

HA 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: <u>Niagara Falls</u> _____ PHA Code: <u>NY011</u> 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): <u>04/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>833</u> Number of HCV units: _____												
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.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
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 Niagara Falls Housing Authority is to ensure quality, safe and affordable housing for residents; to create opportunities for self-sufficiency and economic independence; and to promote a spirit of cooperation, responsibility and integrity by all program participants. "We empower. We enrich. We build strong communities!"												

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.

Values:

- . We value resident satisfaction among our highest priorities and cultivate a compassionate resident-centered environment.
- . We nurture highly skilled housing professionals and promote multi-faceted collaboration.
- . We strive to provide an environment that encourages the active participation of both full time regular and volunteer personnel.
- . We seek to be responsive to the needs of individuals of all backgrounds and serve as a vital resource to the local community.
- . We believe that each staff member is responsible for the continuous improvement of quality in all aspects of the services we provide.
- . We strive to set the standard of excellence in cost effective, quality housing and quality of life programs.
- . We commit to partnerships with other agencies that provide services in support of our vision.

Core Values:

- . There is no growth without change
- . Every person can make a difference
- . Everyone has value
- . Understanding and appreciating diversity is essential to understanding and appreciating our world
- . People are empowered by taking responsibility for their choices
- . A family, in all its forms, is the foundation for the development of an individual

Strategies:

- . Recruit, screen, select and maintain personnel who are qualified and enthusiastic to carry out our mission.
- . Create and maintain a culture of trust and mutual respect among residents, program participants and employees.
- . Utilize the diverse talents of our staff and community to achieve our objectives.

Goal One: Manage the Niagara Falls Housing Authority’s existing public housing program in an efficient and effective manner in the high performer status through December 31, 2014.

Objectives:

1. HUD will again recognize the Niagara Falls Housing Authority as a high performer through December 31, 2014.
2. The Niagara Falls Housing Authority shall promote a work environment with a capable and efficient team of employees operating as a customer friendly and fiscally prudent leader in the affordable housing industry.

Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority Communities.

Objectives:

1. The Niagara Falls Housing Authority shall reduce crime in its communities through December 31, 2014 by strictly enforcing its “zero tolerance” policy targeting crime.
2. The Niagara Falls Housing Authority shall refine the Memorandum of Understanding with the Niagara Falls Police Department.
3. The Niagara Falls Housing Authority shall use its comprehensive screening procedures to ensure a secure environment of its communities.
4. The Niagara Falls Housing Authority shall create, post and distribute a disaster/evacuation plan for all residents.

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

Objectives:

1. The Niagara Falls Housing Authority shall, along with resident cooperation and involvement, enhance curb appeal for its communities by improving landscaping, keeping properties litter-free and removing any graffiti within 48 hours of its discovery.
2. The Niagara Falls Housing Authority shall maintain a more customer friendly environment by ensuring that all employees provide service excellence with RESPECT to its residents, community and employees.
3. The Niagara Falls Housing Authority shall increase marketability nationally by focusing and updating its own web site with the valuable services that is offered, and by linking with other service provider web sites focused on housing to attract the homeless, veterans, and others who are displaced.
4. The Niagara Falls Housing Authority shall make its public housing units more marketable through its many outreach partnerships within the community.

Goal Four: Enhance the image of Niagara Falls Housing Authority communities.

Objective:

The Niagara Falls Housing Authority shall ensure that there are fifteen (15) or more positive stories per year relating to the Niagara Falls Housing Authority in the media.

Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.

Objectives:

1. The Niagara Falls Housing Authority will continue to build partnerships and pursue its mission to enhance self-sufficiency services for its residents through December 31, 2014.
2. The Niagara Falls Housing Authority’s community centers shall continue to provide excellent services by improving the quality of programs and participants through December 31, 2014.
3. The Niagara Falls Housing Authority will continue to provide career training, assist in improving job skills for participants and expand/identify employment opportunities.
4. The Niagara Falls Housing Authority shall ensure that at least ten (10) supportive service opportunities are available to every public housing resident through December 21, 2014.
5. The Niagara Falls Housing Authority shall assist every public housing community in creating, maintaining and empowering a fully functioning resident organization.
6. The Niagara Falls Housing Authority shall be creative and aggressive in seeking additional funding opportunities to provide residents with a variety of “quality of life” programming initiatives.

Goal Six: Pursue initiatives to revitalize the Niagara Falls Housing Authority communities and surrounding neighborhoods to spur economic growth.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The NFHA is making provisions in its Statement of Policy to include the bad debts policy, the inclusion of reporting of deceased tenants and the broaden use of the EIV system. A revision to the SOP includes the administrative transfers policy to include revitalization of community and/or demolition.</p> <p>(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. – Executive Offices, 744 Tenth Street, Niagara Falls, NY 14301</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The Niagara Falls Housing Authority has received a HOPE VI revitalization grant for Center Court (NY011007B) and activities pursuant to an approved Revitalization Plan are underway. A mixed finance closing for Rental Phase I (115 units, 64 ACC) occurred in December 2007. The project is under construction, but delayed due to unanticipated soil remediation requirements. Construction resumed August 2009. Project delays and investor financial problems have increased costs and new sources of funding have been identified including TCAP funds and HUD stimulus funds (formula and competitive). Closing with a new equity investor is anticipated to occur in January 2010. Rental Phase II is under design. A tax credit application was submitted in February 2009 but no allocation was received. A new application will be submitted in the 2010 funding cycle. An inventory removal application was requested. Disposition approval in anticipation of mixed finance development will be requested when Phase II receives a LIHTC allocation. The Authority intends to dispose of the balance of the existing public housing site to future phase rental partnerships and/or for the development of for sale units. The Authority does have a Homeownership program (1 single family home, NY011000072). The Authority sold vacant excess land (1.2 acres – Doris W. Jones Family Resource Building – NY011000072) to Mt. St. Mary’s Hospital in July 2009.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>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.</p>
8.3	<p>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.</p>
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.</p> <p>Available data indicates that the needs of renters based on affordability, supply, quality, accessibility, size and location indicate a moderate to severe need for housing in this area.</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.</p> <p>The Authority’s strategy for addressing the housing needs is as follows: Employing effective maintenance and management policies to minimize the number of units off-line, reduce turnover and renovate time for vacated units, take measures to ensure access to affordable housing among families assisted by the NFHA, regardless of unit size required and participate in the Consolidated Plan development process. We will increase the number of affordable housing units by leveraging affordable housing resources in the community through the creation of mixed-finance housing (HOPE VI).</p>

<p>10.0</p>	<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>Niagara Falls Housing Authority – Statement of Progress</p> <p>Goal One: Manage the Niagara Falls Housing Authority’s existing public housing program in an efficient and effective manner thereby achieving the high performer status. Status: The Niagara Falls Housing Authority is designated a standard performer by our recent PHAS score. We continue to address training needs of our staff as necessary.</p> <p>Goal Two: Provide a safe and secure environment in all Niagara Falls Housing Authority’s communities. Status: The Housing Authority meets with the Niagara Falls Police Department on a bi-monthly basis and with residents to proactively address safety concerns in our communities. We are also the lead agency in Operation Weed and Seed, a U.S. Department of Justice community-based initiative which is an innovative and comprehensive multi-agency approach to law enforcement, crime prevention and community revitalization.</p> <p>Goal Three: Enhance the marketability of Niagara Falls Housing Authority communities. Status: The Housing Authority adheres to the letter of our objectives for this goal. We have been awarded HOPE VI funding to address major issues within our communities.</p> <p>Goal Four: Enhance the image of Niagara Falls Housing Authority communities. Status: The Housing Authority submits news releases regarding our many positive initiatives which are printed or available on local access stations.</p> <p>Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency). Status: The Niagara Falls Housing Authority provides training opportunities for residents and their leadership. The Family Resource Building’s utilization rate has increased and the Packard Court Community Center is open and fully operational. Our Resident Opportunities Self Sufficiency (ROSS) Grant will greatly assist in meeting this goal.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” The Niagara Falls Housing Authority at this time is not making any substantial deviations or significant amendments or modifications.</p>
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<p>11.0</p>	<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>
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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.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Resolution No. 8-09

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 4/1/10 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement-Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

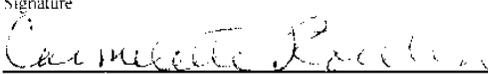
Niagara Falls Housing Authority
 PHA Name

NY011
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 10 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20 14

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Carmelette Rotella	Chairman
Signature	Date
	December 8, 2009

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All sites are located in the City of Niagara Falls, County of Niagara and State of New York: Harry S. Jordan Gardens, Highland Avenue at Easton Drive, 14305; Anthony Spallino Towers, 720 Tenth Street, 14301; Henry E. Wrobel Towers, 800 Niagara Avenue, 14305; Packard Court, 4200 Pine Avenue, 14301; Center Court, 1700 Center Avenue, 14305; 2168 North Avenue, 14305; Doris W. Jones Family Resource Building, 3001 Ninth Street, 14304; Maintenance and Purchasing Facility, 2561 Seneca Avenue, 14305.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature

X 

Date

December 8, 2009

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Stephanie W. Cowart

Executive Director

Signature

Date (mm/dd/yyyy)



12/08/2009

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: B <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: A <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: A <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 28	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Stephanie W. Cowart</u> Print Name: <u>Stephanie W. Cowart</u> Title: <u>Executive Director</u> Telephone No.: <u>716-285-6961</u> Date: <u>12/08/2009</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: **Niagara Falls Housing Authority** Grant Type and Number: **Capital Fund Program Grant No: NY06F011-50106 (Revision 2 effective July 17, 2008)** FFY of Grant: **2006**
 Replacement Housing Factor Grant No: **14951** Date of CFP: **9/30/2009** FFY of Grant Approval: **4/30/2011**

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/>	Final Performance and Evaluation Report <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost	
					Original	Revised ¹	Obligated	Expended
1	Total non-CFP Funds		-0-	-0-	3,870.00	3,870.00	3,870.00	3,870.00
2	1406 Operations (may not exceed 20% of line 21) ²		3,870.00	70,100.00	70,100.00	70,100.00	70,100.00	
3	1408 Management Improvements		100,000.00	145,801.00	145,801.00	145,801.00	145,801.00	
4	1410 Administration (may not exceed 10% of line 21)		145,801.00	-0-	-0-	-0-	-0-	
5	1411 Audit		-0-	-0-	-0-	-0-	-0-	
6	1415 Liquidated Damages		-0-	-0-	-0-	-0-	-0-	
7	1430 Fees and Costs		-0-	-0-	-0-	-0-	-0-	
8	1440 Site Acquisition		-0-	-0-	-0-	-0-	-0-	
9	1450 Site Improvement		-0-	-0-	-0-	-0-	-0-	
10	1460 Dwelling Structures		43,800.00	43,800.00	43,800.00	43,800.00	43,800.00	
11	1465.1 Dwelling Equipment- Nonexpendable		-0-	-0-	-0-	-0-	-0-	
12	1470 Non-dwelling Structures		1,164,541.00	1,194,441.00	1,194,441.00	1,011,732.00		
13	1475 Non-dwelling Equipment		-0-	-0-	-0-	-0-		
14	1485 Demolition		-0-	-0-	-0-	-0-		
15	1492 Moving to Work Demonstration		-0-	-0-	-0-	-0-		
16	1495.1 Relocation Costs		-0-	-0-	-0-	-0-		
17	1499 Development Activities ⁴		-0-	-0-	-0-	-0-		

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Niagara Falls Housing Authority	Grant Type and Number (Capital Fund Program Grant No. N1004011-50106 (Revision 2 effective July 17, 2008) Replacement Housing Factor Grant No. Date of CFFP.	FFY of Grant: 2006 FFY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 (Collateralization or Debt Service paid by the PHA	-0-	-0-	-0-	-0-
18ba	9000 (Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-	-0-	-0-
20	Amount of Annual Grant: (sum of lines 7 - 19)	1,458,012.00	1,458,012.00	1,458,012.00	1,275,303.00
21	Amount of line 20 Related to IBP Activities	-0-	-0-	-0-	-0-
22	Amount of line 20 Related to Section 504 Activities	-0-	-0-	-0-	-0-
23	Amount of line 20 Related to Security - Soft Costs	-0-	-0-	-0-	-0-
24	Amount of line 20 Related to Security - Hard Costs	-0-	-0-	-0-	-0-
25	Amount of line 20 Related to Energy Conservation Measures	-0-	-0-	-0-	-0-
Signature of Executive Director: <i>[Signature]</i>		Date 9/30/2009		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 CFF Grants for operations.
⁴ RIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No. NY06P011-50106 (rev.2) CFRP (Yes/No): Replacement Housing Factor Grant No:		Federal FVY of Grant: 2006				Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Funds Obligated ²	Funds Expended ²	
Operations/PHA Wide	Transfer to Operating Budget 1406 Sub-Total	1406	Lot	3,870.00 3,870.00	3,870.00 3,870.00	3,870.00 3,870.00	3,870.00 3,870.00	Fully Obligated & Expended
Admin. / PHA Wide	Technical Salaries Employee Benefits Sundry - Advertisement 1410 Sub-Total	1410.2 1410.9 1410.9 1410 Sub-Total	% of grant % of grant % of grant	108,516.00 36,785.00 500.00 145,801.00	108,516.00 36,785.00 500.00 145,801.00	108,516.00 36,785.00 500.00 145,801.00	108,516.00 36,785.00 500.00 145,801.00	Fully Obligated & Expended
Fees/Costs/PHA Wide	A/E Services 1430 Sub-Total	1430.1 1430 Sub-Total	Lot	-0- -0-	-0- -0-	-0- -0-	-0- -0-	
NY06P011003 A. Spallino Towers	Non-Dwelling Structures Elevator Lobby Renovations 1470 Sub-Total	1470	15 Floors	200,000.00 200,000.00 200,000.00	200,000.00 200,000.00 200,000.00	200,000.00 200,000.00 200,000.00	17,291.00 17,291.00	Rand & Jones (W1/S1 Lobby) Fully Obligated
NY06P011005 H. E. Wrobel Towers	Non-Dwelling Structures Elevator Lobby Renovations Non-Dwelling Structures Domestic Hot Water Boiler (Emergency Replacement) 1470 Sub-Total	1470	13 Floors Lot	150,000.00 38,216.00 188,216.00	179,900.00 38,216.00 218,116.00	179,900.00 38,216.00 218,116.00	179,900.00 38,216.00 218,116.00	Work On Going Completed

¹ To be completed for the Performance and Evaluation Report on a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		PHA Name: Niagara Falls Housing Authority		Grant Type and Number		Federal FFY of Grant: 2006		
				Capital Fund Program Grant No: NY06P011-50106				
				CFEP (Yes/ No):				
				Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised ¹	Total Actual Cost Funds Obligated ²	Total Actual Cost Funds Expended ²	Status of Work
NY06P011007 Packard Court and Center Court	Dwelling Structures Roof Replacement - Packard Center Court	1460	Lot	-0-	-0-	-0-	-0-	
	Dwelling Structures Bathroom Renovations - Center	1460	127 each	-0-	-0-	-0-	-0-	
	1460 Sub-Total			-0-	-0-	-0-	-0-	
PHA Wide Family Resource Building and PCCC Center	Dwelling Structures Family Resource Building Interior Renovations	1460	Lot	21,900.00	21,900.00	21,900.00	21,900.00	Completed
	Dwelling Structures Packard Court Community Center Interior Renovations	1460	Lot	21,900.00	21,900.00	21,900.00	21,900.00	Completed
	1460 Sub-Total			43,800.00	43,800.00	43,800.00	43,800.00	Fully Obl/Exp.
NY06P011007 Packard Court and Center Court	Non-Dwelling Structures Exterior Renovations - PC (Balconies, Windows, etc.)	1470	Lump Sum	776,325.00	776,325.00	776,325.00	776,325.00	Allstate GC Fully Obligated
	1470 Sub-Total			776,325.00	775,325.00	776,325.00	776,325.00	& Expended

Mgmt. Improvements PHA Wide NY06P011-50106 R.2 (Continued)	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408	Lot	-0-	-0-	-0-	-0-	1408 Completed
	Staff Training & Education Program increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	50,000.00	30,000.00	30,000.00	30,000.00	Obligate \$20,000.00 to 1470
	Computerization - Updating software and training. Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations along with training.	1408	Lot	20,000.00	20,000.00	20,000.00	20,000.00	
	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	-0-	-0-	-0-	-0-	
	Improve Resident & Community Relations - training will include understanding who our customers are and the purpose/mision of the Authority.	1408	Lot	15,000.00	15,000.00	15,000.00	15,000.00	
	Address Marketability of Housing Authority Developments - develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Lot	15,000.00	5,100.00	5,100.00	5,100.00	Obligate \$9,900.00 to 1470
	1408 Sub-Total			100,000.00	70,100.00	70,100.00	70,100.00	Fully Obligated & Expended

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	
PHA Name: Niagara Falls Housing Authority		Capital Fund Program Grant No: NY06P011-50107 (Revision # 2 effective September 11, 2009) Replacement Housing Factor Grant No: Date of CFPP:	
FFY of Grant: 2007		FFY of Grant Approval:	

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Revised ²	
Summary By Development Account			Total Estimated Cost	Obligated	
1	Total non-CFP Funds		-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³		293,552.00	293,552.00	293,552.00
3	1408 Management Improvements		70,000.00	35,000.00	35,000.00
4	1410 Administration (may not exceed 10% of line 21)		146,776.00	146,776.00	132,056.42
5	1411 Audit		-0-	-0-	-0-
6	1415 Liquidated Damages		-0-	-0-	-0-
7	1430 Fees and Costs		43,305.50	43,305.50	23,323.82
8	1440 Site Acquisition		-0-	-0-	-0-
9	1450 Site Improvement		-0-	-0-	-0-
10	1460 Dwelling Structures		822,431.00	857,431.00	822,431.00
11	1465.1 Dwelling Equipment - Nonexpendable		-0-	-0-	-0-
12	1470 Non-dwelling Structures		91,694.50	91,694.50	91,236.74
13	1475 Non-dwelling Equipment		-0-	-0-	-0-
14	1485 Demolition		-0-	-0-	-0-
15	1492 Moving to Work Demonstration		-0-	-0-	-0-
16	1495.1 Relocation Costs		-0-	-0-	-0-
17	1499 Development Activities ⁴		-0-	-0-	-0-

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 RIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PIHA Name: Niagara Falls Housing Authority	Grant Type and Number: Capital Fund Program Grant No: NY06P01150107 (Rev #2 dated September 11, 2009) Replacement Housing Factor Grant No: Date of CHFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 9/30/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PIHA	-0-	-0-	-0-	-0-	-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-	-0-	-0-	-0-	-0-
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,467,759.00	1,467,759.00	1,467,759.00	1,467,759.00	1,397,599.98	
21	Amount of line 20 Related to LBP Activities	-0-	-0-	-0-	-0-	-0-	-0-
22	Amount of line 20 Related to Section 504 Activities	-0-	-0-	-0-	-0-	-0-	-0-
23	Amount of line 20 Related to Security - Soft Costs	-0-	-0-	-0-	-0-	-0-	-0-
24	Amount of line 20 Related to Security - Hard Costs	-0-	-0-	-0-	-0-	-0-	-0-
25	Amount of line 20 Related to Energy Conservation Measures	-0-	-0-	-0-	-0-	-0-	-0-
Signature of Executive Director <i>Supriya M. Lenzel</i>		Date 9/30/2009	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 CHFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50107 (Rev2) CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2007				Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Operation	Transfer to Operating Budget	1406	Lot	293,552.00	293,552.00	293,552.00	293,552.00	Fully Obl/Exp.
Administration	Technical Salaries	1410.2	8% grant	109,991.00	109,991.00	109,991.00	109,991.00	
	Employee Benefits	1410.9	2% grant	36,7785.00	36,785.00	36,785.00	22,065.42	
	1410 Sub-Total			146,776.00	146,776.00	146,776.00	132,056.42	Fully Obligated
NY011000071	Dwelling Structures - Facade Replacement (partial site)	1460	Lot	497,431.00	532,431.00	532,431.00	532,431.00	Allstate GC Fully Obligated
AMP 71 Packard Ct.	Dwelling Structures Replace windows (partial site)	1460	Lot	250,000.00	250,000.00	250,000.00	250,000.00	
	Dwelling Structures Roof Replacement	1460	Lot	75,000.00	75,000.00	75,000.00	40,000.00	
	1460 Sub-Total			822,431.00	857,431.00	857,431.00	822,431.00	Work On Going
NY011000072	Non-Dwelling Structure	1470	Lot	91,694.50	91,694.50	91,694.50	91,236.74	From '08 CAP
AMP 72 FRB	Roof Replacement			91,694.50	91,694.50	91,694.50	91,236.74	Fully Obligated
	1470 Sub-Total							
Fees & Costs	A/H Services	1430.1	Lot	43,305.50	43,305.50	43,305.50	23,323.82	Fully Obligated

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P01150107 (Rev. 2 9/11/09) CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised	Funds Obligated ²	Funds Expended ²	
Mgmt. Improvements	Improve Resident Skills & Abilities through Empowerment & Economic Development - continue tenant training & self-sufficiency initiatives through small business training, leadership development	1408	Lot	15,000.00	15,000.00	15,000.00	15,000.00	1408 Completed
	Staff Training & Education Program increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) & abilities through seminars & tuition assistance	1408	Lot	10,000.00	-0-	-0-	-0-	
	Computerization - updating software & training. Increasing efficiency by updating software & training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation & provide recommendations along with training	1408	Lot	20,000.00	-0-	-0-	-0-	
	Improve Employee Morale & Relations - provide workshops that encourage harmony, teamwork & respect for diversity and employee recognition programs.	1408	Lot	-0-	-0-	-0-	-0-	

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary

PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY069011-50108 (Rev. #1 - September 25, 2008) Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2008 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds		-0-	-0-	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³		287,399.00	287,399.00	287,399.00	287,399.00	287,399.00
3	1408 Management Improvements		105,000.00	71,694.50	10,861.58	10,861.58	10,861.58
4	1410 Administration (may not exceed 10% of line 21)		143,699.00	143,699.00	143,699.00	95,328.06	95,328.06
5	1411 Audit		-0-	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages		-0-	-0-	-0-	-0-	-0-
7	1430 Fees and Costs		78,467.00	78,467.00	-0-	-0-	-0-
8	1440 Site Acquisition		-0-	-0-	-0-	-0-	-0-
9	1450 Site Improvement		-0-	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures		647,431.00	647,431.00	647,431.00	451,799.57	451,799.57
11	1465.1 Dwelling Equipment--Nonexpendable		-0-	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures		175,000.00	208,305.50	-0-	-0-	-0-
13	1475 Non-dwelling Equipment		-0-	-0-	-0-	-0-	-0-
14	1485 Demolition		-0-	-0-	-0-	-0-	-0-
15	1492 Moving to Work Demonstration		-0-	-0-	-0-	-0-	-0-
16	1495.J Relocation Costs		-0-	-0-	-0-	-0-	-0-
17	1499 Development Activities ⁴		-0-	-0-	-0-	-0-	-0-

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 PIAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHH funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary

PIA Name: Niagara Falls Housing Authority	Grant Type and Number: Capital Fund Program Grant No: NY06P011-50108 (Revision #1 dated September 25, 2008) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 9/30/2009

Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended	Date
18a	1501 Collateralization or Debt Service paid by the PIIA	-0-	-0-	-0-	-0-	
18ba	9090 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-	
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-	-0-	-0-	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,436,996.00	1,436,996.00	1,089,390.58	845,388.21	
21	Amount of line 20 Related to IBP Activities	-0-	-0-	-0-	-0-	
22	Amount of line 20 Related to Section 504 Activities	-0-	-0-	-0-	-0-	
23	Amount of line 20 Related to Security - Soft Costs	-0-	-0-	-0-	-0-	
24	Amount of line 20 Related to Security - Hard Costs	-0-	-0-	-0-	-0-	
25	Amount of line 20 Related to Lineage Conservation Measures	-0-	-0-	-0-	-0-	
Signature of Executive Director <i>Supriya K. Das</i>		Date 9/30/2009		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 PIAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part III: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008				
PHA Name: Niagara Falls Housing Authority		Capital Fund Program Grant No: NY06P011-50108 (Rev. #1 9/25/08) CFEP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	
Operations	Transfer to Operating Budget	1406	Lot	287,399.00	287,399.00	287,399.00	287,399.00	Fully Obl/Exp.
Administration	Technical Salaries	1410.2	8% -grant	114,344.00	114,344.00	114,344.00	95,328.06	Fully Obligated
	Employee Benefits	1410.9	2% - grant	29,355.00	29,355.00	29,355.00	-0-	Expenditure
	1410 Sub-Total			143,699.00	143,699.00	143,699.00	95,328.06	On Going
NY011000072	Non-Dwelling Roof Replacement	1470	Lot	175,000.00	208,305.50	-0-	-0-	FRRB Roof
Amp 72 Fm. Res. Bldg	1470 Sub-Total			175,000.00	208,305.50	-0-	-0-	On Going
NY011000005	Dwelling Structures Replace Emergency Generator	1460	Lot	60,000.00	60,000.00	60,000.00	-0-	WT Generator
Amp 05 WT								
NY011000071	Dwelling Structures Exterior Renovations	1460	Lot	587,431.00	587,431.00	587,431.00	451,799.57	All State Dev.
Amp 71 Packard Ct	1460 Sub-Total			647,431.00	647,431.00	647,431.00	451,799.57	On Going
Fees & Costs	A/E Services	1430.1	Lot	78,467.00	78,467.00	-0-	-0-	No Activity

¹ To be completed for the Performance and Evaluation Report for a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		Total Actual Cost		Status of Work
PHA Name: Niagara Falls Housing Authority		Capital Fund Program Grant No: NY06PF01150108 (R.1 9/25/08)						
		CFHP (Yes/ No):						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²	
Mgmt. Improvements PHA Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - continue tenant training and self-sufficiency initiatives through small business training, leadership development.	1408	Lot	15,000.00	15,000.00	3,000.00	3,000.00	Obligation and Expenditure On Going for BLI 1408
	Staff Training & Education Program - increasing skills (e.g. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	40,000.00	10,000.00	476.75	476.75	
	Computerization - updating software and training. Increasing efficiency by updating software and training. Increase efficiency of the organization by providing a network of computers throughout the Authority. Evaluate existing operation and provide recommendations with training.	1408	Lot	20,000.00	20,000.00	4,176.50	4,176.50	
	Improve Employee Morale & Relations - provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	5,000.00	5,000.00	-0-	-0-	

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PIA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (Revision #3 effective 9/30/09) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant	Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/09	Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Revised Annual Statement (revision no: 3)		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
Line	Summary by Development Account		Total Estimated Cost			
1	Total non-CFFP funds		-0-	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³		287,399.00	285,898.00	-0-	-0-
3	1408 Management Improvements		67,500.00	67,500.00	-0-	-0-
4	1410 Administration (may not exceed 10% of line 21)		143,693.00	142,949.00	-0-	-0-
5	1411 Audit		-0-	-0-	-0-	-0-
6	1415 Liquidated Damages		-0-	-0-	-0-	-0-
7	1430 Trees and Costs		30,000.00	30,000.00	-0-	-0-
8	1440 Site Acquisition		-0-	-0-	-0-	-0-
9	1450 Site Improvement		38,000.00	38,000.00	-0-	-0-
10	1460 Dwelling Structures		770,898.00	772,215.00	-0-	-0-
11	1465.1 Dwelling Equipment—Nonependable		30,000.00	30,000.00	-0-	-0-
12	1470 Non-dwelling Structures		62,000.00	62,928.00	Environmental	Review Pending
13	1475 Non-dwelling Equipment		-0-	-0-	-0-	-0-
14	1485 Demolition		-0-	-0-	-0-	-0-
15	1492 Moving to Work Demonstration		-0-	-0-	-0-	-0-
16	1495.1 Relocation Costs		-0-	-0-	-0-	-0-
17	1499 Development Activities ⁴		-0-	-0-	-0-	-0-

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 PIAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (revision 2 effective 9/30/09) Replacement Housing Factor Grant No: Date of CIHP:	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/09
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-0-	-0-	-0-	-0-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-0-	-0-	-0-	-0-
19	1502 Contingency (may not exceed 8% of line 20)	-0-	-0-	-0-	-0-
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,436,996.00	1,429,490.00	Environmental	Review Pending
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	140,000.00	140,000.00		
Signature of Executive Director <i>[Signature]</i>		Date 9/30/09	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 CIHP Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PIIA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (R#3) CFPP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009		Status of Work		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost			
				Original	Revised	Funds Obligated ²	Funds Expended ²	
IIA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self sufficiency initiatives through small business training and leadership development.	1408	Lot	15,000.00	12,000.00			Environmental Review Pending
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	10,000.00	7,500.00			
IIA-Wide	Computerization - Updating Software and Training; Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Lot	20,000.00	20,000.00			
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	5,000.00	5,000.00			
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mision of the Housing Auth.	1408	Lot	5,000.00	5,000.00			
HA-Wide	Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Lot	20,000.00	18,000.00			
Page 4 of 5				75,000.00	67,500.00			

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		FY of Grant 2010	
PTA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P011-50110 Replacement Housing Factor Grant No: Date of CFP:	FY of Grant Approval:	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
			Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds		- 0 -			
2	1406 Operations (may not exceed 20% of line 21) ³		285,898.00			
3	1408 Management Improvements		75,000.00			
4	1410 Administration (may not exceed 10% of line 21)		142,949.00			
5	1411 Audit		- 0 -			
6	1415 Liquidated Damages		- 0 -			
7	1430 Fees and Costs		100,000.00			
8	1440 Site Acquisition		- 0 -			
9	1450 Site Improvement		- 0 -			
10	1460 Dwelling Structures		380,000.00			
11	1465 Dwelling Equipment—Non-spendable		- 0 -			
12	1470 Non-dwelling Structures		445,643.00			
13	1475 Non-dwelling Equipment		- 0 -			
14	1485 Demolition		- 0 -			
15	1492 Moving to Work Demonstration		- 0 -			
16	1495 Relocation Costs		- 0 -			
17	1499 Development Activities ⁴		- 0 -			

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 PTAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P011-50110 Replacement Housing Factor Grant No. Date of CFHP:	FFY of Grant: 2010 FFY of Grant Approval:
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ¹	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -					
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -					
20	Amount of Annual Grant: (sum of lines 2 - 19)		1,429,490.00				
21	Amount of line 20 Related to 1 BP 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 <i>Matthew M. Conkel</i>		Date 12/16/09	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 of 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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 CFRP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2010				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ³	Status of Work
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Economic Development - Continue tenant training and self sufficiency initiatives through small business training and leadership development.	1408	Lot	15,000.00				
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	10,000.00				
HA-Wide	Computerization - Updating Software and Training. Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Lot	20,000.00				
HA-Wide	Improve Employee Morale & Relations - Provide workshops that encourage harmony, teamwork and respect for diversity and employee recognition programs.	1408	Lot	5,000.00				
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the purpose/mision of the Housing Auth.	1408	Lot	5,000.00				
HA-Wide	Address Marketability of Housing Authority/ Developments - Develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Lot	20,000.00				
				75,000.00				

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PIIA Name/Number Niagara Falls NY011		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
Development Number and Name	Work Statement for Year 1 FFY: 2010	Work Statement for Year 2 FFY: 2011	Work Statement for Year 3 FFY: 2012	Work Statement for Year 4 FFY: 2013	Work Statement for Year 5 FFY: 2014	
B. Physical Improvements Subtotal	\$ 2,680,500.	\$ 2,680,500.	\$ 1,937,500.	\$ 1,895,000.	\$ 2,983,200.	
C. Management Improvements	75,000.	75,000.	75,000.	75,000.	75,000.	
D. PIIA-Wide Non-dwelling Structures and Equipment	62,000.	62,000.	83,000.	6,000.	0.	
E. Administration	0.	0.	0.	0.	0.	
F. Other	0.	0.	0.	0.	0.	
G. Operations	0.	0.	0.	0.	0.	
H. Demolition	0.	0.	0.	0.	0.	
I. Development	0.	0.	0.	0.	0.	
J. Capital Fund Financing – Debt Service	0.	0.	0.	0.	0.	
K. Total CFP Funds	\$ 2,817,500.	\$ 2,817,500.	\$ 2,095,500.	\$ 1,976,000.	\$ 3,058,200.	
L. Total Non-CFP Funds	0.	0.	0.	0.	0.	
M. Grand Total	\$ 2,817,500.	\$ 2,817,500.	\$ 2,095,500.	\$ 1,976,000.	\$ 3,058,200.	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)		Work Statement for Year: 2011			Work Statement for Year: 2012		
Work Statement for Year 1 FFY 2010	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
	COCC/WH - Pave Waste Parking Lot	1	45,000.	COCC/WH CO - Exterior Bldg. Rehab	1	10,000.	
	COCC/WH - Replace Central Office Furnace	1	5,000.	COCC/WH CO - Interior Bldg. Rehab	1	3,000.	
	COCC/WH - Replace Central Office Roof	1	12,000.	COCC/WH CO - New Phone System	1	50,000.	
	NY01100005/WT - Exterior Rehab	1	675,000.	NY01100005/WT - Expand Security Cameras	13 Floors	10,000.	
	NY01100005/WT - New Apartment Entrance Doors	250	130,000.	NY01100905/WT - Replace Roof and Insulate	1	500,000.	
	NY01100005/WT - Landscaping Entrance & Patio Area	1	30,000.	NY011000071/PC - Install Dumpster Pads/Replace Garbage Collection System	166	350,000.	
	NY01100005/WT - Rehab Elevator Controls	2	75,000.	NY011000071/PC - Roof Replacement	32 Bldgs.	300,000.	
	NY01100005/ST - Improve JWC Entrance in 08/09 Units	40	200,000.	NY011000071/PC - Landscaping	1	20,000.	
	NY01100003/ST - New Apt. Entrance Doors	182	120,000.	NY01100003/ST - Renovate Vestibule Hangers	1	7,000.	
	NY01100003/ST - Clean Datacenter Bldg. Verticals	182	210,500.	NY01100003/ST - Replace Pneumatics in Penthouse	1	20,000.	
	NY01100003/ST - Entrance Canopy	1	30,000.	NY01100003/ST - Replace Incandescent Lights	182	30,000.	
	NY01100003/ST - Replace Main Kitchen Drains	182	300,000.	NY011000072/PC - Remove Clothes and Garbage Can Rols	224	200,000.	
	NY011000071/PC - Replace Gas Lines in Crawspaces	166	70,000.	NY011000072/PC - Replace Sewer Line	3	5,000.	
	NY011000071/PC - Insulate crawspaces/Install Sump Pit	166	80,000.	NY011000072/PC - Renovate Kitchen	1	7,500.	
	NY011000072/PC - Install Lighs Over Kitchen Sinks	225	30,000.	NY011000072/PC - Masonry Repair	52 Bldgs.	80,000.	
	NY011000072/PC - Ceiling Fans - Living Room & Kitchen	450	60,000.	NY011000072/PC - Replace Windows	1	7,000.	
	NY011000072/PC - Install Dumpster Pads/Replace Garbage Collection System	225	170,000.	NY011000072/PC - Replace Sliding	1	12,000.	
	NY011000072/PC - Replace Downspouts - Pipe to Own Storm Line	182	450,000.	NY011000072/PC - Replace Roofs	26 Bldgs.	409,000.	
	NY011000072/PC - Install Gutters on Front Porches	225	50,000.				
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	Subtotal of Estimated Cost		\$ 2,742,500.	Subtotal of Estimated Cost		\$ 2,020,500.	

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Niagara Falls Housing Authority
Comprehensive Agency Plan Meeting
Monday, October 19, 2009 – 10:30 a.m.
744 Tenth Street – Board Room

In Attendance:

Stephanie W. Cowart, Executive Director
Patricia L. Barone, Deputy Executive Director
W. Lee Whitaker, Director of Occupancy
Nancy G. Haley, Director of Maintenance and Modernization
Kelly A. Mariano, Tenant Services Coordinator
Annie Fields-Chapman, General Manager, Doris W. Jones Family Resource Building
Khaleelah Shareef, Director, Packard Court Community Center
Marcia Massaro, Manager/Anthony Spallino Towers and Henry E. Wrobel Towers
Angela L. Smith, Manager/Harry S. Jordan Gardens and Scattered Sites
Ida P. Seright, Manager/Packard Court
Margaret A. Smith, Manager/Center Court
Carol Poole, HOPE VI Community and Supportive Services Coordinator
Willie Dunn, ROSS Grant Coordinator
Tomorrow Allen, Senior Services Assistant
Annie M. Porter, Member, NFHA Board of Commissioners (Family Rep.)
Louise Channing, President, Spallino Towers Tenant Association
Owen Steed, President, Center Court Tenant Association
Joyce Sanders, President, Harry S. Jordan Gardens Tenant Association
Jessica Castro, Acting President, Packard Court

I. Introductions and Expectations

Ms. Cowart opened the meeting and welcomed everyone in attendance. She explained that the purpose of the meeting was to seek resident input for the Niagara Falls Housing Authority's Agency Plan that will be submitted to the U.S. Department of Housing and Urban Development (HUD). She further stated that in addition to the Comprehensive Agency Plan meeting, there are many meetings held throughout the year in which the Housing Authority has the opportunity to garner input and respond to resident needs – Resident/Management Chats, Tenant Association meetings and Maintenance/Modernization meetings. Ms. Cowart stated that the Housing Authority strives for continual communication and collaboration.

Ms. Cowart stated that the Housing Authority's annual Public Hearing would be held at 5:00 p.m. on Friday, November 20, 2009 at the Doris W. Jones Family Resource Building and encouraged everyone's attendance.

Introductions were made.

Ms. Cowart asked attendees what their expectations of the meeting were. Comments were as follows:

Ms. Channing stated that she hoped to find ways to get more people to join the Spallino Towers Tenant Association.

Mrs. Poole stated that this was her first Agency Plan meeting and that she hoped to provide attendees with an update on programs and services offered through the HOPE VI Community and Supportive Services program.

Mrs. Smith (Anne) stated that she would like to discuss ways of improving communication with residents.

Mrs. Seright stated that she wanted to gain insight into all the programs that were available to residents.

Ms. Shareef stated that she would like to gather information that would enrich current programming initiatives.

Ms. Castro stated that she would like to gather information to take back to the residents of Packard Court.

Mr. Steed stated that he would like to find ways to recruit more resident volunteers for activities and related initiatives.

Ms. Chapman stated that she would like to obtain feedback regarding resident needs.

Mrs. Massaro stated that she would like to share information and obtain feedback.

Ms. Sanders stated that she would like to work with the Tenant Association's from Center Court and Packard Court to collaborate on programs and events.

Mrs. Haley stated that we are all challenged to do the best work we can with the resources we have and that we must all work together towards the Housing Authority's mission.

Ms. Smith (Angela) stated that she is very proud of the Jordan Gardens Tenant Association. They have held several very successful community events and she is very proud of their dedication and commitment to the community.

Mrs. Whitaker stated that she would like to gain a greater understanding of the resident's needs and expectations.

Mrs. Mariano stated that she would like to gather input to use for future training opportunities, workshops/seminars and grant funding opportunities.

Mrs. Barone stated that she hoped to answer any and all questions and that each resident in attendance feels empowered as a result of the meeting.

Mrs. Porter stated that she would like to come up with more ways to get residents to take an active role in their community.

Ms. Allen stated that since she is new to the staff at the Housing Authority that she expects to learn more about Housing Authority operations and the roles of the Tenant Associations.

Ms. Cowart stated that she hopes to meet everyone's expectations.

II. Mission Statement, Goals and Objectives

Ms. Cowart distributed the Housing Authority's Five Year Plan, which included the mission and values statement, goals and objectives. The mission and values statement, goals and objectives were read aloud and discussed. Comments were as follows:

Mission Statement – “We Empower. We Enrich. We Build Strong Communities.”

Ms. Cowart asked attendees if they had a full understanding of the mission statement and/or if they felt anything needed to be added or changed.

No comments were noted.

Goal One: Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner in the high performer status through December 31, 2014.

No comments were noted.

Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority communities.

Ms. Sanders stated that she is very pleased with the conduct of the Niagara Falls Police Department. When they are called to resolve an issue at Jordan Gardens they try to be a liaison and work to resolve the problem instead of arresting someone. The police are very understanding and impartial in dealing with the residents.

Ms. Cowart stated that the Niagara Falls Housing Authority has built a strong collaborative relationship with the Niagara Falls Police Department and that she is very pleased with the responsiveness of the officers.

Ms. Channing stated that the Niagara Falls Police Department and the Niagara Falls Fire Department have conducted numerous safety workshops and seminars for the residents at Spallino Towers. These events have been very well attended and the residents have gained a lot of useful information.

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

Ms. Cowart commented on the exterior renovations at Packard Court. Each building received new stone veneers, new vinyl siding, new windows, gutters and downspouts, new entrance doors and frames, new storm doors on the front and rear of each building and new front and rear awnings. This work has made a huge impact on the overall appearance of Packard Court.

Attendees noted that the overall curb appeal of Packard Court has greatly improved as a result of the exterior renovations.

Ms. Smith (Angela) discussed the Housing Authority's People and Possibilities cable television show. The show is a half-hour broadcast that is taped by students from Niagara Falls High School. The program features special guest appearances, upcoming programs, job training initiatives, health and safety tips and resident success stories. The show airs daily on the "Our Schools" cable television channel 21.

Mrs. Mariano encouraged attendees to contribute stories and articles to the Housing Authority's "Niagara Carrier" quarterly Newsletter, which serves as the standard communication between residents and the Housing Authority.

Ms. Cowart stated that the Housing Authority's website is currently under construction and should be up and running within the next few months.

Goal Four: Enhance the image of Niagara Falls Housing Authority Communities.

Mrs. Mariano stated that the Housing Authority has exceeded its goal of ensuring that fifteen (15) or more positive stories were published in the local media in the year 2009.

Ms. Massaro stated that she invited Mike Hudson from the Niagara Falls Reporter to speak with the residents at Spallino Towers after receiving some bad press. The Reporter claimed that Housing Authority staff were deliberately discarding issues of the free publication and that Spallino Towers basically housed only undesirable individuals. Mr. Hudson flatly refused to attend. Ms. Massaro added that all the information in the article was completely false and that she is having a meeting with Spallino Towers residents tomorrow (10/20/09) regarding the publicity.

Ms. Cowart stated that the Niagara Falls Board of Commissioners sent a communication to respond to the false statements.

Ms. Sanders stated that in her opinion it is sometimes best to just ignore negative statements. Ms. Cowart agreed and thanked her for her advice.

Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.

Ms. Cowart stated that the Niagara Falls Housing Authority provides an array of programming initiatives not only for residents of the Authority, but also for the community-at-large. These programs include after-school tutorial programs, computer instruction, parenting classes, financial literacy classes, homeownership counseling, credit counseling, senior citizens clubs, etc.

Mr. Dunn stated that as Service Coordinator for the Resident Opportunities for Self-Sufficiency (ROSS) Grant he is charged with assisting residents with job skills training and employment. He stated that he is available to assist any resident in need. He is also available to assist with career readiness skills, resume assistance, etc. and to help eliminate any barriers that stand in the way of success.

Goal Six: Pursue initiatives to revitalize Niagara Falls Housing Authority communities and surrounding neighborhoods to spur economic growth.

Ms. Cowart addressed the current status of the Housing Authority's HOPE VI project. She stated that Construction of Phase I (115 rental units) is projected for December 2010 and that the majority of heavy infrastructure (including new roads, water and sewer lines) will also be in place by this time. Phase II of the project is expected to begin in the Spring of 2011 and includes the demolition of 60 units and construction of 66 rental units. The project also includes the construction of 42 new single family homes. Interested residents are asked to contact Carol Poole, HOPE VI Community and Supportive Services Coordinator, at (716) 285-4440.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Mission Statement, Goals and Objectives. No questions, comments or concerns were noted.

III. Capital Improvement Budget

Mrs. Haley distributed the Housing Authority's Capital Fund Five Year Plan. The plan included a chart depicting the funding year, work item, site and estimated cost for the work planned. Ms. Haley stated that the information is the Housing Authority's long-range plan for the money HUD provides us. The Needs Assessment is a strategy that prioritizes needs.

Ms. Cowart stated that representatives from the Modernization Department would be attending upcoming Resident/Management Chats at each community to obtain information for the needs assessment.

Mrs. Haley stated that the majority of funding for 2010 includes work at Packard Court - replacement of the gas lines in the crawlspaces, insulation of the crawlspaces and new furnaces.

Mrs. Haley stated that the Housing Authority received \$1,818,953 in stimulus funds, which has/will enable the Housing Authority to address items on the needs assessment in a more timely manner.

Ms. Sanders asked if the Housing Authority was going to be putting up fencing in the back of the HOPE VI housing units that are being constructed on Center Avenue because they back up to the train tracks. Ms. Cowart stated that the Housing Authority is looking into that, but there will most likely be a fence put in place that will be used as a barrier.

Mrs. Haley stated that a noise assessment was completed and that the train tracks are not used on a daily basis and will not affect our residents.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Capital Improvement Budget. No questions, comments or concerns were noted.

IV. Statement of Policy

Mrs. Whitaker stated that the current Statement of Policy will be revised this year. Residents will be notified in writing of any changes and a review/comment period will follow.

Mrs. Whitaker stated that current HUD reports include fraud detection through the EIV system. This system makes it easy for Housing Authority staff to verify current income sources and detect discrepancies.

Mrs. Porter inquired about the Housing Authority's screening process for new residents. Mrs. Whitaker stated that every resident goes through a rigorous screening process – credit check, police record check and housekeeping inspection. Additionally, landlord references are obtained.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Statement of Policy. No questions, comments or concerns were noted.

V. Self-Sufficiency Programs

Ms. Chapman discussed current programming initiatives at the Doris W. Jones Family Resource Building – after school tutorial programs for children and youth in grades K-12, Kid's Café' which provides a nutritionally adequate meal to those at-risk of hunger and the SUNY ATTAIN Lab, which provides the community with access to access to 24 IBM computer workstations, a 19-inch monitor for the visually impaired, over 30 interactive, multimedia, occupational, academic and life skills courses, Microsoft Office and Microsoft Step-by-Step interactive training software, T-1 high speed Internet access and teleconferencing.

Ms. Chapman discussed the newly established Educational Opportunity Center (EOC), which links students to educational and job skills training, and ultimately to employment

through a regionally based collaborative of educational and economic development entities, human service and workforce development agencies.

The Family Resource Building is also home to a Universal Pre-Kindergarten program, a collaboration between the Housing Authority and the Niagara Falls City School District. The Family Resource Building provides door-to-door transportation to all students. Currently 14 out of the 20 students enrolled, take advantage of the free transportation.

Ms. Chapman stated that through a grant from the United Way, the Housing Authority is able to provide emergency food assistance to families in need. To date, seven families have been assisted. If anyone knows of someone in need, they are asked to contact the Family Resource Building at (716) 285-5374.

Ms. Chapman talked about the expansion of the Mount St. Mary's Neighborhood Health Center. Mount St. Mary's will expand their current services by doubling the space it currently occupies at the Family Resource Building with the construction of a new \$1.3 million facility on the corner of Profit Lane and Ninth Street (adjacent to the Family Resource Building). The new Center will enable the hospital to expand its staff, reach a greater number of individuals and families and provide specialized services. Construction is scheduled to be completed by January 2010.

Ms. Chapman stated that she met with residents of the Jordan Gardens Tenant Association last month to discuss current programs. She will speak with the residents of Center Court and Packard Court next month.

Mrs. Poole stated that under the HOPE VI Community and Supportive Services program, all residents ages 18 and older who reside in Center Court have gone through a formal assessment which helps to identify the goals and needs of each resident. The Housing Authority has partnered with over 60 community service providers to help meet the needs of these residents.

Mrs. Smith (Angela) reminded all residents to read the Housing Authority's "Niagara Carrier" Newsletter and to watch the People and Possibilities television show on the Our Schools Channel 21.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding Self-Sufficiency Programs. No questions, comments or concerns were noted.

VI. Safety and Crime Prevention

Mrs. Cowart asked attendees if they had any concerns regarding safety.

Ms. Prather stated to watch out for strange trucks, cars, etc. and to take down license plate numbers. She encouraged attendees to report any suspicious activity to the Police Department and rental office.

Mrs. Cowart stated that we will continue to have meetings with the Police Department and that they will be invited to attend upcoming Resident/Management Chats.

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding Safety and Crime Prevention. No questions, comments or concerns were noted.

VII. Resident Participation and Activities Subsidy

Ms. Cowart stated that HUD provides Resident Participation funding to assist Tenant Association's with such things as educational workshops, resident council training, leadership training, safety and security workshops, empowerment initiatives, etc.

Ms. Cowart asked each resident leader to prepare a list of upcoming activities/programs along with a \$2,000 budget. Responses are to be submitted to Mrs. Patricia L. Barone, Deputy Executive Director, within two weeks - (11/02/09).

Ms. Cowart asked if anyone had any further questions, comments, or concerns regarding the Resident Participation Activities Subsidy. No questions, comments or concerns were noted.

VIII. Other

Ms. Cowart reminded attendees that Senator Antoine Thompson will sponsor a breakfast on Saturday, October 24, 2009 at the Doris W. Jones Family Resource Building. She encouraged attendees to bring their relatives and friends.

Mrs. Smith stated that the Jordan Gardens Tenant Association will sponsor a Thanksgiving Feast for residents of Jordan Gardens on Friday, November 6, 2009 at 6:00 p.m. at the Doris W. Jones Family Resource Building.

Mr. Steed stated that the Center Court Tenant Association will sponsor a Thanksgiving Feast on Monday, November 23, 2009 at 6:00 p.m. for residents of all Housing Authority communities, as well as, any individuals or families in need. Mr. Steed is seeking donations of desserts for the event and welcomes volunteers.

Ms. Cowart thanked everyone for their attendance and input.

NIAGARA FALLS HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT AMENDMENTS POLICY

The Violence Against Women Act (VAWA) Amendment of 2005, requires the PHA to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

1. The Niagara Falls Housing Authority supports the goals of the VAWA Amendments and will comply with its requirements.
2. The Niagara Falls Housing Authority will continue to administer its housing programs in ways that support and protect residents and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
3. The Niagara Falls Housing Authority will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
4. The Niagara Falls Housing Authority will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
5. The Niagara Falls Housing Authority may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
6. The Niagara Falls Housing Authority may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy or occupancy rights if the tenant or any immediate member of the tenant's family is the victim or threatened victim of that abuse.
7. The Niagara Falls Housing Authority may request in writing that the victim, or family member on the victim's behalf, certifying that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD 91006, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA.