

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ Buffalo Municipal Housing Authority _____ PHA Code: _____ NY002 _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____ 2011 _____																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ 4157 _____ Number of HCV units: _____ 1372 _____																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: The mission of the Buffalo Municipal Housing Authority 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.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attached																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Admissions & Continued Occupancy Policy, Section 8 Administrative Plan, Community Service & Self Sufficiency, Fiscal Year Audit, Waiting Lists for PH & Section 8, Average Income Analysis See Attached Description of Changes (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Buffalo Municipal Housing Authority, Resident Services Division, 476 Louisiana St., Buffalo, New York 14204																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See Attached																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attached</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attached</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p style="text-align: center;">See Attached</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

BUFFALO MUNICIPAL HOUSING AUTHORITY

GOALS AND 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

- 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:

- 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:

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)

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.

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:

BUFFALO MUNICIPAL HOUSING AUTHORITY PHA Plan Update

PIH Admissions & Continued Occupancy Policy

5.3 Grounds For Denial

Add Q.a, Q.b and Q.c:

a. In accordance with 24 CFR 5.856, 24 CFR 5.905, 24 CFR 960, and related Rules, a criminal history background check must be performed to determine if an applicant, or any member of the applicant's household, is subject to lifetime registration requirements under any State's sex offender registration program. If screening processes reveal presence on such a list, or if an applicant withholds or falsifies information on the application, the Authority must deny admission or, if admitted, must deny lease renewal.

b. Before admission or renewal is denied, the applicant/resident must be notified of the right to dispute the accuracy and relevance of the check performed, in accordance with Section 5.5 APPEALS OF APPLICATION DENIAL.

c. Persons of applicant's household to be screened include all adults and all juvenile members of the household to the extent permitted by the relevant State and local laws.

8.8 Security Deposits

Add "SSI" and "Agreement"

In the case of tenants who receive income from the Department of Social Services or SSI, the Security Agreement shall afford the Authority the mechanism through which moneys, one month's gross rent, shall recoup cost of replacement of damages beyond normal wear and tear as determined at move-out inspection as well as outstanding balances upon move-out. In the case of those Federal Development tenants whose income is derived from sources other than welfare or SSI, the Security Deposits specifies the applicable sections of the Dwelling Lease which provide the basis upon which the Authority shall assess charges attributable to the cost of damages, unpaid rent or any other applicable charges left owing.

9.1 Tenant Rent

Add "and resident transfers not receiving PA or SSI."

The Authority reserves the right to charge a deposit equal to one month's rent at any time for new admissions **and resident transfers not receiving PA or SSI.**

10.5 Termination of Tenancy

Add Section C

C. Lifetime Sex Offender Registration

a. In accordance with 24 CFR 5.856, 24 CFR 5.905, 24 CFR 960, and related Rules, a criminal history background check must be performed to determine if an applicant, or any member of the applicant's household, is subject to lifetime registration requirements under any State's sex offender registration program. If screening processes reveal presence on such a list, or if an applicant withholds or falsifies information on the application, the Authority must deny admission or, if admitted, must deny lease renewal.

b. Before admission or renewal is denied, the applicant/resident must be notified of the right to dispute the accuracy and relevance of the check performed, in accordance with Section 5.5 APPEALS OF APPLICATION DENIAL

c. Persons of applicant's household to be screened include all adults and all juvenile members of the household to the extent permitted by the relevant State and local laws.

d. Said screening, in addition to being mandatory at time of application for housing assistance under any Federal housing assistance program, shall also be mandatory at the time of any recertification and/or reexamination. In the case of present Public Housing tenants who have been admitted prior to June 25, 2001, or for tenants being transferred, and who are undergoing recertification or reexamination, should tenant or any member of tenant's household be subject to any lifetime sex offender list, or if information regarding that subject be falsified or withheld, then eviction or termination of the lease shall be pursued immediately under provisions of State or local law. Any tenants receiving public housing assistance under any other Federal public housing assistance program administered by this Authority, shall likewise be denied said assistance or, if receiving same shall be terminated from that program.

Add "recertification"

II. THE TENANT AGREES:

1. At the request of Management, upon annual **recertification**

Add "Agreement"

12. **B: SECURITY AGREEMENTS FOR ALL DEVELOPMENTS:**

Add V. Conditions of Occupancy Sect. 18

18. **Lifetime Sex Offender Registration:**

- a. **In accordance with 24 CFR 5.856, 24 CFR 5.905, 24 CFR 960, and related Rules, a criminal history background check must be performed to determine if an applicant, or any member of the applicant's household, is subject to lifetime registration requirements under any State's sex offender registration program. If screening processes reveal presence on such a list, or if an applicant withholds or falsifies information on the application, the Authority must deny admission or, if admitted, must deny lease renewal.**
- b. **Before admission or renewal is denied, the applicant/resident must be notified of the right to dispute the accuracy and relevance of the check performed, in accordance with Section 5.5 APPEALS OF APPLICATION DENIAL.**
- c. **Persons of applicant's household to be screened include all adults and all juvenile members of the household to the extent permitted by the relevant State and local laws.**
- d. **Said screening, in addition to being mandatory at time of application for housing assistance under any Federal housing assistance program, shall also be mandatory at the time of any recertification and/or reexamination. In the case of present Public Housing tenants who have been admitted prior to June 25, 2001, or for tenants being transferred, and who are undergoing recertification or reexamination, should tenant or any member of tenant's household be subject to any lifetime sex offender list, or if information regarding that subject be falsified or withheld, then eviction or termination of the lease shall be pursued immediately under provisions of State or local law. Any tenants receiving public housing assistance under any other Federal public housing assistance program administered by this Authority, shall likewise be denied said assistance or, if receiving same shall be terminated from that program.**

Section 8 Administrative Plan

Add to Section 2. Eligibility

Lifetime Sex Offender Registration

- a. In accordance with 24 CFR 5.856, 24 CFR 5.905, 24 CFR 960, and related rules, a criminal history background check must be performed to determine if an applicant, or any member of the applicant's household, is subject to lifetime registration requirements under any State's sex offender registration program. If screening processes reveal presence on such a list, or if an applicant withholds or falsifies information on the application, the Authority must deny participation in the Housing Choice Voucher Program.
- b. Before admission or renewal is denied, the applicant/resident must be notified of the right to dispute the accuracy and relevance of the check performed, in accordance with 24 CFR 982.554 Informal review for applicant, and 982.555 Informal review for participant.
- c. Persons of applicant's household to be screened include all adults and all juvenile members of the household to the extent permitted by the relevant State and local laws.
- d. Said screening, is mandatory at time of application for housing assistance under any Federal housing assistance program, and also mandatory at the time of recertification and/or reexamination. Those current HCV participants who have been accepted prior to June 25, 2001, or for participants moving, and who are undergoing recertification or reexamination; If any member of the household is subject to any lifetime sex offender list, or information regarding that subject is falsified or withheld, termination of the Housing Assistance Contract shall be pursued immediately.

Add to Section 4 Annual Reexamination

Lifetime Sex Offender Registration

At the time of recertification and reexamination, households will be asked if any household member is subject to a lifetime registration requirement under a state sex offender registration program. BMHA will use the Dru Sjodin National Sex Offenders Website, or comparable website, to substantiate the response of all adult and juvenile household members. If screening processes reveal presence on such a list or information regarding that subject is falsified or withheld, then termination of the Housing Assistance Contract shall be pursued immediately.

Persons of applicant's household to be screened include all adults and all juvenile members of the household to the extent permitted by the relevant State and local laws.

Before assistance is terminated, the participant must be notified of the right to dispute the accuracy and relevance of the check performed, in accordance with 982.555 Informal review for participation.

Add to Section 8 Termination

If any member of the household is subject to a state lifetime sex offender registration requirement; or falsifies or omits disclosing this information.

Community Service & Self Sufficiency (Note changes are bold and underlined)

Procedures

- Management will determine resident's community service status based on the information provided by resident and submitted at the annual re-certification.
- Management will have resident required to participate sign the "Agreement of Participation" form to confirm that they **received the letter of notification DELETE** understand their responsibilities and are aware that failure to comply may result in non-renewal of the lease at the end of a 12-month lease term.
- Management will collect documentation from family members 18 years and older to support an exemption. Residents who do not meet any of the exemptions will sign the "Agreement of Participation" form and be referred to the **Community Resource Center** assigned to their development.
- Management will provide resident with copy of signed "Agreement of Participation" form and file original in resident's file.
- **Community Resource Centers** will refer residents to programs to satisfy the 8-hour per month participation mandate. A referral letter will be given to the resident to hand-carry that will inform program provider that resident is required to satisfy the community service hours and will need to sign residents timesheet to confirm hours of participation.
- Resident will be required to submit monthly timesheets to the **Community Resource Centers** and participation will be monitored for compliance.
- In January of each year, the **Community Resource Centers** will notify Management of residents found in non-compliance.
- Management will send a letter to notify resident of their non-compliance, allowing an opportunity to cure the non-compliance and make up deficient hours over the next 12 months. If, at next re-examination the family member is still not compliant, the lease will not be renewed and the entire family will have to vacate unless the non-compliant family member moves out of the unit.

Monitoring of eight (8) hour per month community service and self-sufficiency requirement

- Resident will be responsible for having training provider or organization sign the timesheet on a monthly basis to verify participation and attendance.
- Resident will submit the timesheet monthly to the **Community Resource Center.**
- **Resident Services Division will provide self-sufficiency programs to assist resident with satisfying community service requirement as well as encourage self-sufficiency. In addition, establish partnerships with community-based organizations to expand programs and supportive services.**

BIHRA 2016 Survey of Participants

April 2016 (n = 200)

Average Income Analysis					Median Income Analysis			
Development number	Development name	Number of jobs	Applicants	Average income	Does average income fall within the selected PMF?	Median Income	Does median income fall within the median income PMF?	
14100000	0 Park Homes	54	102267	1712	Yes	1132	Yes	
14100000	1 Park Homes	143	771971	4474	Yes	3373	Yes	
14100000	2 Park Homes	78	210258	15444	Yes	1257	Yes	
14100000	3 Park Homes	147	217751	15111	Yes	3771	Yes	
14100000	4 Park Homes	147	222212	11028	Yes	2262	Yes	
14100000	5 Park Homes	158	247262	19133	Yes	4107	Yes	
14100000	6 Park Homes	117	172347	19228	Yes	12447	Yes	
14100000	7 Park Homes	177	211660	19148	Yes	10917	Yes	
	8 All types of jobs		1477747					
	9 Applicants who are not in the PMF			4021	Yes		4 PMF	
	10 Applicants who are in the PMF							
	11 Applicants who are not in the PMF							
	12 Applicants who are in the PMF							
	13 Applicants who are not in the PMF							
	14 Applicants who are in the PMF							
	15 Applicants who are not in the PMF							
	16 Applicants who are in the PMF							
	17 Applicants who are not in the PMF							
	18 Applicants who are in the PMF							
	19 Applicants who are not in the PMF							
	20 Applicants who are in the PMF							
	21 Applicants who are not in the PMF							
	22 Applicants who are in the PMF							
	23 Applicants who are not in the PMF							
	24 Applicants who are in the PMF							
	25 Applicants who are not in the PMF							
	26 Applicants who are in the PMF							
	27 Applicants who are not in the PMF							
	28 Applicants who are in the PMF							
	29 Applicants who are not in the PMF							
	30 Applicants who are in the PMF							
	31 Applicants who are not in the PMF							
	32 Applicants who are in the PMF							
	33 Applicants who are not in the PMF							
	34 Applicants who are in the PMF							
	35 Applicants who are not in the PMF							
	36 Applicants who are in the PMF							
	37 Applicants who are not in the PMF							
	38 Applicants who are in the PMF							
	39 Applicants who are not in the PMF							
	40 Applicants who are in the PMF							
	41 Applicants who are not in the PMF							
	42 Applicants who are in the PMF							
	43 Applicants who are not in the PMF							
	44 Applicants who are in the PMF							
	45 Applicants who are not in the PMF							
	46 Applicants who are in the PMF							
	47 Applicants who are not in the PMF							
	48 Applicants who are in the PMF							
	49 Applicants who are not in the PMF							
	50 Applicants who are in the PMF							
	51 Applicants who are not in the PMF							
	52 Applicants who are in the PMF							
	53 Applicants who are not in the PMF							
	54 Applicants who are in the PMF							
	55 Applicants who are not in the PMF							
	56 Applicants who are in the PMF							
	57 Applicants who are not in the PMF							
	58 Applicants who are in the PMF							
	59 Applicants who are not in the PMF							
	60 Applicants who are in the PMF							
	61 Applicants who are not in the PMF							
	62 Applicants who are in the PMF							
	63 Applicants who are not in the PMF							
	64 Applicants who are in the PMF							
	65 Applicants who are not in the PMF							
	66 Applicants who are in the PMF							
	67 Applicants who are not in the PMF							
	68 Applicants who are in the PMF							
	69 Applicants who are not in the PMF							
	70 Applicants who are in the PMF							
	71 Applicants who are not in the PMF							
	72 Applicants who are in the PMF							
	73 Applicants who are not in the PMF							
	74 Applicants who are in the PMF							
	75 Applicants who are not in the PMF							
	76 Applicants who are in the PMF							
	77 Applicants who are not in the PMF							
	78 Applicants who are in the PMF							
	79 Applicants who are not in the PMF							
	80 Applicants who are in the PMF							
	81 Applicants who are not in the PMF							
	82 Applicants who are in the PMF							
	83 Applicants who are not in the PMF							
	84 Applicants who are in the PMF							
	85 Applicants who are not in the PMF							
	86 Applicants who are in the PMF							
	87 Applicants who are not in the PMF							
	88 Applicants who are in the PMF							
	89 Applicants who are not in the PMF							
	90 Applicants who are in the PMF							
	91 Applicants who are not in the PMF							
	92 Applicants who are in the PMF							
	93 Applicants who are not in the PMF							
	94 Applicants who are in the PMF							
	95 Applicants who are not in the PMF							
	96 Applicants who are in the PMF							
	97 Applicants who are not in the PMF							
	98 Applicants who are in the PMF							
	99 Applicants who are not in the PMF							
	100 Applicants who are in the PMF							

Notes: BIHRA chose to compare job compliance with the 2016 PMF output by using the Median Income as a development's average income. Our recent experience is that a difference in the number of new people applying for jobs, such that someone who is in the or very low income stratum. This effect tends to lower the average incomes for the new openings with the greater wait list times and being out of work longer. For example, after comparing the 100th percentile of these new openings response rates to the 100th percentile of job openings, job seekers opportunities, and seeking and quality of public assistance.

BUFFALO MUNICIPAL HOUSING AUTHORITY

2011 AGENCY PLAN
DEMOLITION/DISPOSITION

7

BUFFALO MUNICIPAL HOUSING AUTHORITY

MIXED FINANCE

A 9% tax credit application for the third phase of A.D. Price has been submitted to New York State Department of Housing and Community Renewal. Announcement for funding is expected Fall 2010.

DEMOLITION/DISPOSITION

DEVELOPMENT	DEVELOPMENT #	ACTIVITY TYPE	APPLICATION STATUS	# OF UNITS	ACTION	TIMELINE
AD Price Courts	NY002002	Demolition/Disposition	Pending	170	Total Development	TBD
Woodsoo Gardens	NY0020032	Demolition/Disposition	Pending	30	Total Development	TBD
LBJ Apts.	NY002022	Disposition	Pending	206	Total Development	TBD
Commodore Perry Ho	NY0020032	Demolition/Disposition	Pending	330	Total Development	TBD

HOMEOWNERSHIP

The BMHA does not operate an homeownership program through public housing.

The BMHA Section 8 program presently has eleven (11) clients utilizing Section 8 funds for homeownership.

Part I: Summary					
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250110 Replacement Housing Factor Grant No: Date of CFP: <u>7/6/10</u>			FFY of Grant: 2010 FFY of Grant Approval:
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision No.)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,519,408	-	-	-
3	1408 Management Improvements	605,010	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	1,012,936	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	850,005	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	230,000	-	-	-
10	1460 Dwelling Structures	4,256,900	-	-	-
11	1465.1 Dwelling Equipment - Non-Expendable	-	-	-	-
12	1470 Non-dwelling Structures	1,250,000	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs	-	-	-	-
17	1499 Development Activities ⁴	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	150,524	-		
20	Amount of Annual Grant (sum of line 2-19)	9,874,783	-	-	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 999	Central Office							
CF-10-(999)-1410a	Fee for Central Office	1410		1,012,936	-			
	Total			1,012,936	-			
AMP 999	Capital Improvements [Dept 970]							
CF-10-(999)-970a	Training	1408			-			
	TOTALS: Capital Improvements [Dept 970]				-	-		
AMP 999	300 Perry Street							
CF-10-(999)-300a	No work scheduled				-	-		
	TOTALS: 300 Perry Street				-	-		
AMP 999	476 Louisiana Street							
CF-10-(999)-476a	No work scheduled				-	-		
	TOTALS: 476 Louisiana Street				-	-		

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 999 TOTALS	1406		-	-			
		1408		-	-			
		1410		1,012,936	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				1,012,936	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 10								
CF-10-(10)-1406a	Operations	1406		417,546	-			
CF-10-(10)-1408a	Management Improvements	1408		43,215	-			
CF-10-(10)-1430a	A/E Fees, Costs & Services	1430		233,588	-			
CFS-10-(10)-1502a	Contingency	1502		41,370				
Shaffer Village NY 2-08								
CF-10-(10)-8a	no work scheduled				-			
Project Totals				-	-			
LaSalle Courts NY 2-11								
CF-10-(10)-11a	New High Efficiency Furnaces	1460		772,000	-			
Project Totals				772,000	-			

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Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 10 TOTALS	1406		417,546	-			
		1408		43,215	-			
		1430		233,588	-			
		1440		-	-			
		1450		-	-			
		1460		772,000				
		1465.1		-	-	-	-	
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		41,370	-	-	-	
				1,507,719	-	-	-	

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

t II: Supporting Pages		PHA Name:		Grant Type and Number			Federal FFY of Grant:				
BUFFALO MUNICIPAL HOUSING AUTHORITY		Capital Fund Program Grant No: NY06P00250109		CFFP (Yes/No):			2010				
Replacement Housing Factor Grant No:		Dev. Acct #		Quantity		Total Estimated Cost		Total Actual Cost		Status of Work	
Development Number Name/HA-Wide Activities		General Description of Major Work Categories		ORIGINAL		REVISED ¹		OBLIGATED ²		EXPENDED ²	
AMP 11											
CF-10-(11)-1406a	Operations	1406		352,005		-					
CF-10-(11)-1408a	Management Improvements	1408		43,215		-					
CF-10-(11)-1430a	A/E Fees, Costs & Services	1430		196,923		-					
CF-10-(11)-1502a	Contingency	1502		34,880							
Holling Homes NY 2-18											
CF-10-(11)-18a	Fire Tape Repairs in Attics	1460		55,000		-					
CF-10-(11)-18b	Firewall Extensions, Sheathing & Doors in Attics	1460		220,000							
Project Totals				275,000		-					
Elmhurst NY 2-20											
CF-10-(11)-20a	no work scheduled			-		-					
Project Totals				-		-					
Camden NY 2-26											
CF-10-(11)-26a	no work scheduled					-					
Project Totals				-		-					

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 11 TOTALS	1406		352,005	-			
		1408		43,215	-			
		1430		196,923	-			
		1440		-	-			
		1450		-	-	-	-	
		1460		275,000	-	-	-	
		1465.1		-	-			
		1470		-	-	-	-	
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		34,880	-			
				902,023	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 12							
CF-10-(12)-1406a	Operations	1406		180,553	-			
CF-10-(12)-1408a	Management Improvements	1408		43,215	-			
CF-10-(12)-1430a	A/E Fees, Costs & Services	1430		101,007	-			
CF-10-(12)-1502a	Contingency	1502		17,891				
Jasper Parrish NY 2-06								
CF-10-(12)-06a	Replace H.C. Lift Entrance Doors	1460		28,000	-			
	Project Totals			28,000	-			
	AMP 12 TOTALS							
		1406		180,553	-			
		1408		43,215	-			
		1430		101,007	-			
		1440		-	-			
		1450		-	-			
		1460		28,000	-	-	-	
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		17,891	-	-	-	
				370,666	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 20							
CF-10-(20)-1406a	Operations	1406		118,464	-			
CF-10-(20)-1408a	Management Improvements	1408		43,215	-			
CF-10-(20)-1430a	A/E Fees, Costs & Services	1430		66,272	-			
CF-10-(20)-1502a	Contingency	1502		11,739				
	C. Perry Ext. NY2-005 (High Rise)							
CF-10-(20)-005a	Additional exterior lighting (per building)	1450		150,000	-			
CF-10-(20)-005b	Replace old Elevators (8-Stops)	1470		1,000,000				
	Project Totals			1,150,000	-			
	Slater Courts NY 2-21							
CF-10-(20)-21a	no work scheduled				-			
	Project Totals			-	-			
	Mullen Manor NY 2-34							
CF-10-(20)-34a	no work scheduled				-			
	Project Totals			-	-			

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No: CFFP (Yes/No):				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 20 TOTALS	1406		118,464	-			
		1408		43,215	-			
		1430		66,272	-			
		1440		-	-			
		1450		150,000	-	-	-	
		1460		-	-			
		1465.1		-	-			
		1470		1,000,000	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		11,739	-	-	-	
				1,389,690	-	-	-	

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 21								
CF-10-(21)-1406a	Operations	1406		135,387	-			
CF-10-(21)-1408a	Management Improvements	1408		43,215	-			
CF-10-(21)-1430a	A/E Fees, Costs & Services	1430		75,740	-			
CF-10-(21)-1502a	Contingency	1502		13,416				
C. Perry Homes NY 2-03								
CF-10-(21)-3a	Windows	1460		600,000	-			
Project Totals				600,000	-			
C. Perry Ext. NY2-105 (family)								
CF-10-(21)-105a	No work scheduled			-	-			
Project Totals				-	-			
AMP 21 TOTALS								
		1406		135,387	-			
		1408		43,215	-			
		1430		75,740	-			
		1440		-	-			
		1450		-	-			
		1460		600,000	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		13,416	-			
				867,758	-			

¹ To be completed for the Performance Evaluation Report or a Revised Statement.

² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 22							
CF-10-(22)-1406a	Operations	1406		-	-			
CF-10-(22)-1408a	Management Improvements	1408		43,215	-			
CF-10-(22)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(22)-1502a	Contingency	1502		-	-			
	Scattered Site A NY 2-32A							
CF-10-(22)-32Aa	no work scheduled					-		
	Project Totals			-	-			
	Scattered Site B NY 2-32B							
CF-10-(22)-32Ba	no work scheduled					-		
	Project Totals			-	-			
	Scattered Site C NY 2-32C							
CF-10-(22)-32Ca	no work scheduled					-		
	Project Totals			-	-			

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
515 Clinton NY 2-46								
CF-10-(22)-46a	Additional Exterior Lighting	1450		20,000	-			
Project Totals				20,000	-			
AMP 22 TOTALS		1406		-	-			
		1408		43,215	-			
		1430		-	-			
		1440		-	-			
		1450		20,000	-			
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-	-	-	
		1501		-	-			
		9000		-	-			
		1502		-	-			
				63,215	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 23							
CF-10-(23)-1406a	Operations	1406		-	-			
CF-10-(23)-1408a	Management Improvements	1408		43,215	-			
CF-10-(23)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(23)-1502a	Contingency	1502						
	AD Price Courts NY 2-02							
CF-10-(23)-2a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 23 TOTALS	1406		-	-			
		1408		43,215	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				43,215	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 24								
CF-10-(24)-1406a	Operations	1406		-	-			
CF-10-(24)-1408a	Management Improvements	1408		43,215	-			
CF-10-(24)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(24)-1502a	Contingency	1502		-	-			
AD Price Ext. NY 2-04								
CF-10-(24)-4a	No work scheduled			-	-			
Project Totals				-	-			
AMP 24 TOTALS								
		1406		-	-			
		1408		43,215	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				43,215	-			

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² To be completed for the Performance Evaluation Report

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²		
AMP 30									
CF-10-(30)-1406a	Operations	1406		192,475	-				
CF-10-(30)-1408a	Management Improvements	1408		43,215	-				
CF-10-(30)-1430a	A/E Fees, Costs & Services	1430		107,677	-				
CF-10-(30)-1502a	Contingency	1502		19,073					
Kenfield NY 2-10									
CF-10-(30)-10a	Stair Replacement & Repair (Basement)	1460		245,000	-				
CF-10-(30)-10b	Smoke Alarm Walk-up Public Hallways	1460		65,000					
CF-10-(30)-10c	Replace Bathroom Windows at Rowhouses	1460		474,000					
CF-10-(30)-10d	Replace Doors at Machine Rms. (FRP type vent)	1460		73,500					
Project Totals				857,500	-				
38 Tower									
CF-10-(30)-38a	No work scheduled			-	-				
Project Totals				-	-				
AMP 30 TOTALS									
		1406		192,475	-				
		1408		43,215	-				
		1430		107,677	-				
		1440		-	-				
		1450		-	-				
		1460		857,500	-				
		1465.1		-	-				
		1470		-	-				
		1475		-	-				
		1485		-	-				
		1495.1		-	-				
		1499		-	-				
		1501		-	-				
		9000		-	-				
		1502		19,073	-				
				1,219,940	-				

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 31							
CF-10-(31)-1406a	Operations	1406		-	-			
CF-10-(31)-1408a	Management Improvements	1408		43,215	-			
CF-10-(31)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(31)-1502a	Contingency	1502						
	Langfield NY 2-12							
CF-10-(31)-12a	Hot Water Heaters (Tankless)	1460		374,400	-			
	Project Totals			374,400	-			
	AMP 31 TOTALS							
		1406		-	-			
		1408		43,215	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		374,400	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				417,615	-			

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 32							
CF-10-(32)-1406a	Operations	1406		-	-			
CF-10-(32)-1408a	Management Improvements	1408		43,215	-			
CF-10-(32)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(32)-1502a	Contingency	1502		-	-			
	Ferry Grider NY 2-45							
CF-10-(32)-45a	Prime Doors & Thresholds	1460		800,000	-			
	Project Totals			800,000	-			
	AMP 32 TOTALS							
		1406		-	-			
		1408		43,215	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		800,000	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				843,215	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages									
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²		
AMP 33									
CF-08-(33)-1406a	Operations	1406		18,052	-				
CF-08-(33)-1408a	Management Improvements	1408		43,215	-				
CF-08-(33)-1430a	A/E Fees, Costs & Services	1430		10,099	-				
CF-08-(33)-1502a	Contingency	1502		1,789					
Schwab Terrace NY 2-14									
CF-10-(33)-14a	No work scheduled			-	-				
Project Totals				-	-				
Kowal NY 2-19									
CF-10-(33)-19a	Sitework/Sitelighting	1450		45,000	-				
Project Totals				45,000	-				
Msgr. Geary NY 2-31									
CF-10-(33)-31a	No work scheduled			-	-				
Project Totals				-	-				

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 33 TOTALS	1406		18,052	-			
		1408		43,215	-			
		1430		10,099	-			
		1440		-	-			
		1450		45,000	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		1,789	-	-	-	
				118,155	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 34								
CF-10-(34)-1406a	Operations	1406		11,283	-			
CF-10-(34)-1408a	Management Improvements	1408		43,215	-			
CF-10-(34)-1430a	A/E Fees, Costs & Services	1430		6,312	-			
CF-10-(34)-1502a	Contingency	1502		1,119				
Kelly Gardens NY 2-13								
CF-10-(34)-13a	Replace Roofs	1460		460,000	-			
CF-10-(34)-13b	Re-point Masonry (Low-Rise)	1460		90,000				
Project Totals				550,000	-			
LBJ NY 2-22								
CF-10-(34)-22a	Alarm System, Side Doors & Elevators	1470		150,000	-			
Project Totals				150,000	-			
AMP 34 TOTALS		1406		11,283	-			
		1408		43,215	-			
		1430		6,312	-			
		1440		-	-			
		1450		-	-			
		1460		550,000	-			
		1465.1		-	-			
		1470		150,000	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		1,119	-			
				761,929	-			

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
AMP 35								
CF-10-(35)-1406a	Operations	1406		93,643	-			
CF-10-(35)-1408a	Management Improvements	1408		43,215	-			
CF-10-(35)-1430a	A/E Fees, Costs & Services	1430		52,387	-			
CF-10-(35)-1502a	Contingency (adjustment of \$88 to balance)	1502		9,247				
Sedita NY 2-16								
CF-10-(35)-16a	Alarm System Camera at Rear Entrance Door	1470		50,000	-			
Project Totals				50,000	-			
Stuyvesant NY 2-27								
CF-10-(35)-27a	Repair Sewer problem at Elmwood Ave lateral	1450		15,000	-			
CF-10-(35)-27b	Alarm Entrance Camera at Rear Entrance Door	1470		50,000				
Project Totals				65,000	-			
AMP 35 TOTALS								
		1406		93,643	-			
		1408		43,215	-			
		1430		52,387	-			
		1440		-	-			
		1450		15,000	-			
		1460		-	-			
		1465.1		-	-			
		1470		100,000	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		9,247	-			
				313,492	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:			CFFP (Yes/No):			Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 40							
CF-10-(40)-1406a	Operations	1406		-	-			
CF-10-(40)-1408a	Management Improvements	1408		-	-			
CF-10-(40)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(40)-1502a	Contingency	1502		-	-			
Lakeview Ph III NY 2-48								
CF-10-(40)-48a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 40 TOTALS	1406		-	-			
		1408		-	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				-	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 41							
CF-10-(41)-1406a	Operations	1406		-	-			
CF-10-(41)-1408a	Management Improvements	1408		-	-			
CF-10-(41)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(41)-1502a	Contingency	1502		-	-			
	Lakeview Ph I NY 2-43							
CF-10-(41)-43a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 41 TOTALS	1406		-	-			
		1408		-	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-			
				-	-	-	-	
				-	-	-	-	

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² To be completed for the Performance Evaluation Report

Part II: Supporting Pages								
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250109 Replacement Housing Factor Grant No:				CFFP (Yes/No):		Federal FFY of Grant: 2010
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED ¹	OBLIGATED ²	EXPENDED ²	
	AMP 42							
CF-10-(42)-1406a	Operations	1406		-	-			
CF-10-(42)-1408a	Management Improvements	1408		-	-			
CF-10-(42)-1430a	A/E Fees, Costs & Services	1430		-	-			
CF-10-(42)-1502a	Contingency	1502		-	-			
	Lakeview Ph II NY 2-47							
CF-10-(42)-47a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 42 TOTALS	1406		-	-			
		1408		-	-			
		1430		-	-			
		1440		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
		1475		-	-			
		1485		-	-			
		1495.1		-	-			
		1499		-	-			
		1501		-	-			
		9000		-	-			
		1502		-	-	-	-	
				-	-	-	-	

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² To be completed for the Performance Evaluation Report

2010 FINAL SUB.

Part III: Implementation Schedule						
PHA Name:		Grant Type and Number				Federal FFY of Grant:
BUFFALO MUNICIPAL HOUSING AUTHORITY		Capital Fund Program Grant No: NY06P00250109				2010
		Replacement Housing Factor Grant No:				
AMP/Development Numbers Name/ PHA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates ¹
		Original	Revised	Original	Revised	
AMP 10	NY2-08 Shaffer Village	06/12/2012		06/12/2014		
	NY2-11 LaSalle Courts	06/12/2012		06/12/2014		
AMP 11	NY2-18 Holling Homes	06/12/2012		06/12/2014		
	NY2-20 Elmhurst	06/12/2012		06/12/2014		
	NY2-26 Camden	06/12/2012		06/12/2014		
AMP 12	NY2-06 Jasper Parrish	06/12/2012		06/12/2014		
AMP 20	NY2-2005 C. Perry Ext. (senior)	06/12/2012		06/12/2014		
	NY2-21 Slater Courts	06/12/2012		06/12/2014		
	NY2-34 Mullen Manor	06/12/2012		06/12/2014		
AMP 21	NY2-03 C. Perry Homes	06/12/2012		06/12/2014		
	NY2-2105 C. Perry Ext. (family)	06/12/2012		06/12/2014		
AMP 22	NY2-32A Redwood Village	06/12/2012		06/12/2014		
	NY2-32B Woodson Gardens	06/12/2012		06/12/2014		
	NY2-32C Scattered Site "C"	06/12/2012		06/12/2014		
	NY2-46 FDT (515 Clinton only)	06/12/2012		06/12/2014		
AMP 23	NY2-02 AD Price Courts	06/12/2012		06/12/2014		
AMP 24	NY2-04 AD Price Extension	06/12/2012		06/12/2014		
AMP 30	NY2-10 Kenfield	06/12/2012		06/12/2014		
	38 Tower Street	06/12/2012		06/12/2014		
AMP 31	NY2-12 Langfield	06/12/2012		06/12/2014		
AMP 32	NY2-45 Ferry Grider Homes	06/12/2012		06/12/2014		
AMP 33	NY2-14 Schwab Terrace	06/12/2012		06/12/2014		
	NY2-19 Kowal	06/12/2012		06/12/2014		
	NY2-31 Msgr. Geary	06/12/2012		06/12/2014		
AMP 34	NY2-13 Kelly Gardens	06/12/2012		06/12/2014		
	NY2-22 LBJ	06/12/2012		06/12/2014		
AMP 35	NY2-16 Sedita	06/12/2012		06/12/2014		
	NY2-27 Stuyvesant	06/12/2012		06/12/2014		
AMP 40	NY2-48 Lakeview Phase III	06/12/2012		06/12/2014		
AMP 41	NY2-43 Lakeview Phase I	06/12/2012		06/12/2014		
AMP 42	NY2-47 Lakeview Phase II	06/12/2012		06/12/2014		
AMP 999	300 Perry (non-dwelling)	06/12/2012		06/12/2014		
	476 Louisiana (non-dwelling)	06/12/2012		06/12/2014		

¹ Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Capital Fund Program Five-Year Action Plan

2010 FINAL SUBMISSION

U.S. Department of Housing & Urban Development

Part I: Summary

Office of Public and Indian Housing

Expires 4/30/2011

PHA Name:		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:				
BUFFALO MUNICIPAL HOUSING AUTHORITY						
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2009 See Annual Statement	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 07/01/11	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 07/01/12	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 07/01/13	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 07/01/14	
BMHA WIDE - Operating 1406		1,519,403	1,519,403	1,519,403	1,519,403	
BMHA WIDE - Mgt. Improvements 1408		605,000	605,000	605,000	605,000	
BMHA WIDE - Administration 1410		1,012,936	1,012,936	1,012,936	1,012,936	
BMHA WIDE - Fees & Costs 1430		850,000	850,000	850,000	850,000	
BMHA WIDE - Development Activity 1498		-	-	-	-	
BMHA WIDE - Equipment 1475		-	-	-	-	
BMHA WIDE - Contingency 1502		150,544	150,544	150,544	150,544	
AMP 10	NY2-08 Shaffer Village	-	-	-	-	
	NY2-11 LaSalle Courts	-	-	-	-	
AMP 11	NY2-18 Holling Homes	1,473,000	-	1,855,900	254,000	
	NY2-20 Elmhurst	18,000	-	37,000	-	
	NY2-26 Camden	-	30,000	-	-	
AMP 12	NY2-06 Jasper Parrish	2,979,900	750,000	-	187,000	
AMP 20	NY2-2005 C. Perry Ext. (Hi-Rise)	-	2,250,000	-	426,750	
	NY2-21 Slater Courts	18,000	-	-	-	
	NY2-34 Mullen Manor	90,000	296,000	-	-	
AMP 21	NY2-03 C. Perry Homes	-	-	-	-	
	NY2-2105 C. Perry Ext. (family)	-	-	-	-	
AMP 22	NY2-32A Redwood Village	-	-	-	-	
	NY2-32B Woodson Gardens	-	-	-	-	
	NY2-32C Scattered Site "C"	-	-	-	-	
	NY2-46 FDT (515 Clinton only)	-	1,625,741	-	79,000	
AMP 23	NY2-02 AD Price Courts	-	-	-	-	
AMP 24	NY2-04 AD Price Extension	-	-	-	-	
AMP 30	NY2-10 Kenfield	900,000	172,150	2,343,000	379,200	
	38 Tower Street	24,000	-	-	-	
AMP 31	NY2-12 Langfield	84,000	-	1,295,000	-	
AMP 32	NY2-45 Ferry Grider Homes	-	-	-	-	
AMP 33	NY2-14 Schwab Terrace	87,000	-	96,000	440,640	
	NY2-19 Kowal	18,000	-	-	501,000	
	NY2-31 Msgr. Geary	-	25,000	-	665,000	
AMP 34	NY2-13 Kelly Gardens	45,000	80,000	-	-	
	NY2-22 LBJ	-	508,009	-	-	
AMP 35	NY2-16 Sedita	-	-	-	757,500	
	NY2-27 Stuyvesant	-	-	110,000	2,029,660	
AMP 40	NY2-48 Lakeview Phase III	-	-	-	-	
AMP 41	NY2-43 Lakeview Phase I	-	-	-	-	
AMP 42	NY2-47 Lakeview Phase II	-	-	-	17,150	
AMP 999	300 Perry (non-dwelling)	-	-	-	-	
	476 Louisiana (non-dwelling)	-	-	-	-	
TOTAL CFP FUNDS (Estimated)		9,874,783	9,874,783	9,874,783	9,874,783	

Capital Fund Program Five-Year Action Plan

2010 FINAL SUBMISSION

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2		Work Statement for Year 3	
			FFY Grant: 2011		FFY Grant: 2012	
			PHA FY: 07/01/2011		PHA FY: 07/01/2012	
		Item Description	Amount	Item Description	Amount	
	AMP 10	NY2-08 Shaffer Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 11	NY2-18 Holling Homes	Siding, Windows, Brickpointing	\$ 1,200,000	No work scheduled	\$ -
			Re-point Masonry (Low Rise)	\$ 210,000		\$ -
			Waterproof Masonry	\$ 63,000		\$ -
		NY2-20 Elmhurst	Re-point Masonry (Low Rise)	\$ 18,000	No work scheduled	\$ -
		NY2-26 Camden	No work scheduled	\$ -	Electric Door Strike Releases	\$ 30,000
	AMP 12	NY2-06 Jasper Parrish	Siding & Windows - Phase 2	\$ 800,166	Electrical Rehab (24 bldgs)	\$ 750,000
			Re-point Masonry at Mngt Office	\$ 45,000		
			Siding & Windows - Phase 3	\$ 800,166		
			Siding & Windows - Phase 4	\$ 800,166		
			Siding & Windows - Ph 1 (24 bldgs.)	\$ 534,402		
	AMP 20	NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	Re-point Masonry (High-Rise)	\$ 1,462,500
					Waterproof Masonry (High-Rise)	\$ 787,500
		NY2-21 Slater Courts	Re-point Masonry (Low Rise)	\$ 18,000	No work scheduled	\$ -
		NY2-34 Mullen Manor	Re-point Masonry (Low Rise)	\$ 60,000	Replace Roofs & Insulate Attics	\$ 246,000
			Waterproof Masonry (Low-Rise)	\$ 30,000	Replace Intercoms & Mail Boxes	\$ 50,000
	AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled		No work scheduled	\$ -
	AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	Re-point Masonry (High-Rise)	\$ 803,241
					Waterproof Masonry (High-Rise)	\$ 822,500
	AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	
	AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	
	AMP 30	NY2-10 Kenfield	Waterproof Masonry (Low Rise)	\$ 900,000	Addtl Lights - top of basement stairs	172,150
		38 Tower Street	Replace Windows in 2nd Fl. Offices	\$ 24,000	No work scheduled	\$ -
	AMP 31	NY2-12 Langfield	Re-point Masonry (Low Rise)	\$ 60,000	No work scheduled	\$ -
			Waterproof Masonry (Low-Rise)	\$ 24,000		
	AMP 32	NY2-45 Ferry Grider Homes	No work scheduled	\$ -		
	AMP 33	NY2-14 Schwab Terrace	Waterproof Masonry (Low-Rise)	\$ 27,000	No work scheduled	\$ -
			Re-point Masonry (Low Rise)	\$ 60,000		
		NY2-19 Kowal	Re-point Masonry (Low Rise)	\$ 18,000	No work scheduled	
		NY2-31 Msgr. Geary	No work scheduled		Emergency Generator	\$ 25,000

Capital Fund Program Five-Year Action Plan

2010 FINAL SUBMISSION

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 07/01/2011		Work Statement for Year 3 FFY Grant: 2012 PHA FY: 07/01/2012	
			Item Description	Amount	Item Description	Amount
	AMP	NY2-13 Kelly Gardens	Waterproof Masonry (Low-Rise)	\$ 45,000	No work scheduled	\$ 80,000
	34	NY2-22 LBJ	No work scheduled	\$ -	Circuit Breakers - Replace & Relocate	\$ 413,009
					Emergency Generator	\$ 95,000

Capital Fund Program Five-Year Action Plan

2010 FINAL SUBMISSION

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2		Work Statement for Year 3	
			FFY Grant: 2011		FFY Grant: 2012	
			PHA FY: 07/01/2011		PHA FY: 07/01/2012	
		Item Description	Amount	Item Description	Amount	
	AMP 35	NY2-16 Sedita	No work scheduled	\$ -	No work scheduled	
		NY2-27 Stuyvesant	No work scheduled		No work scheduled	
AMP 40		NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -
AMP 41		NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
AMP 42		NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
AMP 999		300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
	AMP TOTALS	AMP 10		\$ -	AMP 10	\$ -
		AMP 11		\$ 1,491,000	AMP 11	\$ 30,000
		AMP 12		\$ 2,979,900	AMP 12	\$ 750,000
		AMP 20		\$ 108,000	AMP 20	\$ 2,546,000
		AMP 21		\$ -	AMP 21	\$ -
		AMP 22		\$ -	AMP 22	\$ 1,625,741
		AMP 23		\$ -	AMP 23	\$ -
		AMP 24		\$ -	AMP 24	\$ -
		AMP 30		\$ 924,000	AMP 30	\$ 172,150
		AMP 31		\$ 84,000	AMP 31	\$ -
		AMP 32		\$ -	AMP 32	\$ -
		AMP 33		\$ 105,000	AMP 33	\$ 25,000
		AMP 34		\$ 45,000	AMP 34	\$ 588,009
		AMP 35		\$ -	AMP 35	\$ -
		AMP 40		\$ -	AMP 40	\$ -
		AMP 41		\$ -	AMP 41	\$ -
		AMP 42		\$ -	AMP 42	\$ -
	AMP 999		\$ -	AMP 999	\$ -	
	BMHA WIDE	Operating: 1406		\$ 1,519,403	Operating: 1406	\$ 1,519,403
		Management Improvements: 1408		\$ 605,000	Management Improvements: 1408	\$ 605,000
		Administration: 1410		\$ 1,012,936	Administration: 1410	\$ 1,012,936
		Fees & Costs: 1430		\$ 850,000	Fees & Costs: 1430	\$ 850,000
		Development Activity: 1499		\$ -	Development Activity: 1499	\$ -
		Equipment: 1475		\$ -	Equipment: 1475	\$ -
		Contingency: 1502		\$ 150,544	Contingency: 1502 (adj to bal)	\$ 150,544
	TOTAL CFP FUNDS (Estimated)			\$ 9,874,783		\$ 9,874,783

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2013		FFY Grant: 2014	
			PHA FY: 07/01/2013		PHA FY: 07/01/2014	
		Item Description	Amount	Item Description	Amount	
AMP 10		NY2-08 Shaffer Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 11		NY2-18 Holling Homes	Kitchen Renovations	\$ 1,039,400	Ranges	\$ 55,000
			Bathroom rehab	\$ 800,000	Community Room ADA compliant	\$ 80,000
			Replace Hose Bibbs	\$ 16,500	Replace Man Doors -Utility Rms (FRP)	\$ 77,000
					Replace Fence	\$ 42,000
		NY2-20 Elmhurst	Additional set of Laundry Hookups	\$ 12,000	No work scheduled	\$ -
			Replace Sewer Main	\$ 25,000		
AMP 12		NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -
AMP 20		NY2-06 Jasper Parrish			Replace Mechanical Room Doors	\$ 133,000
			No work scheduled	\$ -	Replace Porch Steps	\$ 26,000
					Replace Porch at Management Office	\$ 28,000
AMP 21		NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	Replace Trash Compactors	\$ 180,000
					Replace Bathrm Vanities & Countertop	\$ 246,750
AMP 22		NY2-21 Slater Courts	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-34 Mullen Manor	No work scheduled	\$ -	No work scheduled	\$ -
AMP 23		NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 24		NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
			No work scheduled	\$ -	Landscape Improvements	\$ 50,000
AMP 25		NY2-46 FDT (515 Clinton only)			Install patio railings at 1st Fl apts	\$ 15,000
					Install awnings over patios	\$ 14,000
AMP 26		NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 27		NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
AMP 28		NY2-10 Kenfield	Re-point Masonry (Low-Rise)	\$ 1,800,000	Replace Electric Ranges	\$ 379,200
			Rowhouse Laundry Tubs	\$ 543,000		
AMP 29		38 Tower Street	No work scheduled	\$ -	No work scheduled	\$ -
AMP 30		NY2-12 Langfield	Supply & Waste drains (per Kitchen)	\$ 1,295,000	No work scheduled	\$ -
AMP 31		NY2-45 Ferry Grider Homes	No work scheduled	\$ -	No work scheduled	\$ -
AMP 32		NY2-14 Schwab Terrace	Replace Bath tubs & Surrounds	\$ 96,000	Repl 9' x 9' VAT w/VCT tiles (34 units)	\$ 168,640
					Rehab Kitchens	\$ 221,000
					Replace Wall Paneling w/GWB at apts	\$ 51,000
		NY2-19 Kowal	No work scheduled	\$ -	Kitchen Rehab incl 1 H.C. Apartment	\$ 210,000
					Hallway Safety Treads, Apt. floor tiles	\$ 145,000
					Ranges	\$ 10,000
					Renovate Community Bldg. (Finishes)	\$ 16,000
					Renovate Bathrooms at units	\$ 110,000
				Renovate Bathroom at Community Rm	\$ 10,000	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 07/01/2013		Work Statement for Year 5 FFY Grant: 2014 PHA FY: 07/01/2014	
			Item Description	Amount	Item Description	Amount
		NY2-31 Msgr. Geary	No work scheduled	\$ -	Rehab Kitchen	\$ 665,000
		NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 34	NY2-22 LBJ	No work scheduled	\$ -		
	AMP 35	NY2-16 Sedita	No work scheduled	\$ -	Bathroom Renovations	\$ 757,500
		NY2-27 Stuyvesant	Bathroom Sinks	\$ 110,000	Bathroom Rehab (142 apartments)	\$ 883,000
					Ranges	\$ 60,000
					Floor Carpet Replacements in hall	\$ 245,000
					Kitchen Rehab	\$ 831,660
					Replace Boiler Room Hatch Door	\$ 10,000
	AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2010 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 07/01/2013		Work Statement for Year 5 FFY Grant: 2014 PHA FY: 07/01/2014	
			Item Description	Amount	Item Description	Amount
	AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	Install carpet above H.C. units	\$ 17,150
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
	AMP TOTALS		AMP 10	\$ -	AMP 10	\$ -
			AMP 11	\$ 1,892,900	AMP 11	\$ 254,000
			AMP 12	\$ -	AMP 12	\$ 187,000
			AMP 20	\$ -	AMP 20	\$ 426,750
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ 79,000
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
			AMP 30	\$ 2,343,000	AMP 30	\$ 379,200
			AMP 31	\$ 1,295,000	AMP 31	\$ -
			AMP 32	\$ -	AMP 32	\$ -
			AMP 33	\$ 96,000	AMP 33	\$ 1,606,640
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ 110,000	AMP 35	\$ 2,787,160
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ 17,150
			AMP 999	\$ -	AMP 999	\$ -
			Operating: 1406	\$ 1,519,403	Operating: 1406	\$ 1,519,403
			Management Improvements: 1408	\$ 605,000	Management Improvements: 1408	\$ 605,000
			Administration: 1410	\$ 1,012,936	Administration: 1410	\$ 1,012,936
			Fees & Costs: 1430	\$ 850,000	Fees & Costs: 1430	\$ 850,000
			Development Activity: 1499	\$ -	Development Activity: 1499	\$ -
			Equipment: 1475	\$ -	Equipment: 1475	\$ -
			Contingency: 1502	\$ 150,544	Contingency: 1502 (adj to bal)	\$ 150,544
	TOTAL CFP FUNDS (Estimated)			\$ 9,874,783		\$ 9,874,783

BUFFALO MUNICIPAL HOUSING AUTHORITY

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

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 Community Wide (as of 10/09) <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	108	100	2081
Extremely low income <=30% AMI	108	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	47	4305	
Elderly families	11	10.2	
Families with Disabilities	16	14.8	
Race/ethnicity-white	30	27.8	
Race/ethnicity-black	78	72.2	
Race/ethnicity-hispanic	13	12.0	
Race/ethnicity-Indian	0	0	
Race/ethnicity-Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	55.6	
2 BR	30	2708	
3 BR	12	11.1	
4 BR	5	4.6	
5 BR	1	.9	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <i>How long has it been closed (# of months)?</i> 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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)(as of 10/09) <i>If used, identify which development/subjurisdiction: All Developments</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	1844	100	1337
Extremely low income <=30%	1838	99.7	

Housing Needs of Families on the Waiting List			
AMI			
Very low income (>30% but <=50% AMI)	6	.3	
Low income (>50% but <80% AMI)	0	0	
Families with children	913	49.5	
Elderly families	227	12.3	
Families with Disabilities	215	11.7	
Race/ethnicity-white	455	24.7	
Race/ethnicity-black	1368	74.2	
Race/ethnicity-hispanic	305	16.5	
Race/ethnicity-Indian	13	.7	
Race/ethnicity-Asian	8	.4	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	895	48.5	
2 BR	565	30.6	
3 BR	277	15.0	
4 BR	92	5.0	
5 BR	12	.7	
5+ BR	1	.05	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
<i>How long has it been closed (# of months)?</i>			
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			

Wait List for Section 8

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing Community Wide (as of 10/09)			
<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	1619		
Extremely low income <=30% AMI	1599		
Very low income (>30% but <=50% AMI)	21		
Low income (>50% but <80% AMI)	1		
Families with children	537		
Elderly families	37		
Families with Disabilities	285		
Race/ethnicity-white	47		
Race/ethnicity-black	1107		
Race/ethnicity-hispanic	466		

Housing Needs of Families on the Waiting List			
Race/ethnicity-Indian	0		
Race/ethnicity-Asian	0		
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p><i>How long has it been closed (# of months)? 49</i></p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>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</p>			

BUFFALO MUNICIPAL HOUSING AUTHORITY

Strategy for Addressing Needs (Section 8)

Lower the payment standards which will result in issuing additional vouchers. The projection is to increase the interviews to maximize utilization. Section 8 will continue to research and apply for additional vouchers as they become available.

Strategy for Addressing Needs (Public Housing)

The Authority is engaged in major initiatives to improve its housing stock and the overall living environment of its clients, and in doing so, hopes to remove any remaining stigma associated with public housing. A key focus of the Authority's new work is to create mixed-income communities and alleviate concentrations of poverty.

BMHA is also developing master plans for two of its other major developments: Commodore Perry Homes and Extension. These complexes contain several hundred units each in physical configurations ranging from two and three story walk-ups to high-rise, serving client groups ranging from the elderly to families. Each project involves density reduction, site rationalization and redevelopment, including open space and other improvements. It is hoped that the Choice Neighborhoods program will assist with this redevelopment.

The Authority has worked hard to build public-private partnerships that increase the leverage factor for public funds.

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BUFFALO MUNICIPAL HOUSING AUTHORITY

Progress in Meeting Goals & Objectives

Increase the availability of decent, safe, and affordable housing.

Expand the supply of assisted housing

The BMHA has submitted a request for additional vouchers through the Housing Choice Vouchers for non-elderly people with disabilities grant. The Authority was eligible to apply for 50 additional vouchers.

In terms of leveraging private and public funds, the BMHA has a 9% tax credit application for the third phase of A.D. Price submitted to New York State Department of Housing and Community Renewal. Announcement for funding is expected in June 2010.

With the implementation of sixteen AMPS under Asset Management, it is noted that five AMPs have seen an increase in occupancy compared to last year. The property managers are developing marketing plans to improve occupancy at all locations not under major modernization work. Several locations are currently unavailable due to pending disposition or Capital Improvement Rehabilitation.

Improve the quality of assisted housing

Major work projects are or soon will be started at the following development sites; Stuyvesant, Sedita, Msgr. Geary, Schwab, LaSalle, Shaffer, Holling, Jasper, Camden, Ferry-Grider, Kelly, Kowal, Langfield, Kenfield, 515 Clinton, Redwood, AD Price Senior bldg. CPX Hi-rise, Slater & CP Row houses.

The work ranges from complete site re-development to roof replacements, new kitchens, new baths, security lighting, parking lot improvements, high efficiency HVAC equipment, handicap unit conversions and so forth. The list is lengthy and impressive, a total of approximately \$30,000,000.00 is being re-invested into our public housing units through our CFP Grant & ARRA Stimulus Grant funding.

Along with this work the Capital Improvements Department has specified the use of new products and technologies that are designed to enhance the living environment and safety/health of our most valued customers, our tenants.

Some of the new products to be used are; high efficiency furnaces & boilers, solid surface countertops, tank less water heaters, spray foam wall & ceiling insulation, safety features on stoves to prevent cook top fires, new attractive kitchen cabinetry and the list goes on.

Capital Improvements, in step with the Executive Department, is planning to remove through demolition, those developments that have become outdated and in need of major renovation by

replacing them with new thoroughly modern housing units that will promote an atmosphere of safety, cleanliness and quality of life.

Construction for the first 55 townhomes at A.D. Price is complete. Units are 100% occupied. The resident center is expected to be completed by the end of May 2010. Effective December 1, 2009 the public housing operating subsidy will be in effect. Move in priority have been given to former residents of the AD Price Extension Development that expressed interest on moving back.

Phase II construction of a 94 unit elderly building began in December 2009. Construction is expected to be completed by the fall of 2011. The new elderly building will have some of the artifacts, currently at the AD Price Courts, incorporated in the building design in order to preserve them.

Currently there are 82 families living in A. D. Price courts. All of the families will be moved to the new elderly building upon completion. No development activities will take place until all residents living at the Courts have adequate housing. Community meetings will be planned to discuss the future development of AD Price Courts. The Buffalo Municipal Housing Authority will engage the services of the University of Buffalo Planning Department to assist on developing a plan suitable to address the concerns raised by the community.

A 9% tax credit application for the third phase of A.D. Price has been submitted to New York State Department of Housing and Community Renewal. Announcement for funding is expected Fall 2010. Additional phases in the AD Price neighborhood will continue until all public housing units demolished get replace to the greatest extend feasible.

In addition to the above, the Internal Audit Dept. was able to accomplish the following:

- improve our overall physical PHAS score 1% over the previous year
- successfully appealed 3 of 4 scores increasing the overall score for 3 AMPs.
- train field staff with an outside consultant (Jerry Hagerty from On Site Insight) to help improve the general knowledge and understanding of the inspection process. Approximately 40 staff members were trained.
- the Audit Department provided a summary Powerpoint presentation to the staff at the conclusion of the inspection cycle detailing all of the deficiencies that took place..Again strengthening the awareness of items to look for in future inspections and prioritization of the work items to be included in future budgets.

Increase assisted housing choices

The BMHA:

- has applied for additional non-elderly disabled vouchers (total of 50) and is awaiting approval
- is now assisting 11 homeowners through its Section 8 voucher program
- utilizes a site based waiting list in public housing
- provides listing of other housing authorities and agencies for portability and gives information in the form of a brochure regarding areas of opportunity in the county.
- Decreased its payment standard over the past year due to a decrease in funding and a need to increase the number of vouchers leased.

Improve community quality of life and economic vitality

Provide an improved living environment

The BMHA:

- complies with 24CFR903 in regard to deconcentration of poverty.
- has an HUD approved allocation plan in place.
- inspects all Section 8 units to city of Buffalo standards.
- has a pending contract with the Buffalo Police Department to form a Housing Unit with emphasis being placed on public housing.

Promote self-sufficiency and asset development of assisted households

Increase the number and percentage of employed persons in assisted families: Resident Services accomplishes this through several in-house training programs and supportive services as well as partnerships that have been established with community agencies to expand programs and services that will lead to public housing residents securing unsubsidized employment:

- **BMHA Section 3 Program** which provides low-income and very-low income persons employment opportunities in the construction industry working for contractors on section 3 covered projects.
- **Neighborhood Network Centers** assist with resume development and securing employment through a self-directed job search using Internet accessible computers.
- **On-Site Training Providers** provide instruction in GED, Computer Literacy and After-School Homework Assistance. Partnerships consist of Educational Opportunity Center / University Center for Academic and Workforce Development (UCAWD), Buffalo Public Schools Adult Education and Literacy Volunteers.
- **The Family Self-Sufficiency (FSS) program** continues to recruit new participants as well as support active participants. FSS participants are BMHA residents who set goals that promote self-sufficiency and asset development. BMHA's three Community Resource Centers are conveniently located and designed to assist families achieve economic independence. Partnering with the Buffalo Employment & Training Center and others, FSS participants are offered access to job finding and interview tips as well as technological workshops and other benefits (job coaching, resume labs, etc.). The FSS program offers financial incentives to all participants, including assistance with travel (NFTA tokens/passes), and establishment of escrow savings accounts (in process).

Provide or attract supportive services to improve assistance recipients' employability:

- **Supportive Services** include childcare and transportation assistance while participating in short-term training programs that lead to employment. Daycare will allow parent(s) to participate in training with the confidence that their children are being cared for in a safe and nurturing environment. In addition, Bus Tokens are provided for activities related to securing employment such as interviews and attending job fairs as well as the first two weeks of employment. Monthly bus passes are also issued to public housing residents participating in short-term training programs that lead to employment.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

- **Refer public housing residents to the One-Stop Partners for linkages to agencies equipped to deal with specialized needs.** The elderly (55 years and older) would be referred to Supportive Services Corporation if interested in employment. Public housing residents with disabilities would be referred to Vocational Educational Services for Individuals with Disabilities (VESID) if pursuing training and/or employment.

Ensure Equal Opportunity in Housing for all Americans

Ensure equal opportunity and affirmatively further fair housing

The Buffalo Municipal Housing Authority has included in its Section 8 briefing packages a copy of its fair housing policy and in many instances HOME attends briefings. Staff from the Section 8 program are participating in the Erie County Fair Housing Partnership along with Public Housing staff.

Substantial Deviation/Modification 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.

Violence Against Women Act

Statement of the goals, objectives, policies or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

(A) List of activities, services or programs provided or offered by an agency either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault or stalking:

BMHA provides a list of service providers who specialize in working with victims of domestic violence with the initial move-in packet as well as making it available to all residents through the Tenant Councils and Management Offices.

1. Family Justice Center of Erie County
237 Main Street, 14th Floor
Buffalo, NY 14203
(716) 558-SAFE
2. Child & Family Services
Crisis Hotline: (716) 884-6000
3. Shelter for Abused Women & Children - Haven House
(716) 884-6002

(B) List any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing:

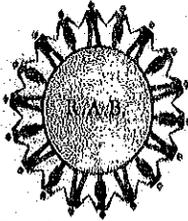
In accordance with the Violence Against Women And Justice Department Reauthorization Act of 2005, Public Law 109-162 ("V.A.W.A"), any criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of tenant's household or any guest or other person under tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or immediate member of Tenant's family is the victim or threatened victim of that abuse. Tenant shall be notified of the need to file with Landlord a certification form or similar document, and Landlord shall act in accordance with guidelines necessary to protect the victim from further abuse, including terminating the tenancy of any person abusing said victim. The victim's confidentiality shall be protected in any reasonable manner, and Landlord shall discuss with the victims and any law enforcement authority the appropriateness of possible transfer if such is deemed necessary.

The Housing Authority will provide Notice to all residents in Public Housing and Section 8 a notice outlining the law, how the law protect them, what they should do to get an abuser out of the household and what they need to provide to the Housing Authority for protection under VAWA. Notices will be given to each tenant at time of annual certification with the tenant providing signature as proof of receipt.

The Buffalo Municipal Housing Authority has a working relationship with the Erie County District Attorney's Domestic Violence Section. Per the ACOP, victims of domestic violence are considered an emergency and are provided priority status in terms of obtaining BMHA housing.

(C) List any activities, services, or programs provided or offered by the Housing Authority to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families:

The Boys & Girls Clubs of Buffalo offers prevention/education programs to youth ages 8-17 years old that are designed to promote self-esteem, healthy attitudes/ lifestyles and relationships – dating, date violence and date rape.



Resident Advisory Board of Buffalo

RECEIVED AND FILED BY THE
BUFFALO MUNICIPAL HOUSING AUTHORITY
BOARD OF COMMISSIONERS ON 4/13/10.

Michael Seaman, Chairman
Buffalo Board of Commissioners
Buffalo Municipal Housing Authority
300 Perry Street
Buffalo, New York 14204

March 22, 2010

Dear Mr. Seaman:

The Resident Advisory Board of Buffalo has read and reviewed the BMHA 2010 Agency Plan and recommends the following amendments:

1. Resident Involvement

- a. Resident involvement/input in all aspects of decision-making in relation to specifications being drawn up for capital improvements to BMHA properties.
- b. Resident Advisory Board (RAB) requests that BMHA implement, publish and distribute a mechanism through which residents can have input as noted in "a" above.
- c. RAB request that BMHA set aside funds for technical assistance in the capital improvement budget to provide technical assistance to the resident input.

2. Property Repairs

- a. Repair and return to rent rolls, abandoned apartments, damaged due to structural, environmental and physical damage, removing eyesores, gang activity and the like from the premises of BMHA property.
- b. Repair entrance walls in walkups at Shaffer Village. ✓
- c. Remodel Shaffer Village Row houses because of mold, mildew, lead and infiltration of water seeping through the walls causing deterioration of the building materials.

3. Lease Enforcement:

- a. Lease enforcement needs to be more effectively utilized to the extent that individuals who demonstrate unacceptable behavior which infringes upon the safety and security of other residents within the development and reports of the said behavior to Resident Councils, Management, and Police have not been sufficient to resolve the matter within reason, eviction proceeding should take place.
- b. The lease should include a clause regarding the fact that illegal possession and use of firearms on BMHA property is grounds for eviction.

Thank you for your consideration.

Sincerely,

John Schank, President
Resident Advisory Board

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