

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

---

# ***BUFFALO MUNICIPAL HOUSING AUTHORITY***

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

*Submitted 4/15/05*

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

**PHA Plan  
Agency Identification**

**PHA Name:** Buffalo Municipal Housing Authority

**PHA Number:** NY002

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/01/2005

**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 BMHA, 300 Perry St., Buffalo, NY 14204
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

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

- Main administrative office of the PHA BMHA, 300 Perry St., Buffalo, NY 14204
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) 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:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:

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

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:

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

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

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

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**The BMHA Annual Plan is a comprehensive guide to the direction the Authority is taking to provide more opportunities for our customers with efficient and cost-effective management. This plan provides all the information necessary to examine every aspect of operations and the effect our agency will have on the community.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	31
9. Designation of Housing	34
10. Conversions of Public Housing	43
11. Homeownership	45
12. Community Service Programs	47
13. Crime and Safety	50
14. Pets (Inactive for January 1 PHAs)	52
15. Civil Rights Certifications (included with PHA Plan Certifications)	52
16. Audit	52
17. Asset Management	52
18. Other Information	53

#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration NY002J version1
- FY 2005 Capital Fund Program Annual Statement NY002I version 1
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan NY002I version 1
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) NY002F version 1

Other (List below, providing each attachment name)

Statement of Progress NY002A version 1  
 Community Service NY002B version 1  
 Pet Policy NY002C version 1  
 RAB Board Membership NY002E version 1  
 RAB Recommendations NY002F version 1  
 Governing Board Members NY002G version 1  
 Substantial Deviation NY002H version 1

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

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

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

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	20,976	5	4	5	3	3	4
Income >30% but <=50% of AMI	9,315	5	3	4	3	3	4
Income >50% but <80% of AMI	2,909	4	3	4	3	3	4
Elderly	5,235	5	1	2	4	1	5
Families with Disabilities	52,309	4	5	3	3	3	4
Race/Ethnicity White Non-Hispanic	14,505	5	4	3	3	3	4

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity Black Non- Hispanic	14,923	5	4	3	3	3	4
Race/Ethnicity Hispanic	3,199	5	4	3	3	3	4
Race/Ethnicity All Households	33,627	5	4	3	3	3	4

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: 2003-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	696	100	2610
Extremely low income	692	99.4	

<b>Housing Needs of Families on the Waiting List</b>			
<=30% AMI			
Very low income (>30% but <=50% AMI)	4	.6	
Low income (>50% but <80% AMI)	0	0	
Families with children	632	90.8	
Elderly families	6	.9	
Families with Disabilities	12	1.7	
Race/ethnicity-white	169	24.3	
Race/ethnicity-black	510	73.3	
Race/ethnicity-hispanic	132	19.0	
Race/ethnicity-Indian	12	1.7	
Race/ethnicity-Asian	2	.3	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	8.8	
2 BR	309	44.4	
3 BR	155	22.3	
4 BR	130	18.7	
5 BR	30	4.3	
5+ BR	8	1.1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>
--

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance NY002  
 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	54	100	
Extremely low income <=30% AMI	26	48	
Very low income (>30% but <=50% AMI)	25	46	
Low income (>50% but <80% AMI)	3	6	
Families with children	27	50	
Elderly families	2	4	
Families with Disabilities	8	15	
Race/ethnicity- white/Hispanic	5	9	
Race/ethnicity- white/Non-Hispanic	8	15	
Race/ethnicity- Black/Hispanic	1	2	
Race/ethnicity- Black/Non-Hispanic	40	74	
Race/ethnicity-Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

<b>Housing Needs of Families on the Waiting List</b>	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 3	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance NY449			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	444	100	
Extremely low income <=30% AMI	327	74	
Very low income (>30% but <=50% AMI)	114	26	
Low income (>50% but <80% AMI)	3	.7	
Families with children	287	65	
Elderly families	11	2	
Families with Disabilities	87	20	
Race/ethnicity- white/Hispanic	117	26	
Race/ethnicity- black/Hispanic	8	2	
Race/ethnicity-Black- non-Hispanic	308	69	
Race/ethnicity-Other	11	2	

<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 3 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	18,101,427	Operating Expenses
b) Public Housing Capital Fund	9,179,221	Physical & Management Improve.
c) HOPE VI Revitalization	2,051,431	Revit. Lakeview Home
d) HOPE VI Demolition	118,384	Commodore Perry
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,220,260	HAP/UAP Payments Admin. Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	100,000	Neighborhood Networks

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
<b>Replacement Housing Factor</b>	5,485,752	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP-2003	4,486,600	
<b>3. Public Housing Dwelling Rental Income</b>	8,827,940	
<b>4. Other income (list below)</b>		
Interest on Investments	125,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	54,696,015	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Eligibility for income, alien status, social security, etc. is completed upon application. Suitability (screening) is completed shortly before or at the time a unit becomes available.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) BMHA also utilizes a credit check system to detect fraud and local city housing records to check for prior residency or eviction.

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

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

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

**(2)Waiting List Organization**

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below)Applications are available at many participating agency locations.

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

1. How many site-based waiting lists will the PHA operate in the coming year?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?
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) Occupancy Dept. 245 Elmwood Ave., Buffalo, NY 14222

**(3) Assignment**

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

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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) At time of income changes

**(6) Deconcentration and Income Mixing**

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:

## B. Section 8

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

### (1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

Name and address of previous landlord, upon request.

**(2) Waiting List Organization**

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

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

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

- PHA main administrative office
- Other (list below) Section 8 Housing Program, 245 Elmwood Ave., Buffalo, NY 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:  
As reasonable accommodation.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

## A. Public Housing

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

### (1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below: **Admissions and Continued Occupancy Policy**

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
  
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below) Secondary wage earners exemption for married spouse \$1,000 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)
- 95<sup>th</sup> 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) Income decreases, family composition changes, 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**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

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

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

Where assistance is pending.

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	3605	660
Section 8 Vouchers	1095	111
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		

Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions & Continued Occupancy Policy (ACOP)
  - Maintenance Manual (with snow plan)
- (2) Section 8 Management: (list below)
  - Section 8 Administrative Plan

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

**B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal

hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

PHA main administrative office

Other (list below)

Section 8 Office  
245 Elmwood Ave.  
Buffalo, NY 14222

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) NY002I version 1

-or-

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

#### **(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) NY002I version 1

-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 Homes
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

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: Jasper Parrish,  
Commodore Perry, Scattered Sites

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: Jasper Parrish, Commodore Perry, Scattered Sites

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:

Various replacement housing activities.

## **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.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Jasper Parrish 1b. Development (project) number: NY002006
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 type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (01/01/05)
5. Number of units affected: 193 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: During current fiscal year TBD</p> <p>b. Projected end date of activity: TBD</p>
---

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Commodore Perry Homes
1b. Development (project) number: NY002003
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 type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during fiscal year</u>
5. Number of units affected: 330
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: During current fiscal year TBD b. Projected end date of activity: TBD

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Commodore Perry Extension
1b. Development (project) number: NY002005
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 type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during fiscal year</u>
5. Number of units affected: 84
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year TBD b. Projected end date of activity: TBD

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Woodson Gardens

1b. Development (project) number: NY0020032 (b)
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 type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during fiscal year</u>
5. Number of units affected: 30
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: During current fiscal year TBD b. Projected end date of activity: TBD

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Redwood Village 1b. Development (project) number: NY0020032 (a)
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 type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during fiscal year</u>
5. Number of units affected: 30
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: During current fiscal year TBD b. Projected end date of activity: TBD

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Site C 1b. Development (project) number: NY0020032 ©
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 type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during fiscal year</u>
5. Number of units affected: 30
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: During current fiscal year TBD b. Projected end date of activity: TBD

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Commodore Perry Extension
1b. Development (project) number: NY002005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
6. Number of units affected: 112 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Shaffer Village 1b. Development (project) number: NY002008
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
7. Number of units affected: 18 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Kenfield Homes 1b. Development (project) number: NY002010
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"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>8. Number of units affected: 24</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Kelly Gardens</p> <p>1b. Development (project) number: NY002013</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>9. Number of units affected: 30</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: Schwab Terrace</p> <p>1b. Development (project) number: NY002014</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input checked="" type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
10. Number of units affected: 34
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: F.A. Sedita Apts. 1b. Development (project) number: NY002016
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
11. Number of units affected: 101
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Holling Homes 1b. Development (project) number: NY002018
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
12. Number of units affected: 132
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Kowal Apts.
1b. Development (project) number: NY002019
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
13. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Elmhurst Apts.
1b. Development (project) number: NY002020
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
14. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Slater Courts
1b. Development (project) number: NY002021
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
15. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: L.B. Johnson Apts.
1b. Development (project) number: NY002022
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
16. Number of units affected: 206 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Camden Apts. 1b. Development (project) number: NY002026
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
17. Number of units affected: 12 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Styvesant Apts. 1b. Development (project) number: NY002027
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
18. Number of units affected: 148 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Msgr. Geary Apts. 1b. Development (project) number: NY002031
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
19. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Mullen Manor 1b. Development (project) number: NY002034
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
20. Number of units affected: 40
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: LaSalle Courts 1b. Development (project) number: NY002011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
21. Number of units affected: 18
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Frederick Douglass Towers 1b. Development (project) number: NY002046
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/04/04)</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?
22. Number of units affected: 44
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.

<b>Conversion of Public Housing Activity Description</b>
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
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

**PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Jasper Parrish 1b. Development (project) number: NY002006
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (5/1/05)
5. Number of units affected: 40 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Lakeview Homes 1b. Development (project) number: NY002001
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:

(2/1/05)

6. Number of units affected: 20  
6. Coverage of action: (select one)  
 Part of the development  
 Total development

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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

If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 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? 01/01/04

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) BMHA and Erie County Dept. of Social Services work cooperatively to offer programs and services to residents under the auspices of the Workforce Investment Act.

**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. )

<b>Services and Programs</b>				
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)
Section 3 program: employment	100	Specific Criteria	BMHA	Public Housing
Computer Literacy	45	Specific Criteria	Buffalo Public Schools	Public Housing
Neighborhood Network Ctrs.	100	Specific Criteria	BMHA	Public Housing
Intensive Services: training, case Management, and placement assistance	10	Other	Buffalo Employment & Training Ctr.	Public Housing
ATTAIN Technology Lab: development in academic, occupational and life skills	70	Specific Criteria	SUNY	Public Housing
Resident Owned Business Development	5	Specific Criteria	TBA	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

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)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

All family developments

**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)

All BMHA developments

**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)

All BMHA developments

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment (File name) NY002F version 1  
 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.)

### 3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe) Petition process with 50 signatures of bonafide residents 18 and over.

#### 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) All adult adult recipients of PHA assistance including those residing in recently privatized developments.

## **C. Statement of Consistency with the Consolidated Plan**

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

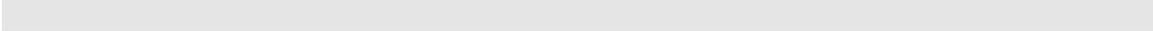
1. Consolidated Plan jurisdiction: (provide name here) City of Buffalo, County of Erie
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in 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 units

**D. Other Information Required by HUD**

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

## **Attachments**

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



## **BUFFALO MUNICIPAL HOUSING AUTHORITY**

### **Statement of Progress**

The following is a re-cap of the progress made by the Buffalo Municipal Housing Authority in reaching its goals as set out in the 2000 5-year plan:

- I. Increase the availability of decent, safe, and affordable housing
  - a. In 1999, the BMHA opened its Section 8 voucher program which has now reached 1312 vouchers.
  - b. During the course of the 5 year plan, the BMHA has leveraged private and public funds in its redevelopment of Frederick Douglass Towers as well as Lakeview on the Park (HOPE VI).
  - c. Also during this time, the BMHA submitted and had approved two re-development proposals in which the BMHA was able to turn state developments into federally subsidized developments.
  
- II Improve the quality of assisted housing
  - a. Despite revenue sources being cut, BMHA has maintained a high "standard" score on PHAS.
  
- III. Increase assisted housing choices
  - a. BMHA has implemented a Section 8 homeownership program.
  - b. In connection with its HOPE VI program, BMHA is promoting homeownership and is in the initial stages of identifying potential homebuyers.
  - c. BMHA has instituted site-based waiting lists
  
- IV. Improve community quality of life and economic vitality
  - a. BMHA implemented flat rents in 2000 in order to promote higher incomes in public housing households and income mixing.
  - b. BMHA has a HUD approved designated housing plan which has just been renewed through July 17, 2007.
  
- V. Promote self-sufficiency and asset development of families and individuals
  - a. The latest percentage of employed persons residing in BMHA is 30.1%.
  - b. BMHA has applied for and has been awarded a Family Self Sufficiency grant to begin sometime in May 2005 which will be used to fund a coordinator who will utilize the existing supportive services available to residents of public housing in regard to employability.

- c. BMHA has also been awarded a Neighborhood Network grant which funds 4 computer labs as well as a ROSS grant which provides funds to man the labs and assist residents in employment and training.
- VI. Ensure Equal Opportunity in Housing for all Americans
  - a. BMHA adheres to all federal and state laws relative to equal opportunity in housing

# BUFFALO MUNICIPAL HOUSING AUTHORITY Community Service and Sufficiency Service Plan

## POLICY

### Overview:

The Quality Housing and Work Responsibility Act of 1998 established requirements that many non-exempt public housing residents between the ages of 18 and 61 years of age to contribute (8) hours of community service each month or participate in a self-sufficiency program for eight hours each month. The work requirement mandate is applicable to residents residing in federal developments only.

Under this provision of law, noncompliance with the community service and self-sufficiency requirement is a violation and grounds for non-renewal of the lease at the end of a 12-month term, but not for termination of tenancy during the course of the 12-month lease term.

### Exempt Adult Residents:

- . Elderly (62 years and older);
- . Is blind or disabled as defined under the Social Security Act and who certifies that because of this disability she or he is unable to comply with the service provisions;
- . Is a primary caretaker of such disabled individual;
- . Is engaged in work activities (minimum 8 hours per month)
- . Meets requirements for being exempt from having to engage in a work activity under the State program funded under the Social Security Act; or
- . Is a member of a family receiving assistance, benefits or services under a State program funded under the Social Security Act, including a state administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

### Implementation Schedule:

The BMHA and residents must comply with the community service and self-sufficiency requirements beginning on October 31, 2003 (pursuant to HUD regulations).

### Benefits to Residents:

The community service and self-sufficiency requirement can provide another option for residents who are unemployed and not exempt from the service requirement. These individuals can expand and experience work environments and training opportunities that may not have been possible for them without this provision.

### Benefits to Buffalo Municipal Housing Authority:

Residents with more experience and exposure to the world of work would ultimately enhance the quality of life for themselves and their families. This could lead to long range benefits to improve the economic and social environment of the public housing community .

## Attachment „B“

Community Service/Self Sufficiency Work Requirements For Residents of the Buffalo Municipal Housing Authority

## IMPLEMENTATION

### Notification to Residents of Work Requirement

- month work requirement and that a determination will be made whether or not they are exempt and what the consequences will be if they do not comply.
- On July 16, 2003 a letter will be sent to residents (between the ages of 18-61) notifying them of the 8-hour

Non-exempt residents will be sent a follow-up letter by the end of September 2003 notifying them that the 8-hour requirement is now being implemented and are given an appointment to determine the Community Service or Self-Sufficiency program they will be participating in to comply with the work requirement.

Service or Self-Sufficiency program.

Resident will complete the "Training and Employment Status" form.

Exempt residents will provide supporting documentation and submit with copy of the "Employment and Training Status" form.

Non-exempt residents will be given a choice of the following programs to select from to satisfy work requirement:

Self-Sufficiency Programs:

Employment Centers/Job Search Computer Literacy

Section 3 Program

Arthur O. Eve A T T AIN Technology Lab

GED Preparation Occupational Training Academic Training

Life Skills Training

Community Agencies (on-site)

Community Service:

Referral to Community Service or Self-Sufficiency Program

- A Transmittal Form will be forwarded to Training Provider and an appointment will be scheduled for resident to enroll in program. Transmittal Form will be returned to confirm residents' initial attendance.

program.

Monitoring of Eight (8) hour per month Work Requirement

- Residents will be given a Time Sheet for instructor to sign that will verify continued participation in program.
- Residents will be responsible for having Instructors/Employers sign the Time Sheet on a monthly basis to verify participation and attendance.

- The Employment Centers will notify Management Offices (annually in December) of residents that have not completed 8 hours a month of Community Service or Self-Sufficiency and are in non-compliance with the work requirement.

- The Employment Centers will identify residents (subsequent to the Annual Survey) who are of non-exempt status for participation in 8 hours per month of Community Service or Self-Sufficiency.

9/03

## **Community Service/Self Sufficiency Work Requirements For Residents of the Buffalo Municipal Housing Authority**

### **Non-Compliance**

Adult residents found to be out of compliance will be notified in writing of the non-compliance by the housing authority. They will be advised that the Buffalo Municipal Housing Authority will not renew their lease unless they provide one of the following:

A written plan to cure the non-compliance that the housing authority will agree to and the resident will comply with.

Written documentation that the non-compliant resident no longer resides in the unit.

Residents will further be advised that serious or repeated failure of a family member to comply with the service requirement provisions is grounds for non-renewal of the lease and termination at the end of the twelve-month lease term.

Residents may request a grievance hearing on the Buffalo Municipal Housing Authority determination, and they may exercise available judiciary remedy to seek timely redress for the housing authority's nonrenewal of the lease of such determination.

NOTE: Residents who reside in State developments and Section 8 residents are **not mandated** to participate in the

• Community Service/Self-Sufficiency Work Requirement.

## **Attachment “C”**

### **BUFFALO MUNICIPAL HOUSING AUTHORITY**

#### **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.

### **C. 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

**Attachment "E"**

**BUFFALO MUNICIPAL HOUSING AUTHORITY  
RESIDENT ADVISORY BOARD (RAB) MEMBERS**

<b>Name</b>	<b>Title</b>	<b>Address</b>
Frank King	President	53 Willert Park, Buffalo, NY 14204
Mary Washington	Vice President	22A Jasper Parrish, Buffalo, NY 14207
Phyllis C. Jones	Secretary	828D Amherst St., Buffalo, NY 14216
Patricia Tango	Asst. Secretary	167 W. Humboldt Ave., Buffalo, NY 14211
Joanann Jones	Treasurer	189 Jefferson Ave., Buffalo, NY 14204
Dana Garland	Member	38A Jasper Parrish, Buffalo, NY 14207
John Shank	Member	72F Jasper Parrish, Buffalo, NY 14207
Ruby Jones	Member	312A Rother Ave., Buffalo, NY 14211
Searcy Hawkins	Member	1076C Fillmore Ave., Buffalo, NY 14211
Lonnise Miller	Member	279 Perry St., Buffalo, NY 14204
Marcella Fenty	Member	203A Langfield Ave., Buffalo, NY 14215
Leonard Williams	Member	275 Oakmont Ave., Buffalo, NY 14215
Gwen Cole	Member	155B Langfield Ave., Buffalo, NY 14215
Wilson Jordan	Member	278 Hempstead Ave., Buffalo, NY 14215
Aqiel Qadir	Member	199A Langfield Ave., Buffalo, NY 14215

The  
Buffalo Municipal Housing Authority  
  
**Resident Advisory Board**  
  
**Of**  
  
**Buffalo, New York**  
  
2005 Annual Plan's  
  
Comments and Recommendations

Approve this day February 7, 2005

---

Frank King Chairman

Mr. Sherrill Colston  
Chairman of the Board  
Buffalo Municipal Housing  
300 Perry  
Buffalo, New York

February 7, 2005

Mr. Chairman: last year, as the RAB started to pen its responses to the 2004 Annual Plan we did so under a cloud of suspicion and apprehension. We had just learned, owing to the review of that plan, of BMHA's plans to demolish and dispose of the Jasper Parrish Homes, and the demolition of part or all of several other developments. More than six hundred units that are now available for rent by the poor, the very poor, and the extremely poor would be gone. However, our immediate concern was Jasper! We were concerned about the displacement of the 193 families that live there. Where would they go and under what hardship? We were also concerned about the hundreds, if not thousands, of families who may never find decent, safe, and affordable housing, or even apply to BMHA for such housing, because of a limited supply, and long waiting list. While deterrent to work, to limit the negative

impact these losses would have on our community, we tentatively supported the 2004 Annual Plan, while reserving the right to object later.

A year has past, and thanks to the Good Offices of the Executive Director, her staff and this Board, we have worked through many of the concerns and issues. No one got all that they wanted, but the manner in which we all cooperated created a win, win for all stakeholders.

Buffalo has lost population, this we know. The number of low-income rental units that was once needed, to house Buffalo's low-income population may no longer be needed. However, RAB's primary concern is to insure that an adequate supply of decent, safe and affordable housing is always available to the impoverished residents of Buffalo.

It is in that vein that the Resident Advisory Board of Buffalo, New York (RAB) makes the following recommendations to the 2005 Annual Plan:

- 1) As mentioned above, last year BMHA proposed to demolish over six hundred low-income rental units. Over the last twenty-five years, Buffalo has lost a far greater number of low-income rental

units. RAB believes the number of lost units is far greater than can be justified because of population decrease. RAB is aware that HUD allocates a set number of low-income units that it will subsidized in an area, based on that area's needs assessment. RAB has no idea what that number is and must rely on antidotal information and gut instincts to make its assumptions about Buffalo's low-income housing needs. However, antidotally RAB knows there are families and friends living in sub-standard housing due to BMHA's waiting list and housing not being available when it was needed. Therefore, RAB believes there is a need for more low-income assisted housing. RAB believes the 1969 level of housing, adjusted for population decrease was just about right. Therefore, RAB recommends that it become the policy of BMHA to bring its number of low-income family rental units to back to the 1969 level, adjusted for population decrease, and keep them there.

- 2) Also mentioned before was the fact that RAB was very apprehensive as we worked on our response to the 24004 Annual Plan. Our apprehension was cause, in part, by a lack of codified protocols, that ether by agreement or policy, implemented HUD

guidelines and insured tenants participation in the redevelopment decisionmaking process. However, our experience with the Jasper Project has been quite satisfactory. RAB and the Jasper residents were allowed full participation in the process. RAB was informed where appropriate, and consulted when needed. RAB and the Executive Director also reached an agreement on committing BMHA to a one for one replacement policy.

RAB recommendations are:

- (a) That the procedures used in the Jasper Project, that of informing the residents early and often, involving them in concept design, the selection of a developer, the revising of the concept, and having a seat at the decision making table, become the model for all future demolition, dispose and redevelopment/renovations involving any development in the BMHA jurisdiction. And that these procedures be codified in policy.
- (b) We further recommend, that the commitments made by the Executive Director that any time you take offline a low-income rental unit due to remodeling and or renovation, a replacement unit is found.

To date, this Board has not acted in support of the Executive Director position, and RAB wholeheartedly recommends that the Board of Commissioners do so as soon as possible.

3) One of HUD's strategic goals is to promote Self-Sufficiency of residents. HUD wishes, through training and supportive services, to help residents: get jobs, start businesses, and improve their income level. Many residents were trained to paint professionally, hanging dry wall, and lead and asbestos removal. Many were encouraged to take computer classes to make themselves job ready. Many participated. However, most cannot take the next step. We combine this strategic goal, with another of HUD's goals promoting the deconcentration of poverty and income mixing. HUD wants to know the lowest of low-income families are not warehoused into undesirable developments while higher income applicants choose the more desirable places to live. Incentives are sometimes offered to make less attractive developments and apartments more attractive to potential higher income renters. Yet, some remark that they would like to live in a particular development but it is just aesthetically unattractive.

RAB's position is that all developments and all apartments should be incentivized, and one incentive would be to allow all residents, current and potential, to choose their own décor, thereby making their apartments into their home. We believe by giving residents a choice in how a development and apartment looks and feels would better accommodate higher income residents by letting them choose their development based on their choice.

Taken together, RAB proposes all apartments in the BMHA system be painted, and that all residents, old and new have a voice in their color scheme. To accomplish this objective, RAB suggest combining the Self-Sufficiency program and Deconcentration of Poverty idea. RAB suggests a program to encourage and assist residents to develop small businesses, especially those residents who were involved in the Sherwin-Williams painting program.

RAB suggest BMHA subcontract these new tenant own businesses to do the work. We recommend the Board of Commissioners set this project outside the regular bidding process, in order to make this a resident driven program.

Such a project would have several good effects:

- a) It would give trained residents experience in painting, but also procurement, bidding, customer service and all other processes associated with operating a small business.
- b) It would give them needed experience, preparing them to bid on some of the millions of dollars of work that is associated with the aforementioned demolition, dispose, redevelopment and renovations.
- c) It would also make perceived less desirable developments homier and more acceptable to higher income applicants.
- d) It would create micro economies inside developments allowing newly formed businesses to create jobs, and economic opportunities, for others.

4) Over the past number of years, BMHA has erected a number of environmental barriers as a deterrent to criminal behavior. They have erected fencing, put up lighting, and changed the street patterns, all in the name of crime prevention. However, for these barriers to have a desired effect they must be maintained in good working order. To date, some of the fences are down, lights do not work, and some just flash dimly while others are on motion sensors

that render them ineffective. The only things working, as deterrents, are the change in street patterns. Attempts to ameliorate these problems have been ignored. Modernization, who is responsible for installation, says it is Maintenance responsibility. Maintenance says the contractor is responsible because they were not installed correctly. The contractor says its Modernization's fault because they followed specs. RAB's position, no matter who's responsible, residents are not being protected and the deterrents are not working as called for in Section 13B of the Annual Plan. We recommend the Executive Director use her good Offices to break through the bureaucratic impasse by appointing a high level referee that can mediate this issue to a conclusion and monitor any ongoing disputes.

5) 24CFR 903.7 9(n) calls for each PHA to develop a clear policy on pets. BMHA in its Admissions and Continued Occupancy Policy (A. C. O. P) pgs. 50-53 sets forth the pet policy of the BMHA. Numerous reports to RAB members suggest that through out the authority, this policy is not being enforced. The recommendations of RAB are as follow:

- A) Development managers strictly enforce the pet policy.
- B) Some form of animal control sweeps, be conducted monthly.
- C) Development managers must sign off on a animal control sweep verification form quarterly, confirming that animal control sweeps have taken place.

6) 24 CFR 903.7 9(m) generally calls for PHAs to explain how residents are to be kept safe. BMHA, because of budget cuts, are downsizing its public safety forces. Residents do not feel safe. Many residents are apprehensive about what this change will mean. The BMHA police force we now have grew out of a tenant patrol program of the 1970's. Tenants, after training were involved in patrolling for their own safety. As the number of officers available to do street patrol decreases, thoughts of involving tenants, more directly in their own security becomes once again reasonable to consider. RAB recommends that the remaining Public Safety Officers, the office of the Executive Director, the Buffalo Police Department and members of RAB; work together to resurrect the Resident Patrol Program based on the 1970 Model.

**Attachment "G"**

**BUFFALO MUNICIPAL HOUSING AUTHORITY**

**Resident Membership of the Governing Board**

<b>Name</b>	<b>Method of Slection</b>	<b>Term</b>	<b>Expires</b>
Mary Rogers	Elected	2 years	6/30/2006
Aqiel Qadir	Elected	2 years	6/30/2006

## **BUFFALO MUNICIPAL HOUSING AUTHORITY**

### **Attachment “H”**

#### **Definition of “substantial deviation and significant amendment or modification”**

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.

# Annual Statement/Performance and Evaluation Report

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

<b>PHA Name:</b> BUFFALO MUNICIPAL HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>NY06P00250104</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <p style="text-align: center; font-size: 1.2em;"><b>2005</b></p>
---	---	---

Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no:      )

Performance and Evaluation Report for Period Ending:     
  Final Performance and Evaluation Report

DRAFT

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	1,835,844			
3	1408 Management Improvements Soft Costs	817,252			
	Management Improvements Hard Costs	-0-			
4	1410 Administration	952,164			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	765,932			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	788,267			
10	1460 Dwelling Structures	3,709,252			
11	1465.1 Dwelling Equipment—Non-expendable	15,000			
12	1470 Non-dwelling Structures	6,500			
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	-0-			
18	1498 Development Activities	-0-			
19	1502 Contingency	287,510			
20	<b>Amount of Annual Grant:</b> (sum of line 1 - 19)	<b>9,179,221</b>			
21	Amount of Line 20 Related to LBP Activities	-0-			
22	Amount of Line 20 Related to Section 504 compliance	102,604			
23	Amount of Line 20 Related to Security –Soft Costs	-0-			
24	Amount of Line 20 Related to Security-- Hard Costs	252,000			
25	Amount of Line 20 Related to Energy Conservation	3,217,372			
26	Collateralization Expenses or Debt Service				

\_\_\_\_\_  
 Gillian D. Brown, Interim 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: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
<b>OPERATIONS</b>	<b>Operations:</b>	1406	<b>Total 1406</b>	<u>\$1,835,844</u>				
CF-04-40a				<b>\$1,835,844</b>				
<b>MANAGEMENT IMPROVE.</b>	<b>Departmental Staffing:</b> (Incl. Fringe @ 50%, Longevity)	1408		\$694,752				
CF-04-35a								
	<b>1. Occupancy &amp; Marketing:</b>							
	(1) Occupancy Assistant [\$55,383]							
	(1) Housing Aide [\$56,538]							
	(1) Supervisor of Construction Mod [\$74,110]							
	<b>2. Executive:</b>							
	(1) Contract Compliance Monitor [50%-\$34,612]							
	(1) Admin. of Employ. & Training [\$95,202]							
	(1) Grant Coordinator [50%- \$37,909]							
	(1) Asst. Exec Director/Planning & Development [\$122,226]							
	<b>3. M.I.S:</b>							
	(1) Asst. Computer Programmer [\$61,118]							
	<b>4. Capital Improvements:</b>							
	(1) Coordinator Housing Services (\$85,359)							
	(1) Supervisor of Construction Mod (\$72,295)							

**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: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
<b>MANAGEMENT IMPROVE. (continued)</b>								
CF-04-35b	<b>Occupancy &amp; Marketing:</b> 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans.	1408		\$ 75,000				
CF-04-35c	<b>Capital Improvements:</b> 1. Training (\$5,000) 2. Publications (\$2,500)	1408		\$ 7,500				
CF-04-35d	<b>Executive:</b> 1. Drug Testing (\$10,000)	1408		\$ 10,000				
CF-04-35e	<b>MIS:</b> 1. Software	1408		\$ 30,000				
			<b>Total 1408</b>	<b>\$817,252</b>				



# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-2 A.D. Price Courts CF-04-2	a. Site beautification	1450	4.11 Acres	915				
	b. Exterior rehab. Roofs/Brick – Phase I	1460		393,637				
	c. Repair Interior Steps	1460	13 Buildings	10,000				
	d. Replace Thermo-Panes (Phase II)	1460	68 Units	108,022				
	e. Replace Boiler @ Building J	1460	1	<u>125,000</u>				
	<b>Project Total</b>				<b>\$637,574</b>			
NY2-3 Commodore Perry Homes CF-04-3	a. Site beautification	1450	31.28 Acres	6,965				
	b. Alarm system boiler room	1460	1	<u>2,500</u>				
	<b>Project Total</b>			<b>\$9,465</b>				
NY2-4 A.D. Price Extension CF-04-4	a. Site beautification	1450	6.68 Acres	<u>1,487</u>				
	<b>Project Total</b>			<b>\$1,487</b>				
NY2-5 Commodore Perry Extension CF-04-5	a. Site beautification	1450	14.2 Acres	3,162				
	b. Thermo-Panes glazing R/H	1460		22,500				
	c. Rear R/H Address Signage	1460	84 Apts.	11,000				
	d. Window caulking R/H	1460	84 Apts.	<u>35,000</u>				
	<b>Project Total</b>			<b>\$71,662</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-6 Jasper Parrish CF-04-6	a. Site beautification b. Rear Address Signage	1450 1460	14.38 Acres 187 Apts. <b>Project Total</b>	3,202 <u>15,000</u> <b>\$18,202</b>				
NY2-8 Shaffer Village CF-04-8	a. Site beautification b. Boiler @ 112 Isabelle c. Hot water tanks @ walk-ups	1450 1460 1460	9.89 Acres 1 7 <b>Project Total</b>	2,202 12,500 <u>90,000</u> <b>\$104,702</b>				
NY2-10 Kenfield Homes CF-04-10	a. Site beautification b. Mailboxes @ walk-up buildings c. H/W tanks & boilers d. R/H rear address signage e. Boiler #3 control f. Re-Tube #3 boiler g. Replace underground steam & return lines	1450 1460 1460 1460 1460 1460 1460	47.45 Acres 16 Bldgs. 3 536 1 1 <b>Project Total</b>	10,566 21,360 75,000 24,800 84,681 38,000 <u>210,000</u> <b>\$464,407</b>				
NY2-11 LaSalle Courts CF-04-11	a. Site beautification b. Parking lots, sidewalks, curbs c. Rubber surface playground d. Front porch lights e. Rear address signage	1450 1450 1450 1460 1460	13.64 Acres  1 206 188 <b>Project Total</b>	3,037 525,000 32,000 52,000 <u>12,500</u> <b>\$624,537</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-12 Langfield Homes CF-04-12	a. Site beautification	1450	33.93 Acres	7,555				
	b. Service drive lights	1450	12	112,000				
	c. Rear address signage	1460		31,000				
	d. Replace doors & install concrete mowing strips@ breaker boxes	1460	9	<u>18,000</u>				
	<b>Project Total</b>				<b>\$168,555</b>			
NY2-13 Kelly Gardens CF-04-13	a. Site beautification	1450	1.77 Acres	394				
	b. Parking lot lights	1450		25,000				
	c. Rear address signage	1460		<u>3,000</u>				
	<b>Project Total</b>				<b>\$28,394</b>			
NY2-14 Schwab Terrace CF-04-14	a. Site beautification	1450	1.88 Acres	419				
	b. Ranges	1465.1	34	15,000				
	c. Community room rehab. (partition wall separating community room from laundry room)	1470	1	<u>5,000</u>				
	<b>Project Total</b>				<b>\$20,419</b>			
NY2-16 Sedita Apts. CF-04-16	a. Site beautification	1450	1.22 Acres	271				
	b. Site work	1460		<u>20,000</u>				
	<b>Project Total</b>				<b>\$20,271</b>			

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2005</b>		
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-18 Holling Homes CF-04-18	a. Site beautification	1450	6.31 Acres	1,405				
	b. Bath/kitchen ceiling fans	1460	132 Apts.	<u>158,000</u>				
	<b>Project Total</b>			<b>\$159,405</b>				
NY2-19 Kowal Apts. CF-04-19	a. Site beautification	1450	.72 Acres	<u>161</u>				
	<b>Project Total</b>			<b>\$161</b>				
NY2-20 Elmhurst Apts. CF-04-19	a. Site beautification	1450	.55 Acres	122				
	b. Community room lights	1470	4	<u>1,500</u>				
	<b>Project Total</b>			<b>\$1,622</b>				
NY2-21 Slater Courts CF-04-21	a. Site beautification	1450	.7 Acres	156				
	b. Site work fencing & pave parking lot	1450		46,000				
	c. Community room ventilation	1460	1	2,286				
	d. Dryer vents	1460	24	12,524				
	e. Boiler room vents	1460	3	5,375				
	f. Meter/pull boxes	1460	24	5,000				
	g. Replace windows, glass block & siding	1460	3 Bldgs.	<u>150,000</u>				
	<b>Project Total</b>			<b>\$221,341</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-22 L.B. Johnson CF-04-22	a. Site beautification	1450	3.5 Acres		679			
	b. Replace windows and patio doors (226 windows & 198 doors)	1460			<u>650,000</u>			
	<b>Project Total</b>				<b>\$650,679</b>			
NY2-26 Camden Apts. CF-04-26	a. Site beautification	1450	.38 Acres		<u>84</u>			
	<b>Project Total</b>				<b>\$84</b>			
NY2-27 Stuyvesant Apts. CF-04-27	a. Site beautification	1450	1.61 Acres		358			
	b. Lightning protection	1460	1		9,710			
	c. Hallway railings	1460	6 Floors		52,500			
	d. Office remodeling Occupancy & Marketing	1460			5,000			
	e. H/C ramps/doors/lift, rear of building	1460			65,000			
	f. Replace 2 roof-top hallway fans	1460	2		42,000			
	g. Replace 1 <sup>st</sup> floor HVAC system @ S/end & N/end of bldg. (inc. Frame)	1460	3		67,000			
	h. Replace potable water booster pump	1460	1		<u>18,000</u>			
<b>Project Total</b>					<b>\$259,568</b>			
NY2-31 Msgr. Geary Apts. CF-04-31	a. Site beautification	1450	1.32 Acres		294			
	b. Heat system Management Office	1460	1		2,500			
	c. Replace rear gate	1460	2		2,000			
	d. Replace all windows & patio doors (144 windows & 100 doors)	1460			<u>325,000</u>			
	<b>Project Total</b>					<b>\$329,794</b>		

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-32A (Site A) Redwood Village CF-04-32A	a. Site beautification	1450	3.47 Acres	772				
	b. Roof replacement	1460	9 Bldgs.	125,000				
	c. Ranges	1460	30	<u>17,490</u>				
	<b>Total Project</b>			<b>\$143,262</b>				
NY2-32B (Site B) Woodson CF-04-32B	a. Site beautification	1450	3.9 Acres	868				
	b. Roof replacement	1460	16 Bldgs.	<u>140,000</u>				
	<b>Total Project</b>			<b>\$140,868</b>				
NY2-32C (Site C) Various CF-04-32C	a. Site beautification	1450	1.73	385				
	b. Roof replacement	1460	8 Bldgs.	<u>90,000</u>				
	<b>Total Project</b>			<b>\$90,385</b>				
NY2-34 Mullen Manor CF-04-34	a. Site beautification	1450	1.8 Acres	401				
	b. Stoves	1460	41	14,350				
	c. Re-surface parking lot/site lighting H/C curb cuts	1460		<u>30,000</u>				
	<b>Total Project</b>			<b>\$44,751</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-45 Ferry Grider Homes CF-04-45	a. Site beautification	1450	9.6 Acres	2,137				
	b. Front/rear storm doors	1460	420	<u>174,317</u>				
	<b>Total Project</b>			<b>\$176,454</b>				
NY2-46 515 Clinton CF-04-46	a. Site beautification	1450	1.21	270				
	b. Emergency generator	1460	1	30,000				
	c. Battery back-up emergency lights	1460	31	9,200				
	d. Replace compactor & chute doors	1460	1	31,500				
	e. Exterior rehab. brickwork & stucco	1460		10,000				
	f. Install security system & cameras	1460	1	<u>50,000</u>				
<b>Total Project</b>				<b>\$130,970</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part II: Supporting Pages

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2005</b>			
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
				ORIGINAL	REVISED	ORIGINAL	REVISED	
<b>Non-Dwelling Equipment</b>  CF-04-38a	Capital Improvements: 1. Misc. equipment	1475			<u>1,500</u>			
			<b>Total 1475</b>	<b>\$1,500</b>				
<b>BMHA Wide Contingency</b>  CF-04-39a	1. Contingency	1502			<u>\$287,510</u>			
			<b>Total 1502</b>	<b>\$287,510</b>				
			<b>TOTAL CAPITAL FUND</b>	<b>\$9,179,221</b>				

# Annual Statement/Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: NY06P00250104 Replacement Housing Factor No:			Federal FY of Grant: <b>2005</b>		
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	09/13/2007			09/13/2009			
NY2-3 Commodore Perry Homes	09/13/2007			09/13/2009			
NY2-4 Price Extension	09/13/2007			09/13/2009			
NY2-5 Commodore Perry Ext.	09/13/2007			09/13/2009			
NY2-6 Jasper Parrish	09/13/2007			09/13/2009			
NY2-8 Shaffer Village	09/13/2007			09/13/2009			
NY2-10 Kenfield Homes	09/13/2007			09/13/2009			
NY2-11 LaSalle Courts	09/13/2007			09/13/2009			
NY2-12 Langfield Homes	09/13/2007			09/13/2009			
NY2-13 Kelly Gardens	09/13/2007			09/13/2009			
NY2-14 Schwab Terrace	09/13/2007			09/13/2009			
NY2-16 Sedita Apartments	09/13/2007			09/13/2009			
NY2-18 Holling Homes	09/13/2007			09/13/2009			
NY2-19 Kowal Apartments	09/13/2007			09/13/2009			
NY2-20 Elmhurst Apartments	09/13/2007			09/13/2009			
NY2-21 Slater Courts	09/13/2007			09/13/2009			
NY2-22 L. B. Johnson Apts.	09/13/2007			09/13/2009			
NY2-26 Camden Apartments	09/13/2007			09/13/2009			
NY2-27 Stuyvesant Apts.	09/13/2007			09/13/2009			
NY2-31 Msgr. Geary Apts.	09/13/2007			09/13/2009			
NY2-32A (Site A) Redwood	09/13/2007			09/13/2009			
NY2-32B (SiteB) Woodson	09/13/2007			09/13/2009			
NY2-32C (Site C) Various	09/13/2007			09/13/2009			
NY2-34 Mullen Manor	09/13/2007			09/13/2009			
NY2-45 Ferry Grider	09/13/2007			09/13/2009			
NY2-46-515 Clinton	09/13/2007			09/13/2009			

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 07/01/06	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 07/01/07	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 07/01/09
	See Annual Statement				
BMHA WIDE Operating 1406		1,541,621	1,541,621	1,541,621	
BMHA WIDE Management Improvements 1408		817,252	817,252	817,252	
BMHA WIDE Administration 1410		952,164	952,164	952,164	
BMHA WIDE Fees and Costs 1430		765,932	765,932	765,932	
NY2-2 Price Courts		915	915	915	
NY2-3 Perry Homes		6,965	6,965	6,965	
NY2-4 Price Ext.		1,487	1,487	1,487	
NY2-5 Perry Extension		7,265	3,162	3,162	
NY2-6 Jasper Parrish		3,202	3,202	3,202	
NY2-8 Shaffer Village		91,758	2,202	2,202	
NY2-10 Kenfield		410,566	10,566	445,566	
NY2-11 LaSalle		177,059	934,588	483,037	
NY2-12 Langfield		7,555	7,555	7,555	
NY2-13 Kelly		394	394	394	
NY2-14 Schwab		157,431	419	419	
NY2-16 Sedita		271	271	367,767	
NY2-18 Holling		1,405	1,405	1,405	
NY2-19 Kowal		14,773	161	161	
NY2-20 Elmhurst		122	122	122	
NY2-21 Slater Courts		201,941	156	156	
NY2-22 L.B. Johnson		679	679	679	
NYS-26 Camden		19,839	84	84	
NY2-27 Stuyvesant		8,242	358	358	
NY2-31 Msgr. Geary		294	294	294	

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name <b>Buffalo Municipal Housing Authority</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 07/01/06	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 07/01/07	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 07/01/09
	See Annual Statement				
NY2-32A Redwood		14,661	772	772	
NY2-32B Woodson		868	868	18,868	
NY2-32C Various		385	385	11,785	
NY2-34 Mullen Manor		401	401	37,901	
NY2-45 Ferry Grider		729,039	880,106	462,261	
NY2-46 515 Clinton		270	270	270	
BMHA WIDE Develop. Activity 1498		3,000,000	3,000,000	3,000,000	
BMHA WIDE Equipment 1475		1,500	1,500	1,500	
BMHA WIDE Contingency 1502		242,965	242,965	242,965	
<b>Total CFP Funds (Estimated)</b>		<b>\$9,179,221</b>	<b>\$9,179,221</b>	<b>\$9,179,221</b>	<b>\$9,179,221</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1: 2005 Annual State.	Activities for Year 2 FFY Grant: 2006 PHA FY: 07/01/06			Activities for Year 3 FFY Grant: 2007 PHA FY: 07/01/07		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
	NY2-02 Price Courts	Exterior rehab. Roof / Phase II	112,000		<b>TOTAL NY2-02</b>	<b>\$915</b>
	NY2-02 Price Courts	Spring St. Entrance Canopy	45,000	NY2-03 Perry Homes	Site beautification	6,965
	NY2-02 Price Courts	Retube Boiler	18,000		<b>TOTAL NY2-03</b>	<b>\$6,965</b>
		<b>TOTAL NY2-02</b>	<b>\$175,915</b>	NY2-04 Price Ext.	Site Beautification	1,487
	NY2-03 Perry Homes	Site Beautification	6,965		<b>TOTAL NY2-04</b>	<b>\$1,487</b>
	NY2-03 Perry Homes	Oxygen Meter	5,000	NY2-05 Perry Ext.	Site beautification	3,162
		<b>TOTAL NY2-03</b>	<b>\$11,965</b>	NY2-05 Perry Ext.	Window Blinds 1,2,5 <sup>th</sup> fl 320 Perry	4,103
	NY2-04 Price Ext.	Site beautification	1,487		<b>TOTAL NY2-05</b>	<b>\$7,265</b>
		<b>TOTAL NY2-04</b>	<b>\$1,487</b>	NY2-06 Jasper	Site beautification	3,202
	NY2-05 Perry Ext.	Site Beautification	3,162		<b>TOTAL NY2-06</b>	<b>\$3,202</b>
	NY2-05 Perry Ext.	H.R. Replace Steam Traps	42,000	NY2-08 Shaffer	Site beautification	2,202
	NY2-05 Perry Ext.	Site Lighting – 300 Perry	21,000	NY2-08 Shaffer	Storm doors	89,556
	NY2-05 Perry Ext.	504 H/C Lighting –300 Perry	7,500		<b>TOTAL NY2-08</b>	<b>\$91,758</b>
	NY2-05 Perry Ext.	6 High Rise Mail Boxes	35,000	NY2-10 Kenfield	Site beautification	10,566
		<b>TOTAL NY2-05</b>	<b>\$108,662</b>	NY2-10 Kenfield	Caulk Windows	400,000
	NY2-06 Jasper	Site Beautification	3,202		<b>TOTAL NY2-10</b>	<b>\$410,566</b>
		<b>TOTAL NY2-06</b>	<b>\$3,202</b>	NY2-11 LaSalle	Site beautification	3,037
	NY2-08 Shaffer	Site Beautification	2,202	NY2-11 LaSalle	Backflow preventors/Meter House	174,022
	NY2-08 Shaffer	7 Main Entrance Doors W/U	18,000		<b>TOTAL NY2-11</b>	<b>\$177,059</b>
	NY2-08 Shaffer	Basement Lights Row House	30,000	NY2-12 Langfield	Site beautification	7,555
		<b>TOTAL NY2-08</b>	<b>\$50,202</b>		<b>TOTAL NY2-12</b>	<b>\$7,555</b>
	NY2-10 Kenfield	Site Beautification	10,566	NY2-13 Kelly	Site beautification	394
	NY2-10 Kenfield	Coal Hopper Feed Gate	12,000		<b>TOTAL NY2-13</b>	<b>\$394</b>
	NY2-10 Kenfield	Vacuum Pump (7)	56,500	NY2-14 Schwab	Site beautification	419
	NY2-10 Kenfield	Blow Down Tank	9,600	NY2-14 Schwab	Site Work	150,000
		<b>TOTAL NY2-10</b>	<b>\$88,666</b>	NY2-14 Schwab	Backflow preventors	7,012
	NY2-11 LaSalle	Site Beautification	3,037		<b>TOTAL NY2-14</b>	<b>\$157,431</b>
		<b>TOTAL NY2-11</b>	<b>\$3,037</b>	NY2-16 Sedita	Site beautification	271
	NY2-12-Langfield	Site Beautification	7,555		<b>TOTAL NY2-16</b>	<b>\$271</b>
		<b>TOTAL NY2-12</b>	<b>\$7,555</b>	NY2-18 Holling	Site beautification	1,405
					<b>TOTAL NY2-18</b>	<b>\$1,405</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1: 2004 Annual State.	Activities for Year 2 FFY Grant: 2006 PHA FY: 07/01/06			Activities for Year 3 FFY Grant: 2007 PHA FY: 07/01/07		
	NY2-13 Kelly	Site Beautification	394	NY2-19 Kowal	Site beautification	161
	NY2-13 Kelly	Com. Room rehab. H/C Bath.	33,282	NY2-19 Kowal	Backflow preventors	14,612
	NY2-13 Kelly	Site work	105,019		<b>TOTAL NY2-19</b>	<b>\$14,773</b>
		<b>TOTAL NY2-13</b>	<b>\$138,695</b>	NY2-20 Elmhurst	Site beautification	122
	NY2-14 Schwab	Site Beautification	419		<b>TOTAL NY2-20</b>	<b>\$122</b>
	NY2-14 Schwab	Vanities	35,000	NY2-21 Slater	Site beautification	156
		<b>TOTAL NY2-14</b>	<b>\$35,419</b>	NY2-21 Slater	Backflow preventors	7,785
	NY2-16 Sedita	Site Beautification	271	NY2-21 Slater	Kitchen Rehab/1 H/C Apt.	182,000
	NY2-16 Sedita	Mailboxes	8,500	NY2-21 Slater	Ranges	12,000
		<b>TOTAL NY2-16</b>	<b>\$8,771</b>		<b>TOTAL NY2-21</b>	<b>\$201,941</b>
	NY2-18 Holling	Site Beautification	1,405	NY2-22-L.B. Johnson	Site beautification	679
		<b>TOTAL NY2-18</b>	<b>\$1,405</b>		<b>TOTAL NY2-22</b>	<b>\$679</b>
	NY2-19 Kowal	Site Beautification	161	NY2-26 Camden	Site beautification	84
		<b>TOTAL NY2-19</b>	<b>\$161</b>	NY2-26 Camden	Backflow preventors	4,755
	NY2-20 Elmhurst	Site Beautification	122	NY2-26 Camden	Entrance Stoops/Parking Lot	15,000
		<b>TOTAL NY2-20</b>	<b>\$122</b>		<b>TOTAL NY2-26</b>	<b>\$19,839</b>
	NY2-21 Slater Courts	Site Beautification	156	NY2-27 Stuyvesant	Site beautification	358
	NY2-21 Slater Courts	Intercoms	20,700	NY2-27 Stuyvesant	Backflow preventors	7,884
		<b>TOTAL NY2-21</b>	<b>\$20,856</b>		<b>TOTAL NY2-27</b>	<b>\$8,242</b>
	NY2-22 L.B. Johnson	Site Beautification	679	NY2-31 Msgr. Geary	Site beautification	294
		<b>TOTAL NY2-22</b>	<b>\$679</b>		<b>TOTAL NY2-31</b>	<b>\$294</b>
	NY2-26 Camden	Site Beautification	84	NY2-32A Redwood	Site beautification	772
	NY2-26 Camden	Vanities, medicine cabinet	15,713	NY2-32A Redwood	Vac. breakers/Backflow preventors	13,889
		<b>TOTAL NY2-26</b>	<b>\$15,797</b>		<b>TOTAL NY2-32A</b>	<b>\$14,661</b>
	NY2-27 Stuyvesant	Site Beautification	358	NY2-32B Woodson	Site beautification	868
	NY2-27 Stuyvesant	Comm Rm. Lights / Ceiling Tiles	47,000		<b>TOTAL NY2-32B</b>	<b>\$868</b>
	NY2-27 Stuyvesant	Mail Boxes	12,500	NY2-32C Various	Site beautification	385
		<b>TOTAL NY2-27</b>	<b>\$59,858</b>		<b>TOTAL NY2-32C</b>	<b>\$385</b>
	NY2-31 Msgr. Geary	Site Beautification	294	NY2-34 Mullen	Site beautification	401
		<b>TOTAL NY2-31</b>	<b>\$294</b>		<b>TOTAL NY2-34</b>	<b>\$401</b>



# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 4 FFY Grant: 2008 PHA FY: 07/01/08			Activities for Year 5 FFY Grant: 2009 PHA FY: 07/01/09		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
		<b>TOTAL NY2-02</b>	<b>\$915</b>		<b>TOTAL NY2-02</b>	<b>\$915</b>
	NY2-03 Perry Homes	Site beautification	6,965	NY2-03 Perry Homes	Site beautification	6,965
		<b>TOTAL NY2-03</b>	<b>\$6,965</b>		<b>TOTAL NY2-03</b>	<b>\$6,965</b>
	NY2-04 Price Ext.	Site beautification	1,487	NY2-04 Price Ext.	Site beautification	1,487
		<b>TOTAL NY2-04</b>	<b>\$1,487</b>		<b>TOTAL NY2-04</b>	<b>\$1,487</b>
	NY2-05 Perry Ext.	Site beautification	3,162	NY2-05 Perry Ext.	Site beautification	3,162
		<b>TOTAL NY2-05</b>	<b>\$3,162</b>		<b>TOTAL NY2-05</b>	<b>\$3,162</b>
	NY2-06 Jasper	Site Beautification	\$3,202	NY2-06 Jasper	Site Beautification	\$3,202
		<b>TOTAL NY2-06</b>	<b>\$3,202</b>		<b>TOTAL NY2-06</b>	<b>\$3,202</b>
	NY2-08 Shaffer	Site beautification	2,202	NY2-08 Shaffer	Site beautification	2,202
		<b>TOTAL NY2-08</b>	<b>\$2,202</b>		<b>TOTAL NY2-08</b>	<b>\$2,202</b>
	NY2-10 Kenfield	Site beautification	10,566	NY2-10 Kenfield	Site beautification	10,566
		<b>TOTAL NY2-10</b>	<b>\$10,566</b>	NY2-10 Kenfield	Storm Doors	435,000
	NY2-11 LaSalle	Site beautification	3,037		<b>TOTAL NY2-10</b>	<b>\$445,566</b>
	NY2-11 LaSalle	Ext. Bldg. Rehab. Phase I	931,551	NY2-11 LaSalle	Site beautification	3,037
		<b>TOTAL NY2-11</b>	<b>\$934,588</b>	NY2-11 LaSalle	Ext. Bldg. Rehab. Phase II	480,000
	NY2-12 Langfield	Site beautification	7,555		<b>TOTAL NY2-11</b>	<b>\$483,037</b>
		<b>TOTAL NY2-12</b>	<b>\$7,555</b>	NY2-12 Langfield	Site beautification	7,555
	NY2-13 Kelly	Site Beautification	\$394		<b>TOTAL NY2-12</b>	<b>\$7,555</b>
		<b>TOTAL NY2-13</b>	<b>\$394</b>	NY2-13 Kelly	Site Beautification	\$394
	NY2-14 Schwab	Site beautification	419		<b>TOTAL NY2-13</b>	<b>\$394</b>
		<b>TOTAL NY2-14</b>	<b>\$419</b>	NY2-14 Schwab	Site beautification	419
	NY2-16 Sedita	Site beautification	271		<b>TOTAL NY2-14</b>	<b>\$419</b>
		<b>TOTAL NY2-16</b>	<b>\$271</b>	NY2-16 Sedita	Site beautification	271
	NY2-18 Holling	Site beautification	1,405	NY2-16 Sedita	H/C Apts/Public Baths&Ent. doors	367,496
		<b>TOTAL NY2-18</b>	<b>\$1,405</b>		<b>TOTAL NY2-16</b>	<b>\$367,767</b>
	NY2-19 Kowal	Site beautification	161	NY2-18 Holling	Site beautification	1,405
		<b>TOTAL NY2-19</b>	<b>\$161</b>		<b>TOTAL NY2-18</b>	<b>\$1,405</b>
	NY2-20 Elmhurst	Site beautification	122	NY2-19 Kowal	Site beautification	161
		<b>TOTAL NY2-20</b>	<b>\$122</b>		<b>TOTAL NY2-19</b>	<b>\$161</b>
	NY2-21 Slater	Site beautification	156	NY2-20 Elmhurst	Site beautification	122
		<b>TOTAL NY2-21</b>	<b>\$156</b>		<b>TOTAL NY2-20</b>	<b>\$122</b>
	NY2-22 L.B. Johnson	Site beautification	679	NY2-21 Slater	Site beautification	156
		<b>TOTAL NY2-22</b>	<b>\$679</b>		<b>TOTAL NY2-21</b>	<b>\$156</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 4 FFY Grant: 2008 PHA FY: 07/01/08			Activities for Year 5 FFY Grant: 2009 PHA FY: 07/01/09		
	NY2-26 Camden	Site beautification	84	NY2-22 L.B. Johnson	Site beautification	679
		<b>TOTAL NY2-26</b>	<b>\$84</b>		<b>TOTAL NY2-22</b>	<b>\$679</b>
	NY2-27 Stuyvesant	Site beautification	358	NY2-26 Camden	Site beautification	84
		<b>TOTAL NY2-27</b>	<b>\$358</b>		<b>TOTAL NY2-26</b>	<b>\$84</b>
	NY2-31 Msgr. Geary	Site beautification	294	NY2-27 Stuyvesant	Site beautification	358
		<b>TOTAL NY2-31</b>	<b>\$294</b>		<b>TOTAL NY2-27</b>	<b>\$358</b>
	NY2-32A Redwood	Site beautification	772	NY2-31 Msgr. Geary	Site beautification	294
		<b>TOTAL NY2-32A</b>	<b>\$772</b>		<b>TOTAL NY2-31</b>	<b>\$294</b>
	NY2-32B Woodson	Site beautification	868	NY2-32A Redwood	Site beautification	772
		<b>TOTAL NY2-32B</b>	<b>\$868</b>		<b>TOTAL NY2-32A</b>	<b>\$772</b>
	NY2-32C Various	Site beautification	385	NY2-32B Woodson	Site beautification	868
		<b>TOTAL NY2-32C</b>	<b>\$385</b>	NY2-32B Woodson	Ranges	18,000
	NY2-34 Mullen	Site beautification	401		<b>TOTAL NY2-32B</b>	<b>\$18,868</b>
		<b>TOTAL NY2-34</b>	<b>\$401</b>	NY2-32C Various	Site beautification	385
	NY2-45-Ferry Grider	Site Beautification	2,137	NY2-32C Various	Ranges	11,400
	NY2-45-Ferry Grider	Site Work Phase II	877,969		<b>TOTAL NY2-32C</b>	<b>\$11,785</b>
		<b>TOTAL NY2-45</b>	<b>\$880,106</b>	NY2-34 Mullen	Site beautification	401
	NY2-46-515 Clinton	Site Beautification	270	NY2-34 Mullen	(5) H/C Automatic Door Openers	37,500
		<b>TOTAL NY2-46</b>	<b>\$270</b>		<b>TOTAL NY2-34</b>	<b>\$37,901</b>
				NY2-45-Ferry Grider	Site Beautification	2,137
		<b>TOTAL WORK ACCOUNTS</b>	<b>\$1,857,787</b>	NY2-45-Ferry Grider	Site Work Phase III	460,124
					<b>TOTAL NY2-45</b>	<b>\$462,261</b>
	BMHA Wide	Operations 1406	\$1,541,621	NY2-46-515 Clinton	Site Beautification	270
	BMHA Wide	Management Improvements 1408	817,252		<b>TOTAL NY2-46</b>	<b>\$270</b>
	BMHA Wide	Administration 1410	952,164			
	BMHA Wide	A/E fees and costs 1430	765,932		<b>TOTAL WORK ACCOUNTS</b>	<b>\$1,857,787</b>
	BMHA Wide	Equipment 1475	1,500			
	BMHA Wide	Development Activities 1498	3,000,000	BMHA Wide	Operations 1406	\$1,541,621
	BMHA Wide	Contingency 1502	242,965	BMHA Wide	Management Improvements 1408	817,252
				BMHA Wide	Administration 1410	952,164
		<b>TOTAL 2008 CFP</b>	<b>\$9,179,221</b>	BMHA Wide	A/E fees and costs 1430	765,932
				BMHA Wide	Equipment 1475	1,500
		<b>( END )</b>		BMHA Wide	Development Activities 1498	3,000,000
				BMHA Wide	Contingency 1502	242,965
					<b>TOTAL 2009 CFP</b>	<b>\$9,179,221</b>
					<b>( END )</b>	

## **Attachment “J”**

### **Buffalo Municipal Housing Authority**

#### **Deconcentration of poverty policy**

In compliance with the regulations at 24CFR903.2, the BMHA will analyze the income levels of families residing in covered general occupancy developments each year. If the average income level of any covered development differs by more than 15% from the average income level of all covered developments combined, then the following steps will be taken as needed:

- A. A review of the percentage of employed tenants will be made to see if the application of preferences or other admissions plans will foster needed placements.
- B. Marketing outreach to under represented income sectors will be conducted.
- C. BMHA will skip families on the waiting list to reach other families with a lower or higher income
- D. If there are not a sufficient number of available vacancies in a development where it has been determined that further income mix changes are needed the BMHA may offer voluntary transfers to the top 10% of the most income concentrated tenants in the development. New placements into these vacated units will then be made of applicants/transfers whose income levels will aid in fostering the needed change.

