Community Service requirement for the revitalization of severely distressed public housing (HOPE VI).

Economic and Self-Sufficiency Programs:

- **Section 3 Program**
Provides employment opportunities in the construction field through BMHA Section 3 covered projects.
- **Computer Literacy**
An introduction to basic applications in Microsoft Office 98, Word, Excel, Access, Power Point, and accessing the Internet.
- **Summer Youth Program**
Provides resident youth between the ages of 14-21 the opportunity to develop and maintain the educational and vocational skills necessary to be productive in the workplace.
- **Employment Opportunity Centers**
The three (3) centers located on housing authority properties provide employment related services intended to assist resident job seekers with a self-directed job search.
- **Workforce Investment Act “One Stop” Center**
Provides “Intensive Services” such as case management, approved Welfare-To-Work training and job placement assistance through partner agencies.
- **ATTAIN Technology Lab**
Offers skills development classes in GED, Office Worker, Health Care Worker, Life Skills Enrichment, Workplace Math, Reading and Writing Skills.

Annual PHA Plan
PHA Fiscal Year 2003
[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

Executive Summary of the Annual PHA Plan

ii. Executive Summary

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

Documents are provided in compliance with H.R. 4194 and other recent requirements. Certain programmatic changes due to very recent funding awards and HUD notices are in the review and revision process.

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

PHA Plan Agency Identification	2
5-Year Plan	1
Executive Summary of the Annual PHA Plan	1
Table of Contents	2
Attachments	3
Supporting Documents Available for Review	4
- 1. Statement of Housing Needs [24 CFR Part 903.7 9 (a)]	7
- 2. Statement of Financial Resources	13
- 3. PHA Policies Governing Eligibility, Selection, and Admissions	15
- 4. PHA Rent Determination Policies	24
- 5. Operations and Management	28
- 6. PHA Grievance Procedures	29
- 7. Capital Improvement Needs	30
- 8. Demolition and Disposition	32
- 9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities	33
10. Conversion of Public Housing to Tenant-Based Assistance	42
11. Homeownership Programs Administered by the PHA	43
12. PHA Community Service and Self-sufficiency Programs	45
13. PHA Safety and Crime Prevention Measures	47
14. RESERVED FOR PET POLICY	49
15. Civil Rights Certifications (included with PHA Plan Certifications)	49
16. Fiscal Audit	50
17. PHA Asset Management	50
18. Other Information	50

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:

- 1. ny002a01 Required Analysis of the need for deconcentration of poverty and income mixing.
 - 2. ny002b01 FY 2002 Capital Fund Program Annual Statements & Five-Year Action Plan
 - 3. ny002c01 Replacement Housing Factor
 - 4. ny002d01 Resident Advisory Board Membership
 - 5. ny002e01 Resident Membership of BMHA Governing Board
 - 6. ny002f01 RAB comments 2003
 - 7. ny002g01 BMHA Pet Rules and Agreement
 - 8. ny002h01 Substantial Deviation
 - 9. ny002i01 Section 8 Homeownership Capacity Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

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

- 10- BMHA Management Organizational Chart
- 11- List of Development Management Offices
- 12- Operating Budget
- 13- BMHA Admissions & Continued Occupancy Plan (ACOP) & Lakeview Homes Hope VI Management Plan.
- 14- Designated Housing Plan – New Proposed Plan 2003
- 15- Fair Housing Initiatives
- 16- Stipulation of Settlement & Consent Decree – Comer vs. Cisneros
- 17- BMHA Section 8 Administrative Plan
- 18- PHAS Corrective Action
- 19- Maintenance Plan
- 20- Federal and State Report on Audit of Financial Statement (pending)
- 21- Agency Plan Public Hearing Minutes (pending)
- 22- City of Buffalo Consolidated Plan.
- 23- County of Erie Consolidated Plan.
- 24- a.) BMHA Certification of Compliance with PHA Plan and Board Resolution.
b.) Certification of City of Buffalo Official of consistency with Consolidated Plan.
c.) Certification for a Drug-Free Workplace
d.) Disclosure of Lobbying Activities/Certification of Payments to Influence Federal Transactions.

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<input checked="" type="checkbox"/>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/> Being Revised	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/> See attachment NY002a01	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and Documentation of the required Deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program Check here <input checked="" type="checkbox"/> if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & self-sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

- 1. Statement of Housing Needs [24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction By Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	35,431	5	5	5	3	4	4
Income >30% but <=50% of AMI	20,191	5	5	4	3	4	4
Income >50% but <80% of AMI	75,776	4	3	3	3	4	4
Elderly	20,383	5	2	3	5	1	5
Families with Disabilities	29,474	3	5	4	5	4	5
All Minority	21,039	5	3	3	3	3	4
Black-Non Hisp.	17,360	5	3	3	3	3	4
Hispanic	2,822	5	3	3	3	3	4
All Households	41,640	5	4	3	3	3	4

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

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

Consolidated Plan of the Jurisdiction/s

Indicate year: 2002 City of Buffalo Consolidated Plan,
2000-2004 Erie County Consolidated Plan.

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

American Housing Survey data

Indicate year:

Other housing market study:

Indicate year:

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 (Applications Waitlist)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1656	100%	
Extremely low income <=30% AMI	Data collection not complete	-	-
Very low income (>30% but <=50% AMI)	Data collection not complete	-	-
Low income (>50% but <80% AMI)	Data collection not complete	-	-
Families with children	1588	95.9%	
Elderly families	28	1.7%	
Families with Disabilities	40	2.4%	
White	153	9.2%	
Black	1208	72.9%	
Hispanic	268	16.2%	
Indian	18	1.1%	
Asian	9	.6%	
Other/undetermined			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	477	28.8 %	
2 BR	738	44.6 %	
3 BR	267	16.1 %	
4 BR	153	9.2 %	
5 BR	14	.9 %	
5+ BR	7	.4 %	

Housing Needs of Families on the Waiting List

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

How long has it been closed?

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	0		
Extremely low income <=30% AMI	Wait list in process of being replenished	-	-
Very low income (>30% but <=50% AMI)	Wait list in process of being replenished	-	-
Low income (>50% but <80% AMI)	Wait list in process of being replenished	-	-
Families with children			
Elderly families			
Families with Disabilities			
White			
Black			
Hispanic			
Indian			
Asian			
Other/undetermined			

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

All Public Housing and Section 8 Waiting Lists open.

NY449 Section 8 –Open

NY002Section 8 – Closed

How long has it been closed ? One month.

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicity's with disproportionate housing needs

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

Select if applicable

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

Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

- 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
Public Housing Operating Fund	\$18,466,970	Operating Expenses
Public Housing Capital Fund	12,084,320	Physical & Management Improvements
HOPE VI Revitalization	15,280,421	Demo/Revitalization – Lakeview Homes
HOPE VI Demolition	1,474,371	Demo 298 units Commodore Perry Homes
Annual Contributions for Section 8 Tenant-Based Assistance	3,958,151	HAP/VAP Payments Administrative Fees
Public Housing Drug Elimination Program (including any Technical Assistance funds)	600,000	Drug Elimination Initiatives

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Resident Opportunity and self-sufficiency Grants	100,196	GMP. Opportunity Centers
	158,112	Service Coordinators
Community Development Block Grant	n/a	
HOME	n/a	
Other Federal Grants (list below)		
Replacement. Housing Factor	4,768,242	Purchase property
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CF (2001)	\$ 2,120,409	Physical & Mgt. Imp.
3. Public Housing Dwelling Rental Income	7,998,330	Operating Expenses
Non-Dwelling Rent	191,920	Operating Expenses
4. Other income (list below)		
Interest on Investments	258,390	Operating Expenses
Other HUD Operating Receipts	885,550	Operating Expenses
4. Non-federal sources (list below)		
NY State Program (operating)	2,989,840	NY State Operating Expenses
NY State PHDEP	284,900	Drug Elimination NY State Developments
Total resources	\$ 71,610,122	

- 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 sub-component 3A.

(1) Eligibility

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

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

Eligibility determinations are made upon application. Suitability determinations are made within an average of 30 days from acceptance of an apartment offer.

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other: The Authority employs a "credit check" service to detect fraud and verify information and obtain criminal history information outside of our local area. The Authority also checks with City of Buffalo court records to detect prior evictions.

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 PHA development site management office
 Other: Central Tenant Selection office – which is the only site where staff is available to assist for inquiries, verification, appeals, and processing approvals. Application forms are available at all sites.

- Other: The Authority encourages local agencies to distribute applications throughout the community. Applications are available at all Authority Management office and tenant selection sites. All applications contain a post-paid envelope to mail applications to the Central Tenant Selection office.

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

1. How many site-based waiting lists will the PHA operate in the coming year? 25

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? 1 Former NY State Funded
– Ferry Grider Homes added into Federal inventory as of 4/1/2003.

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)

Central Tenant Selection office – which is the only site where staff is available to assist for inquiries, verification, appeals, and processing approvals.

(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 - (all appropriate available vacancies are offered and in addition, the choice to wait for one to become vacant)

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

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

* (information included in BMHA Policy for Deconcentration)

Former Federal preferences:

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

Other preferences (select all that apply)

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

* This 2 point preference may increase or decrease according to the need for placements at or below 30% of area median income.
- 4 Relationship of preferences to income targeting requirements:
 - The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements – data reviewed 2/01.

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
BMHA marketing brochures/pamphlets

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

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

Other (list)

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

Factors

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

Other (list below)

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

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

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

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)
Setion 8 Housing Program
245 Elmwood Ave.
Buffalo, N.Y. 14222

(3) Search Time

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

If yes, state circumstances below:

Verification of an active search for housing.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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)
Involuntary Displacement by BMHA.
Drawing (lottery) or other random choice.

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)

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

- Through published notices
- Other (list below):

- 4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

Included in Admissions and Continued Occupancy Policy (BMHA ACOP)

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:

Under review as possible incentives for hard to sell developments or type of units.

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

- For the earned income of a previously unemployed household member
 For increases in earned income

- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
 - Secondary wage earner exemption for married spouse
 - \$1000 deduction for working family

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
- Change in Family Composition; re-exam.

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

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
FMR's

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (Select one)

- \$0
- \$1-\$25 (\$25 PH - \$50 Section 8)
- \$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 PHAs management structure and organization.

(Select one)

- An organization chart showing the PHA’s management structure and organization is attached (hard copy).
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3293	872 26.5%
Section 8 Vouchers *	735	30 4%
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	Near-Elderly Disabled 348 Consent Decree 181	87 % 23 %
Public Housing Drug Elimination Program (PHDEP)	3333	
Other Federal Programs(list individually)		

* 1150 anticipated for year end

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.

ACOP - (Public Housing admissions and continued occupancy)
Administrative Plan (Section 8)
Maintenance procedure manual

- 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office - Tenants
- Tenant Selection Office – Applicants
- Section 8 Office - Applicants

- 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as attachment ny002b01

-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.

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. as attachment ny002c01

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Lakeview

2. Development (project) number: NY002001

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

1. Development name: Commodore Perry Homes

2. Development (project) number: NY002003

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

If yes, list development name/s below:

NY002001 Lakeview Homes

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

If yes, list developments or activities below:

Lakeview Homes (ny2-1) Hope VI Program

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

If yes, list developments or activities below:

Replacement Housing.

- 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Lakeview Homes 1b. Development (project) number: NY002001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(4/28/98)</u>
5. Number of units affected: 666
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 4/01 b. Projected end date of activity: 9/01

- 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.)

BMHA worked with the Resident Advisory Board to update the Authority’s Allocation Plan, the revised plan is exhibited at attachment #14

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: A. D. Price Courts 1b. Development (project) number: NY-002002
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 148 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Commodore Perry Extension 1b. Development (project) number: NY-002005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 280 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Shaffer Village 1b. Development (project) number: NY-002008
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 107 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kenfield Homes 1b. Development (project) number: NY-002010
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 122 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kelly Gardens 1b. Development (project) number: NY-002013
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 30 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Schwab Terrace 1b. Development (project) number: NY-002014
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 34 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: F.A.Sedita Apartments 1b. Development (project) number: NY-002016
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 101 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Holling Homes 1b. Development (project) number: NY-002018
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kowal Apartments 1b. Development (project) number: NY-002019
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Elmhurst Apartments 1b. Development (project) number: NY-002020
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Slater Courts 1b. Development (project) number: NY-002021
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: L.B.Johnson Apartments 1b. Development (project) number: NY-002022
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 206
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Camden Apartments 1b. Development (project) number: NY-002026
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 12
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Apartments 1b. Development (project) number: NY-002027
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 148
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Msgr. Geary Apartments 1b. Development (project) number: NY-002031
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 100
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Mullen Manor 1b. Development (project) number: NY-002034
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 40 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: LaSalle Courts 1b. Development (project) number: NY-002011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/17/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 18 7. Coverage of action (select one) <input checked="" 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

Required analysis attached as part of the 2002 Agency Plan submission.

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)
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: Development process.

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 12/28/99

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

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

- BMHA and the Department of Social Services work collaboratively to offer employment & training opportunities to residents under the auspices of the Workforce Investment Act (WIA).

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)
ROSS	100	TANF	Employment Opportunity Center	Public Housing
Capital Fund Program	150	Self Sufficiency	Main Office	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 12/31/02)
Public Housing	250	250
Section 8	N/a	N/a

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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

D. Additional information as required by PHDEP/PHDEP Plan

No longer required

- 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.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]
attached as ny002g01

15. Civil Rights Certifications (included with PHA Plan Certifications)

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[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? 2
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

Corrective action has already taken place to resolve the findings. We anticipate closure of the findings within 90 days.

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?

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)

Three Master Plans under development for five sites:

Commodore Perry Homes & Ext., A. D. Price Cts. & Ext., and Jasper Parrish.

- 3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations 2003

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

RAB attendance and contributions provided in hard copy document attachments.

- 2. If yes, the comments are: (if comments were received, the PHA MUST select one)

- Attached at Attachment (File name) ny002f01

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:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: Petition process with 50 signatures of adult PHA residents.

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Buffalo, NY.

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Lakeview Homes Hope VI Plan.
Replacement Housing.
Modernization of PHA units.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.
For the BMHA definition of 'substantial deviation' see attachment ny002h01

Attachments

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

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.”

BMHA 2003 Agency Plan attachment NY002a01
**Required analysis of development average incomes at general occupancy developments
of the BMHA pursuant to 24CFR903 subpart A**

Completed February 5, 2003 pml

Development number	Development name	Scattered Site	current residents	Aggregate income	Average income	Does average income fall within the EIR?
NY002003	C.Perry Homes	No	239	1907220	7980	Yes
NY002004	A.D.Price Extension	No	151	1284708	8508	Yes
NY002005	C.Perry Extension	No	254	2436622	9593	Yes
NY002006	Jasper Parrish	No	172	1612672	9376	Yes
NY002008	Shaffer Village	No	200	1930800	9654	Yes
NY002010	Kenfield Homes	No	550	5303100	9642	Yes
NY002011	LaSalle Courts	No	190	1730330	9107	Yes
NY002012	Langfield Homes	No	293	2839463	9691	Yes
NY002132	Redwood Village	Yes	22	203082	9231	Yes
NY002232	Woodson Gardens	Yes	25	254925	10197	Yes
NY002332	Scattered Site "C"	Yes	15	221100	14740	Yes
Total aggregate income:				19724022		
Total current residents:			2111			
Aggregate average income:				9343		
Lower limit of Established income range (85%of aggregate average):					7942	
115%of aggregate average income:				10745		
30% of area median income (50800):				15240		
Upper limit of Established income range (greater of 115% of aggregate average income or 30% of area median income)					15240	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	---	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 FINAL SUBMISSION AS OF 10/24/03
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,541,621			
3	1408 Management Improvements Soft Costs	790,600			
	Management Improvements Hard Costs	-0-			
4	1410 Administration	1,122,330			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	648,588			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	1,652,997			
10	1460 Dwelling Structures	1,842,575			
11	1465.1 Dwelling Equipment—Non-expendable	-0-			
12	1470 Non-dwelling Structures	30,000			
13	1475 Non-dwelling Equipment	1,500			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs				
18	1498 Development Activities	-0-			
19	1502 Contingency	77,892			
20					
21	Amount of Annual Grant: (sum of line 1 - 20)	7,708,103			
22	Amount of Line 21 Related to LBP Activities	-0-			
23	Amount of Line 21 Related to Section 504 compliance	30,000			
24	Amount of Line 21 Related to Security –Soft Costs	1,296,797			
25	Amount of Line 21 Related to Security-- Hard Costs	-0-			
26	Amount of Line 21 Related to Energy Conservation Measures	48,000			
27	Collateralization Expenses or Debt Service	-0-			

Sharon M. West, Executive Director

Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
OPERATIONS CF-03-40a	Operations:		1406		<u>1,541,621</u>		
				Total 1406	1,541,621		
MANAGEMENT IMPROVEMENTS CF-03-35a	Departmental Staffing: (Incl. 40% Fringe, Longevity) 1. Occupancy & Marketing: (1) Occupancy Assistant [\$51,207] (1) Housing Aides [1 @ \$47,125] (1) Suprv of Const. Mod [\$66,912] 2. Executive: (1) Employ Training Coord. [\$76,089] (1) Admn / Employ & Train[\$87,037] (1) Grant Coordinator [50%- \$35,226] (1) Asst Exec Dir/Planning & Development [\$114,079] 3. M.I.S: (1) Senior System Analyst [\$70,000] (1) Junior. Programmer [\$49,000]		1408		596,675		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
MANAGEMENT IMPROVEMENTS CF-03-35b	Occupancy & Marketing: 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans		1408		75,000			
CF-03-35c	Capital Improvements: 1. Training		1408		5,000			
CF-03-35d	Executive: 1. BURA (\$67,000) 2. Drug Testing (\$10,000)		1408		77,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
MANAGEMENT IMPROVEMENTS CF-03-35e	MIS: 1. Software		1408		<u>36,925</u>		
				Total 1408 Soft Costs	790,600		
ADMIN. CF-03-36a	Administration: 1. Salaries (benefits, overtime, auto and uniform allowance) 2. Advertising 3. Publications 4. Office Equipment & Supplies		1410		1,094,830		
					15,000		
					2,500		
					<u>10,000</u>		
				Total 1410	1,122,330		
FEES AND COSTS CF-03-37a	Fees and Costs: 1. A/E fees, costs, and services 2. (3) Site Construction Managers (benefits, overtime, auto,& uniform allowance)		1430		400,000		
					<u>248,588</u>		
				Total 1430	648,588		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
NY2-2 A.D.Price Courts CF-03-2	a. Site beautification		1450	4.11 Acres	\$915		
	b Smoke Detectors		1460	170 Units	\$28,292		
	C. Replace Thermo-Panes, Phase I		1460	102 Units	<u>\$166,478</u>		
				Project Total	\$195,685		
NY2-3 Commodore Perry Homes CF-03-3	a. Site beautification		1450	31.28 Acres	\$ 6,965		
	b. Smoke Detectors		1460	330 Units	<u>98,836</u>		
				Project Total	\$105,801		
NY2-4 A.D. Price Extension CF-03-4	a. Site beautification		1450	6.68 Acres	\$1,487		
	b. Smoke Detectors/C O Detectors		1460	198 Units	<u>\$58,193</u>		
				Project Total	\$59,680		
NY2-5 Commodore Perry Extension CF-03-5	a. Site beautification		1450	14.2 Acres	\$3,162		
	b Smoke Detectors/CO Detectors		1460	413 Units	<u>\$116,831</u>		
				Project Total	\$119,993		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
NY2-6 Jasper Parrish CF-03-6	a. Site beautification		1450	14.38 Acres	\$ 3,202		
	b. Smoke Detectors/CO Detectors		1460	193 Units	<u>\$113,837</u>		
				Project Total	\$117,039		
NY2-8 Shaffer Village CF-03-8	a. Site beautification		1450	9.89 Acres	\$2,202		
	b W/U Intercoms		1460	125 Units	31,500		
	c. Bldg. Water/Main Lateral Valves		1460	(23)	10,000		
	d. Smoke Detectors/C.O. Detectors @ Walk-ups		1460	(233)	<u>88,463</u>		
				Project Total	\$132,165		
NY2-10 Kenfield Homes CF-03-10	a. Site beautification		1450	47.45 Acres	\$10,566		
	b. Site work (Phase IV)		1450		\$1,600,000		
	d. Smoke Detectors		1460	658 Units	<u>\$264,491</u>		
				Project Total	\$1,875,057		
NY2-11 LaSalle Courts CF-03-11	a. Site beautification		1450	13.64 Acres	\$3,037		
	b. Smoke Detectors		1460	206 Units	<u>\$77,555</u>		
				Project Total	\$80,592		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-12 Langfield Homes CF-03-12	a. Site beautification c. Smoke Detectors		1450	33.93 Acres	\$7,555			
			1460	310 Units	<u>\$131,059</u>			
				Project Total	\$138,614			
NY2-13 Kelly Gardens CF-03-13	a. Site beautification b. Smoke Detectors		1450	1.77 Acres	\$394			
			1460	30 Units	<u>\$6,780</u>			
				Project Total	\$7,174			
NY2-14 Schwab Terrace CF-03-14	a. Site beautification b. Smoke Detectors		1450	1.88 Acres	\$419			
			1460	34 Units	<u>\$5,742</u>			
				Project Total	\$6,161			
NY2-16 Sedita Apts. CF-03-16	a. Site beautification b Smoke Detectors c. Elevator Rehab.		1450	1.22 Acres	\$271			
			1460	101 Units	\$14,281			
			1460	2	<u>70,000</u>			
				Project Total	\$84,552			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-18 Holling Homes CF-03-18	a. Site beautification		1450	6..31 Acres	\$1,405			
	b. Smoke Detectors		1460	132 Units	<u>\$22,321</u>			
				Project Total	\$23,726			
NY2-19 Kowal Apts. CF-03-19	a. Site beautification		1450	.72 Acres	\$161			
	b. Smoke Detectors		1460	24 Units	<u>\$3,699</u>			
				Project Total	\$3,860			
NY2-20 Elmhurst Apts. CF-03-20	a. Site beautification		1450	.55 Acres	\$122			
	b. C/L Fence/Gate		1450		5,000			
	c. Exterior Building Rehab. (Windows, Siding, & Roofs)		1460	3 Bldgs.	\$251,300			
	d. Smoke Detectors		1460	24 Units	<u>\$3,808</u>			
					Project Total	\$260,230		
NY2-21 Slater Courts CF-03-21	a. Site beautification		1450	.7 Acres	\$156			
	b. Smoke Detectors		1460	24 Units	\$3,808			
	c. Electrical Grounding		1460		<u>\$2,700</u>			
					Project Total	\$6,664		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
NY2-22 L.B. Johnson CF-03-22	a. Site beautification		1450	3.5 Acres	\$679		
	b. Smoke Detectors		1460	206 Units	\$31,636		
	c. H/C Rehab. 1 st . Floor Rest Rooms		1470	2	<u>30,000</u>		
	Project Total				\$62,315		
NY2-26 Camden Apts. CF-03-26	a. Site beautification		1450	.38 Acres	\$84		
	b. Intercoms		1460	12 Units	\$8,636		
	c. Smoke Detectors		1460	12 Units	<u>\$3,184</u>		
	Project Total				\$11,904		
NY2-27 Stuyvesant CF-03-27	a. Site beautification		1450	1.61 Acres	\$358		
	b. Boiler Replacement		1460		\$48,000		
	c. Smoke Detectors		1460	148 Units	<u>\$19,911</u>		
	Project Total				\$68,269		
NY2-31 Msgr. Geary Apts.	a. Site beautification		1450	1.32 Acres	\$294		
	b. Smoke Detectors		1460	100 Units	<u>\$20,098</u>		
	Project Total				\$20,392		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
NY2-32A (Site A) Redwood CF-03-32A	a. Site beautification		1450	3.47 Acres	\$772		
	b. Smoke Detectors		1460	30 Units	<u>\$19,213</u>		
					Project Total	\$19,985	
NY2-32B (Site B) Woodson CF-03-32B	a. Site beautification		1450	3.9 Acres	\$868		
	b. Smoke Detectors		1460	30 Units	<u>\$17,753</u>		
					Project Total	\$18,621	
NY2-32C (Site C) Various CF-03-32C	a. Site beautification		1450	1.73 Acres	\$385		
	b. Smoke Detectors		1460	19 Units	<u>\$9,912</u>		
					Project Total	\$10,297	
NY2-34 Mullen Manor CF-03-34	a. Site beautification		1450	1.8 Acres	\$401		
	b. Smoke Detectors		1460	40 Units	<u>\$7,937</u>		
					Project Total	\$8,338	
NY2-45 Ferry Grider Homes CF-03-45	a. Site beautification		1450	9.59 Acres	\$2,137		
	b. Smoke Detectors/CO Detectors		1460	210 Units	<u>\$86,321</u>		
					Project Total	\$88,458	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
Non-Dwelling Equipment								
CF-03-38a	Capital Improvements: 1. [Misc. equipment \$1,500]		1475		1,500			
				Total 1475	\$1,500			
BMHA WIDE Contingency CF-03-39a	1. Contingency		1502		\$77,892			
				Total 1502	\$77,892			
				TOTAL CFP FUNDS	\$7,708,103			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NY06P00250103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY2-2 Price Courts	06/30/2005			06/30/2007			
NY2-3 Commodore Perry Homes	06/30/2005			06/30/2007			
NY2-4 Price Extension	06/30/2005			06/30/2007			
NY2-5 Commodore Perry Ext.	06/30/2005			06/30/2007			
NY2-6 Jasper Parrish	06/30/2005			06/30/2007			
NY2-8 Shaffer Village	06/30/2005			06/30/2007			
NY2-10 Kenfield Homes	06/30/2005			06/30/2007			
NY2-11 LaSalle Courts	06/30/2005			06/30/2007			
NY2-12 Langfield Homes	06/30/2005			06/30/2007			
NY2-13 Kelly Gardens	06/30/2005			06/30/2007			
NY2-14 Schwab Terrace	06/30/2005			06/30/2007			
NY2-16 Sedita Apartments	06/30/2005			06/30/2007			
NY2-18 Holling Homes	06/30/2005			06/30/2007			
NY2-19 Kowal Apartments	06/30/2005			06/30/2007			
NY2-20 Elmhurst Apartments	06/30/2005			06/30/2007			
NY2-21 Slater Courts	06/30/2005			06/30/2007			
NY2-22 L. B. Johnson Apts.	06/30/2005			06/30/2007			
NY2-26 Camden Apartments	06/30/2005			06/30/2007			
NY2-27 Stuyvesant Apts.	06/30/2005			06/30/2007			
NY2-31 Msgr. Geary Apts.	06/30/2005			06/30/2007			
NY2-32A (Site A) Redwood	06/30/2005			06/30/2007			
NY2-32B (SiteB) Woodson	06/30/2005			06/30/2007			
NY2-32C (Site C) Various	06/30/2005			06/30/2007			
NY2-34 Mullen Manor	06/30/2005			06/30/2007			
NY2-45 Ferry Grider	06/30/2005			06/30/2007			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 7/1/04	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 7/1/05	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 7/1/06	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 7/1/07
	Annual Statement				
BMHA WIDE Management Improvements 1408		790,600	790,600	790,600	790,600
BMHA WIDE Administration 1410		1,122,330	1,122,330	1,122,330	1,122,330
BMHA WIDE Fees and Costs 1430		648,588	648,588	648,588	648,588
BMHA-1406		1,541,621	1,541,621	1,541,621	1,541,621
NY2-2 Price Courts		428,937	838,915	42,315	915
NY2-3 Perry Homes		9,465	781,126	463,897	6,965
NY2-4 Price Ext.		1,487	1,487	1,024,739	1,487
NY2-5 Perry Extension		71,662	918,283	68,767	3,162
NY2-6 Jasper Parrish		18,202	3,202	3,202	3,202
NY2-8 Shaffer Village		104,702	20,202	120,788	2,202
NY2-10 Kenfield		1,084,407	298,666	397,425	10,566
NY2-11 LaSalle		624,537	3,037	1,173,101	934,588
NY2-12 Langfield		168,555	7,555	7,555	7,555
NY2-13 Kelly		28,394	138,695	394	394
NY2-14 Schwab		20,419	419	41,991	150,419
NY2-16 Sedita		20,271	271	8,528	271
NY2-18 Holling		159,405	1,405	96,745	1,405
NY2-19 Kowal		161	161	14,773	161
NY2-20 Elmhurst		1,622	122	9,954	122

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Buffalo Municipal Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 7/1/04	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 7/1/05	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 7/1/06	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 7/1/07		
	Annual Statement						
NY2-21 Slater Courts		51,001	130,856	7,941	194,156		
NY2-22 L.B. Johnson		679	679	679	679		
NY2-26 Camden		84	15,797	4,839	88,608		
NY2-27 Stuyvesant		132,568	164,358	20,693	358		
NY2-31 Msgr. Geary		4,794	294	294	294		
NY2-32A Redwood		143,262	57,826	14,661	772		
NY2-32B Woodson		140,868	112,266	868	868		
NY2-32C Various		90,385	28,912	385	385		
NY2-34 Mullen Manor		44,751	401	401	401		
NY2-45 Ferry Grider		176,454	2137	2,137	2,117,137		
BMHA WIDE Equipment 1475		-0-	-0-	-0-	-0-		
BMHA WIDE Contingency 1502		77,892	77,892	77,892	77,892		
Total CFP Funds (Estimated)		\$7,708,103	\$7,708,103	\$7,708,103	\$7,708,103		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 2 FFY Grant: 2004 PHA FY: 7/1/04			Activities for Year 3 FFY Grant: 2005 PHA FY: 7/1/05		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
	NY2-02 Price Courts	Exterior rehab. Roofs/Brick-Phase I	185,000	NY2-02 Price Courts	Exterior rehab.Roof/Phase II	320,000
	NY2-02 Price Courts	Repair interior steps	10,000	NY2-02 Price Courts	Redevelopment	500,000
	NY2-02 Price Courts	Thermo-Panes Phase II	108,022	NY2-02 Price Courts	Retube Boiler	18,000
	NY2-02 Price Courts	Boiler (Bldg. J)	125,000		TOTAL NY2-02	\$838,915
		TOTAL NY2-02	\$428,937	NY2-03 Perry Homes	Oxygen Meter	5,000
	NY2-03 Perry Homes	Site beautification	6,965	NY2-03 Perry Homes	Redevelopment	769,161
	NY2-03 Perry Homes	Alarm system boiler rm.	2,500	NY2-03 Perry Homes	Site beautification	6,965
		TOTAL NY2-03	\$9,465		TOTAL NY2-03	\$781,126
	NY2-04 Price Ext.	Site beautification	1,487	NY2-04 Price Ext.	Site beautification	1,487
					TOTAL NY2-04	\$1,487
		TOTAL NY2-04	\$1,487	NY2-05 Perry Ext	Redevelopment	873,121
	NY2-05 Perry Ext.	Site beautification	3,162	NY2-05 Perry Ext	Site Beautification	3,162
	NY2-05 Perry Ext.	Thermo-Panes glazing RH	22,500	NY2-05 Perry Ext	H.R. Replace Steam Traps	42,000
	NY2-05 Perry Ext	R-House-Address Signage	11,000		TOTAL NY2-05	\$918,283
	NY2-05 Perry Ext.	Window caulking R/H	35,000			
		TOTAL NY2-05	\$71,662	NY2-06 Jasper	Site Beautification	3,202
	NY2-06-Jasper	Site beautification	\$3,202		TOTAL NY2-06	\$3,202
	NY2-06-Jasper	Address Signage	15,000			
		TOTAL NY2-06	\$18,202	NY2-08 Shaffer	Site Beautification	2,202
				NY2-08 Shaffer	7 Main Entrance Doors W/U	18,000
	NY2-08 Shaffer	Site beautification	2,202		TOTAL NY2-08	\$20,202
	NY2-08 Shaffer	Boiler/112 Isabelle	12,500			
	NY2-08 Shaffer	Hot water tanks w/up's (7)	90,000	NY2-10 Kenfield	Steam Line Replacement	210,000
		TOTAL NY2-08	\$104,702	NY2-10 Kenfield	Site Beautification	10,566
	NY2-10 Kenfield	Site beautification	10,566	NY2-10 Kenfield	Coal Hopper Feed Gate	12,000
	NY2-10 Kenfield	Mailboxes w/up's(16)	21,360	NY2-10 Kenfield	Vacuum Pump (7)	56,500
	NY2-10 Kenfield	(3) H/W tanks & boilers	75,000	NY2-10 Kenfield	Blow Down Tank	9,600
	NY2-10-Kenfield	Repl.#2 Boiler	830,000		TOTAL NY2-10	\$298,666
	NY2-10-Kenfield	Address Signage	24,800			
	NY2-10-Kenfield	Boiler #3 Control	84,681	NY2-11 LaSalle	Site Beautification	3,037
	NY2-10 Kenfield	Re-Tube #3 Boiler	38,000			
		TOTAL NY2-10	\$1,084,407		TOTAL NY2-11	\$3,037

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 2 FFY Grant: 2004 PHA FY: 7/1/04			Activities for Year 3 FFY Grant: 2005 PHA FY: 7/1/05		
	NY2-11 LaSalle	Site beautification	3,037			
	NY2-11 LaSalle	Site work/Parking Lots	525,000			
	NY2-11 LaSalle	Rubber surf. playground	32,000	NY2-12-Langfield	Site Beautification	7,555
	NY2-11 LaSalle	Front Porch Lights	52,000		TOTAL NY2-12	\$7,555
	NY2-11 LaSalle	Address/Signage	12,500	NY2-13 Kelly	Site Beautification	394
		TOTAL NY2-11	\$624,537	NY2-13 Kelly	Com. Room rehab./H.C.Bath.	33,282
	NY2-12 Langfield	Site beautification	7,555	NY2-13 Kelly	Site work	105,019
	NY2-12 Langfield	Breaker Switch Doors Concrete Pads	18,000		TOTAL NY2-13	\$138,695
	NY2-12 Langfield	Address/Signage	31,000			
	NY2-12-Langfield	Service Drive Lights	112,000	NY2-14 Schwab	Site Beautification	419
		TOTAL NY2-12	\$168,555		TOTAL NY2-14	\$419
	NY2-13-Kelly	Parking Lot Lights	25,000			
	NY2-13-Kelly	Address/Signage	3,000	NY2-16 Sedita	Site Beautification	271
	NY2-13 Kelly	Site beautification	394		TOTAL NY2-16	\$271
		TOTAL NY2-13	\$28,394			
	NY2-14 Schwab	Site beautification	419	NY2-18 Holling	Site Beautification	1,405
	NY2-14 Schwab	Ranges	15,000		TOTAL NY2-18	\$1,405
	NY2-14 Schwab	Comm. Room rehab	5,000	NY2-19 Kowal	Site Beautification	161
		TOTAL NY2-14	\$20,419		TOTAL NY2-19	\$161
	NY2-16 Sedita	Site beautification	271			
	NY2-16 Sedita	Site work	20,000	NY2-20 Elmhurst	Site Beautification	122
		TOTAL NY2-16	\$20,271		TOTAL NY2-20	\$122
	NY2-18 Holling	Site beautification	1,405			
	NY2-18 Holling	Bath/kitchen clg. fans	158,000			
		TOTAL NY2-18	\$159,405			
	NY2-19 Kowal	Site beautification	161			
		TOTAL NY2-19	\$161			
	NY2-20 Elmhurst	Site beautification	122			
	NY2-20 Elmhurst	Comm. Rm. lights	1,500			
		TOTAL NY2-20	\$1,622			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 2 FFY Grant: 2004 PHA FY: 7/1/04			Activities for Year 3 FFY Grant: 2005 PHA FY: 7/1/05		
	NY2-21 Slater Courts	Site beautification	156	NY2-21 Slater Courts	Site Beautification	156
	NY2-21 Slater Courts	Site work	5,000	NY2-21 Slater Courts	Exterior Rehab	110,000
	NY2-21 Slater Courts	Comm Rm Ventilation	2,286	NY2-21 Slater Courts	Intercoms	20,700
	NY2-21 Slater Courts	Dryer vents	12,524		TOTAL NY2-21	\$130,856
	NY2-21 Slater Courts	Boiler Room , Vents	5,375	NY2-22 L.B. Johnson	Site Beautification	679
	NY2-21 Slater Courts	Meter/pull box	5,000		TOTAL NY2-22	\$679
	NY2-21 Slater Courts	Fencing	20,660	NY2-26 Camden	Site Beautification	84
		TOTAL NY2-21	\$51,001	NY2-26 Camden	Vanities, medicine cabinet	15,713
	NY2-22 L.B. Johnson	Site beautification	679		TOTAL NY2-26	\$15,797
		TOTAL NY2-22	\$679	NY2-27 Stuyvesant	Site Beautification	358
	NY2-26 Camden	Site beautification	84	NY2-27 Stuyvesant	Roof Top Cord. Vent Fans (2)	32,000
		TOTAL NY2-26	\$84	NY2-27 Stuyvesant	Replace HVAC (3)	67,000
	NY2-27 Stuyvesant	Site beautification	358	NY2-27 Stuyvesant	Replace Water Booster Pump	18,000
	NY2-27 Stuyvesant	Lightning protection	9,710	NY2-27 Stuyvesant	Comm Rm.Lights/Ceiling Tiles	47,000
	NY2-27 Stuyvesant	Hallway railings	52,500		TOTAL NY2-27	\$164,358
	NY2-27 Stuyvesant	Office Re-Modeling Occ. & Mktg.	5,000	NY2-31 Msgr. Geary	Site Beautification	294
	NY2-27 Stuyvesant	H/C ramps/doors/lift	65,000		TOTAL NY2-31	\$294
		TOTAL NY2-27	\$132,568	NY2-32A-Redwood	Site Beautification	772
	NY2-31 Msgr. Geary	Site beautification	294	NY2-32A-Redwood	Exterior Rehab. Phase 1	57,054
	NY2-31 Msgr. Geary	Heat system Mgmt. Off.	2,500		TOTAL NY2-32A	\$57,826
	NY2-31 Msgr. Geary	Replace rear gate	2,000			
		TOTAL NY2-31	\$4,794			
	NY2-32A-Redwood	Roof Replacement (9 Buildings)	125,000			
	NY2-32A Redwood	Site beautification	772			
	NY2-32A Redwood	Ranges	17,490			
		TOTAL NY2-32A	\$143,262			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 4 FFY Grant: 2006 PHA FY: 7/1/06			Activities for Year 5 FFY Grant: 2007 PHA FY: 7/1/07		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
	NY2-02 Price Courts	Canopies	41,400		TOTAL NY2-02	\$915
		TOTAL NY2-02	\$42,315	NY2-03 Perry Homes	Site beautification	6,965
	NY2-03 Perry Homes	Site beautification	6,965		TOTAL NY2-03	\$6,965
	NY2-03 Perry Homes	Redevelopment	456,932			
		TOTAL NY2-03	\$463,897	NY2-04 Price Ext.	Site beautification	1,487
	NY2-04 Price Ext.	Site beautification	1,487		TOTAL NY2-04	\$1,487
	NY2-04 Price Ext.	Redevelopment	1,023,252	NY2-05 Perry Ext.	Site beautification	3,162
		TOTAL NY2-04	\$1,024,739		TOTAL NY2-05	\$3,162
	NY2-05 Perry Ext.	Site beautification	3,162	NY2-06 Jasper	Site Beautification	\$3,202
	NY2-05 Perry Ext.	Site lighting 300 Perry	20,480		TOTAL NY2-06	\$3,202
	NY2-05 Perry Ext.	504 H/C 300 Perry	7,171	NY2-08 Shaffer	Site beautification	2,202
	NY2-05 Perry Ext.	Mailboxes/HR	33,851		TOTAL NY2-08	\$2,202
	NY2-05 Perry Ext.	Window blinds 1,2,5 th flr-320 Perry	4,103	NY2-10 Kenfield	Site beautification	10566
					TOTAL NY2-10	\$10,566
		TOTAL NY2-05	\$68,767	NY2-11 LaSalle	Site beautification	3,037
	NY2-06 Jasper	Site beautification	3,202	NY2-11 LaSalle	Ext.Bldg. Rehab. Phase II	931,551
		TOTAL NY2-06	\$3,202		TOTAL NY2-11	\$934,588
	NY2-08 Shaffer	Site beautification	2,202	NY2-12 Langfield	Site beautification	7,555
	NY2-08 Shaffer	Basement lights R/H	29,030		TOTAL NY2-12	\$7,555
	NY2-08 Shaffer	Storm doors	89,556			
		TOTAL NY2-08	\$120,788			
	NY2-10 Kenfield	Site beautification	10,566			
	NY2-10 Kenfield	Caulk windows	386,859			
		TOTAL NY2-10	\$397,425			
	NY2-11 LaSalle	Site beautification	3,037			
	NY2-11 LaSalle	Exterior Building Rehab. Phase 1	996,042			
	NY2-11 LaSalle	Backflow preventors/Meter House	174,022			
		TOTAL NY2-11	\$1,173,101			
	NY2-12 Langfield	Site beautification	7,555			
		TOTAL NY2-12	\$7,555			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 4 FFY Grant: 2006 PHA FY: 7/1/06			Activities for Year 5 FFY Grant: 2007 PHA FY: 7/1/07		
	NY2-13 Kelly	Site beautification	394	NY2-13 Kelly	Site Beautification	\$394
		TOTAL NY2-13	\$394		TOTAL NY2-13	\$394
	NY2-14 Schwab	Site beautification	419	NY2-14 Schwab	Site beautification	419
	NY2-14 Schwab	Vanities	34,560	NY2-14 Schwab	Site Work	150,000
	NY2-14 Schwab	Backflow preventors	7,012		TOTAL NY2-14	\$150,419
		TOTAL NY2-14	\$41,991	NY2-16 Sedita	Site beautification	271
	NY2-16 Sedita	Site beautification	271		TOTAL NY2-16	\$271
	NY2-16 Sedita	Mailboxes	8,257	NY2-18 Holling	Site beautification	1,405
		TOTAL NY2-16	\$8,528		TOTAL NY2-18	\$1,405
	NY2-18 Holling	Site beautification	1,405	NY2-19 Kowal	Site beautification	161
		TOTAL NY2-18	\$96,745		TOTAL NY2-19	\$161
	NY2-19 Kowal	Site beautification	161	NY2-20 Elmhurst	Site beautification	122
	NY2-19 Kowal	Backflow preventors	14,612		TOTAL NY2-20	\$122
		TOTAL NY2-19	\$14,773	NY2-21 Slater	Site beautification	156
	NY2-20 Elmhurst	Site beautification	122	NY2-21 Slater	Kitchen Rehab/H/C Apts.	182,000
		TOTAL NY2-20	\$9,954	NY2-21 Slater	Ranges	12,000
	NY2-21 Slater	Site beautification	156		TOTAL NY2-21	\$194,156
	NY2-21 Slater	Backflow preventors	7,785	NY2-22 L.B. Johnson	Site beautification	679
		TOTAL NY2-21	\$7,941		TOTAL NY2-22	\$679
	NY2-22-L.B. Johnson	Site beautification	679			
		TOTAL NY2-22	\$679			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 4 FFY Grant: 2006 PHA FY: 7/1/06			Activities for Year 5 FFY Grant: 2007 PHA FY: 7/1/07		
				NY2-26 Camden	Site beautification	84
	NY2-26 Camden	Site beautification	84	NY2-26 Camden	Roof/Storm Drains	73,524
	NY2-26 Camden	Backflow preventors	4,755	NY2-26 Camden	Repair Park. Lot & Ent. Stoops	15,000
		TOTAL NY2-26	\$4,839		TOTAL NY2-26	\$88,608
	NY2-27 Stuyvesant	Site beautification	358	NY2-27 Stuyvesant	Site beautification	358
	NY2-27 Stuyvesant	Mailboxes	12,451		TOTAL NY2-27	\$358
	NY2-27 Stuyvesant	Backflow preventors	7,884	NY2-31 Msgr. Geary	Site beautification	294
		TOTAL NY2-27	\$20,693		TOTAL NY2-31	\$294
	NY2-31 Msgr. Geary	Site beautification	294	NY2-32A Redwood	Site beautification	772
		TOTAL NY2-31	\$294		TOTAL NY2-32A	\$772
	NY2-32A Redwood	Site beautification	772	NY2-32B Woodson	Site beautification	868
	NY2-32A Redwood	Vac.breakers/Backflow preventors	13,889		TOTAL NY2-32B	\$868
		TOTAL NY2-32A	\$14,661	NY2-32C Various	Site beautification	385
	NY2-32B Woodson	Site beautification	868		TOTAL NY2-32C	\$385
		TOTAL NY2-32B	\$868	NY2-34 Mullen	Site beautification	401
	NY2-32C Various	Site beautification	385		TOTAL NY2-34	\$401
		TOTAL NY2-32C	\$385	NY2-45-Ferry Grider	Site Beautification	2,137
	NY2-34 Mullen	Site beautification	401	NY2-45-Ferry Grider	Roofs	800,000
		TOTAL NY2-34	\$401	NY2-45-Ferry Grider	Garbage Shed/ Lighting and	
	NY2-45-Ferry Grider	Site Beautification	2,137	NY2-45-Ferry Grider	Front Stoops (Phase I)	350,000
		TOTAL NY2-45	\$2,137	NY2-45-Ferry Grider	Roadway /Curbs/Sidewalks	965,000
					TOTAL NY2-45	\$2,117,137
					TOTAL WORK ACCOUNTS	\$3,527,072
		TOTAL WORK ACCOUNTS	\$3,527,072			
				BMHA Wide	Operations 1406	\$1,541,621
	BMHA Wide	Operations 1406	\$1,541,621	BMHA Wide	Management Improvements 1408	790,600
	BMHA Wide	Management Improvements 1408	790,600	BMHA Wide	Administration 1410	1,122,330
	BMHA Wide	Administration 1410	1,122,330	BMHA Wide	A/E fees and costs 1430	648,588
	BMHA Wide	A/E fees and costs 1430	648,588	BMHA Wide	Equipment 1475	-0-
	BMHA Wide	Equipment 1475	-0-	BMHA Wide	Contingency 1502	77,892
	BMHA Wide	Contingency 1502	77,892			
					TOTAL 2007 CFP	\$7,708,103
		TOTAL 2006 CFP	\$7,708,103		(END)	
		(END)				

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2003 Annual State.	Activities for Year 4 FFY Grant: 2006 PHA FY: 7/1/06			Activities for Year 5 FFY Grant: 2007 PHA FY: 7/1/07		
	BMHA WIDE	DEPT. STAFFING	596,675	BMHA WIDE	DEPT. STAFFING	596,675
	Management			Management		
	Improvements	MGMT. & FSS:		Improvements	MGMT. & FSS:	
	1408			1408		
		OCCUPANCY:	75,000		OCCUPANCY:	75,000
		Public Relations Consultant			Public Relations Consultant	
		Screening			Screening	
		Advertising,			Advertising,	
		Outreach			Outreach	
		Printing			Printing	
		Tenant & Applicant Trans.			Tenant & Applicant Trans.	
		CAPITAL IMP: Training	5,000		CAPITAL IMP: Training	5,000
		EXECUTIVE:			EXECUTIVE:	
		Section 3: BURA	67,000		Section 3: BURA	67,000
		Drug testing	10,000		Drug testing	10,000
		MIS: Software	36,925		MIS: Software	36,925
		TOTAL 1408	\$790,600		TOTAL 1408	\$790,600

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250103	Federal FY of Grant: 2003
---	--	---

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,792,060			
19	1502 Contingency				
20					
21	Amount of Annual Grant: (sum of lines 1 – 20)	1,792,060			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

BMHA RAB Members 2003

Name	Address	Telephone #
Phillip Fessler	245 Elmwood Ave #208	884-5202
Yolanda Harris	440 Jefferson Ave #D	
Searcy Hawkins	1076 C Fillmore Ave	896-7995
Diane Hennegan	245 Elmwood Ave #708	885-1271
Norma Hodge	1250 Bailey Ave	895-0117
Ravonn Jenkins-Johnson	45 Congressional	897-1992
Joanann Jones	167 Humbolt Pkwy #812	885-0762
Phyllis Jones	828 D Amherst	873-7648
Lonnise Miller	279 Perry	856-0784
Mable Moore	279 Perry	854-6180
Jules Piller	335 Summer St #412	885-8749
Jerome Devers	43 Myers #F	891-5989
Donna Plowden	305 Sobieski	895-5567
Velvetta Porter	16 A Jasper Parrish	877-1085
Blanche Williams	118 B Cornwall	896-6515
Aqiel Qadir	199 Langfield	830-7141
Danielle Singletary	475 4 th Street	849-0686
Paula Standart	1828 Kenmore Ave # B	877-3423
Frank King	53 Willert Park #H	852-8141
Mary Washington	22 A Jasper Parrish	447-0762
Patt Webb	98 1D Isabelle St	447-0736
L. Williams	320 Hempstead Ave	
Lisa Young	137 Langfield #B	894-5088
Marcella Fenty	203 Langfield #A	897-0741
Nonnie Smith	235 Hempstead Ave	
Pat Caro	88 Holling Drive	894-1597



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

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

Public Housing Admissions / Inspections - Marketing

BMHA Governing Board

<u>Name</u>	<u>Term of Office</u>
Mary Rogers, Resident Commissioner	2 year term expires October 19, 2004
Aqiel Qadir, Resident Commissioner	2 year term expires October 19, 2004



BUFFALO MUNICIPAL HOUSING AUTHORITY

300 Perry Street – Buffalo, New York 14204 – (716) 855-6711 – (TDD) (716) 855-6725

**Commentary
Resident Advisory Board Comments 2002 Agency Plan**

The R.A.B. did not submit any written comments for this year’s BMHA Agency Plan.

A letter was sent requesting additional concerns and it appears the monthly meetings have addressed concerns.

A copy of this document, a list of RAB 2002 members, and sample minutes from some of our meetings are attached in the hard copy version of the Agency Plan.

BMHA and RAB established committees for Finance & Budget, Admissions and Continued Occupancy, Dissemination of Information/Communications, Tenant Services, and Capital Improvements. The entire group reviewed admissions policy and the proposed Allocation Plan.

**Charles J. Priore
Director of Occupancy & Marketing**

“BMHA is an Equal Opportunity/Affirmative Action Employer”

BMHA PET RULES AND AGREEMENT

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

A. Security Deposit

All tenants residing in our Family Developments are required to pay a security deposit to the BMHA to pay for reasonable expenses directly attributable to the presence of the pet in the development. Seniors and disabled are exempt from paying the deposit.

A \$50.00 per pet security deposit is required; payments may be made in two equal installments.

B. General Rules

1. The Tenant Council of each development shall determine whether tenants of that development will be allowed to have pets, subject to the requirements of 24 CFR 942. Tenant Councils in Federal Developments cannot prohibit pets in elderly family households.
2. In developments where pets are allowed, each tenant household shall be limited to one dog that shall not weigh more than fifty (50) pounds. With exception of documented cases where a dog is necessary to assist an individual with a handicapping condition, no new dogs will be permitted at the Kenfield and Langfield Homes. Housebound domesticated animals defined in the Pet Policy may be allowed with written permission from Management.
3. Only domesticated dogs as outlined in items 1 and 2 above, cats, birds, fish, rabbits, hamsters, and guinea pigs are allowed. Hoofed animals, chickens, roosters, snakes, lizards, alligators, and any other animal described as exotic are not allowed. Any animal deemed to be potentially harmful to the health and safety of others are not allowed. Animals trained for attack or with vicious tendencies including, but not limited to pit bulls, dobermans, rottweilers and wolf-dogs are strictly forbidden.
4. New tenants or current tenants who do not have but wish to acquire a pet, must obtain written approval of the Housing Manager before moving a pet into their apartment. In developments where pets are allowed, these tenants may be given permission to have one dog not to exceed fifty (50) pounds or up to two cats. In addition to a dog or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds may be permitted.
5. Pets of current residents may be allowed to remain as long as they are common domesticated animals and are not animals trained for attack or with vicious tendencies as indicated in item 3 above. These pets must be registered with the Housing Manager by a time specified by the Authority. Through attrition, current residents must adhere to the criteria detailed in item 4 above; one dog (except as prohibited in items 1 and 2) whose weight does not exceed fifty (50) pounds or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds.

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

B. HEALTH AND OTHER REQUIREMENTS

At the time of initially completing the pet application form and the annual tenant survey, pet owners will be required to provide:

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

D. ADDITIONAL RULES:

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

E. TENANT AGREEMENT

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

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

Date_____ Tenant's Signature_____

Date_____ Tenant's Signature_____

Revised & Board Approved 3/26/97 to Include Kenfield Langfield Dog Prohibition

Revised: 2/7/02

The BMHA defines that a 'substantial deviation and significant amendment or modification' to our annual plan will occur if any policy change or budget amendment:

- Changes the rent or admissions policies or organization of the waiting lists
- Causes significant changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities
- Is an addition of non-emergency work items or change in the use of replacement reserve funds under the Capital Fund

Any change fitting the above descriptions which is adopted as required by HUD regulatory authority is not considered to fall within this definition.

Attachment ##: Section 8 Homeownership Program Capacity Statement

In compliance with requirements, the Buffalo Municipal Housing Authority has adopted a provision in its Section-8 homeownership option (attached) which prohibits private-seller financing, thereby dictating that financing for purchase must comply with underwriting standards.

ADDENDUM TO THE ADMINISTRATIVE PLAN

BUFFALO MUNICIPAL HOUSING AUTHORITY

SECTION 8 HOMEOWNERSHIP OPTION

February 21, 2001

In accordance with 24 CFR Parts 5, 903, and 928, the Buffalo Municipal Housing Authority (BMHA) proposes to implement the Housing Choice Voucher Program Homeownership Option as follows:

The purpose of this program will be to provide the possibility of homeownership through self-sufficiency training and support to first-time home buyers as defined by current HUD policy or for families acquiring shares in a cooperative. Parameters will be provided in order to minimize defaults, which affect both the family and the community negatively.

The BMHA will solicit the participation of local agencies to assist in the implementation of this program in order to bring their expertise to bear and increase the effectiveness of the program.

Eligibility

The Homeownership Option will be offered to current Section 8 participants and to applicants for assistance who meet the general requirements for admission to the Section 8 tenant-based voucher program. In addition, the candidate must be a first-time homebuyer (§ 982.4), a member of a cooperative (§ 982.4), or a family of which a member is a person with disabilities. The family must also demonstrate that the annual income of the adult family members who will own the home is not less than the Federal minimum hourly minimum wage multiplied by 2,000 hours. Except in the case of an elderly or disabled family, welfare assistance income will not be counted for this purpose. In no case will participation be permitted where default on a mortgage obtained through the Homeownership Program has occurred.

Application

Families who indicate interest in the Homeownership Program will have eligibility determined by BMHA Section 8 staff. The family must not only meet the above requirements but must also currently be in good standing with the BMHA. This includes having no outstanding debt to the BMHA, no history of late rent payments, and full compliance with all program requirements and staff requests. The BMHA will be the final arbiter of whether an applicant meets this criterion.

Enrollment will be limited to 20 participants. Further limitations may be imposed at the BMHA's discretion.

Homeownership Counseling

Upon approval of the candidate's application, the family will be provided access to HUD-approved homeownership counseling. A credit report will be required to determine whether a program of credit counseling and credit repair is required. Other areas of counseling will include budget and money management, types of financing, how to find appropriate financing, selecting a neighborhood, how to find a home, how to negotiate a purchase price, and home maintenance. Families will be encouraged to consider the advantages of purchasing a home outside of high-poverty areas.

Program Requirements

Candidates must demonstrate satisfactory participation in counseling activities before proceeding with the purchase of a home. Upon determination of full qualification, the family will be given 90 days to locate a home to purchase. The home must be single-family dwelling that is either under construction or already existing. After that choice has been made, the family will be allowed an additional 90 days to secure financing and close on the chosen property. At the option of the BMHA, these limitations may be extended or revised. Should the family be unable or unwilling to follow through with the Homeownership Option, the family will be issued a regular rental voucher or continue in the program as a renting participant.

Once the home is purchased, the family must live in the home, comply with the mortgage, and, at the option of the BMHA, attend and complete additional homeownership counseling. Failure to attend such counseling may be grounds for termination from the program. In addition, if a family defaults on a mortgage, the family will have their voucher withdrawn and no new voucher will be issued.

Participants who have purchased homes must complete annual re-certification in order to demonstrate continued eligibility for subsidy. Any sale or other transfer of any interest in the home must be reported immediately.

Financing

The program will prohibit private-seller financing and any financing which includes balloon payments. The maximum interest rate may be no more than

two percentage points above the current Fannie Mae ninety-day delivery note rate. The BMHA may review lender qualifications and loan terms before authorizing homeownership assistance. The BMHA reserves the right to approve any financing, refinancing, or other debt.

Inspections

Prior to approval of homeownership assistance, an inspector certified by the American Society of Home Inspections must inspect the property. This inspection will cover major building systems and components and provide a list of items that are likely to need repair or replacement within the next five years. The BMHA will also conduct an HQS inspection of the home. The findings of these inspections will be considered by the BMHA before approving the property for homeownership assistance.

Limitations

The limit of homeownership assistance will be ten years from the date of the first Homeownership Option subsidy payment. If the initial mortgage incurred to finance the purchase of the home has a term of twenty years or longer, the limit may be extended to fifteen years at the option of the BMHA. Elderly and disabled families are exempt from this limit.

The BMHA will encourage participants to establish a savings account in order to establish a reserve fund for replacement and repair needs.

The BMHA reserves the option of revising this plan, effective retroactively, with the best interest of the participants as the deciding factor.