

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>04/2011</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>831</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 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 develop highly skilled housing professionals and 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 and promote multi-faceted collaborations 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 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 in carrying 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 shall 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 shall 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 (NY011000072) and activities pursuant to an approved Revitalization Plan have been ongoing. Phase I originally closed in December 2007 but was delayed by soil remediation issues. Following default of the original investor and construction lender new and replacement financing was put in place and a re-closing of Phase I (also known as Phase IA) occurred in July 2010. Phase IB, to be constructed with a competitively awarded ARRA gap financing grant, closed simultaneously. Phase IA (115 units, 64 ACC) is approximately 87% complete and residents have begun to move in. Construction on Phase IB (11 ACC units) will commence in early 2011. Phase II has received a tax credit award and final design is under way. Construction is scheduled to begin in the Spring of 2011.</p> <p>A revision to the Plan was submitted and approved by HUD in September. The revision changes the number of phases and total number of units by type to be developed under the grant. An amendment to a previously approved DHCR occupancy waiver is under review. Two inventory removal (demolition) applications have been approved by HUD and a final removal application for the southern half of the existing Center Court site will be submitted shortly. 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 Niagara Falls Housing Authority is interested in the designation as a Move To Work Agency.</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).</p> <p><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>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>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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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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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. 10-10

**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 both 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 1/1/11, 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 verifies that there has been no change, significant or otherwise, in the Capital Fund Program (and Capital Fund Program/Replacement Housing Fund) 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 submitting 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 expanding 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 One includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 5058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PHH 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 903.2(e)(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 1 of the Housing and Urban Development Act of 1968, Employment Opportunities for Lower or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 115.

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 toward 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 allowable 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.

Niegers Falls Housing Authority
PHA Name

NY011
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2014

I hereby certify that all the information stated herein, as well as any information provided in the accompanying documents, is true and accurate. Warning: HUD will prosecute false claims and statements. Compliance may result in criminal and/or civil penalties. (48 U.S.C. 1001, 1010, 1017, 111, 51 U.S.C. 5072, 5092)

Name of Authorized Official	Title
<u>Carmellette Retella</u>	<u>Chairman</u>
Signature	Date
<u>Carmellette Retella</u>	<u>December 14, 2010</u>

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Niagara Falls Housing Authority

Proprietary 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 employee 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. Employees 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(s) 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 propriety receiving grant funding.

All sites are located in the City of Niagara Falls, County of Niagara and State of New York. Harry S. Jordan Centers, Highland Avenue at Easton Drive, 14305; Anthony Spallino Towers, 750 Tenth Street, 14301; Henry E. Wrobel Towers, 500 Niagara Avenue, 14305; Packard Court, 4200 Pine Avenue, 14301; Gemer Court, 1700 Gemer Avenue, 14305; 2166 North Avenue, 14305; Doris W. Jones Family Resource Building, 3001 Ninth Street, 14304; Maintenance and Purchasing Facility, 2551 Genesee Avenue, 14306.

Check box 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 accompanying herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Co-funding may result in criminal penalties if false. (16 U.S.C. 1501, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Stephanie W. Cowart

Signature

X 

Title

Executive Director

Date

December 14, 2010

Form HUD-99078 (2/99)
with attachments 7417, 1, 7475, 13, 7465, 1, 5, 3

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-L.L., 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 accompanying attachments, 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, 1512; 31 U.S.C. 3809, 3802)

Name of Authorized Official

Stephanie W. Cowart

Title

Executive Director

Signature

Stephanie W. Cowart

Date of Signature

12/14/2010

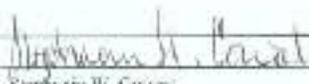
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Form HUD 96071 (3/98)
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DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0045

1. Type of Federal Action: <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: <input type="checkbox"/> A a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> A 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 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):	
<small>11. Information requested through this form is authorized by 31 U.S.C. section 1352. This disclosure of lobbying activities is a material requirement of the competitive bidding law covering the bid/offer/application process, made in award bid. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. A person who fails to file the required disclosure shall be subject to civil penalties of up to \$10,000 and criminal fines \$100,000 for each such failure.</small>	Signature: <u></u> Print Name: <u>Stephanie W. Crowell</u> Title: <u>Executive Director</u> Telephone No.: <u>715-285-6961</u> Date: <u>12/14/2010</u>	
Federal Use Only:		Authorized for Local Reporting Unit: Standard Form LLL (Rev. 7/05)

**Niagara Falls Housing Authority
Comprehensive Agency Plan Meeting
Monday, October 18, 2010 – 10:00 a.m.
744 Tenth Street – Board Room**

***NO COMMENTS AND NO CHALLENGED ELEMENTS ***

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
Louise Channing, President, Spallino Towers Tenant Association
Vivian Watkins, Secretary, NFHA Board of Commissioners and Spallino Towers Resident
Owen Steed, Member, NFHA Board of Commissioners and Center Court Resident
Martha Borges, Acting President, Center Court Tenant Association
Joyce Sanders, President, Jordan Gardens Tenant Association
Jessica Castro, President, Packard Court Tenant Association
Effie Sconiers, President, Wrobel Towers Tenant Association

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 on Friday, November 19, 2010 at 5:00 p.m. at the Doris W. Jones Family Resource Building. Everyone was encouraged to attend.

Introductions were made.

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

Mrs. Whitaker stated that she would like to see a more renewed spirit and greater teamwork.

Ms. Channing stated that she hoped to gain information to take back to the residents of Spallino Towers.

Ms. Sconiers stated that she would like to collaborate with the Tenant Associations from other Housing Authority communities.

Mrs. Smith (Anne) stated that she would like to work with the residents to discuss ideas for new programming initiatives.

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

Ms. Shareef stated that she would like to see continued cooperation between the residents and management.

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

Mr. Steed stated that he is proud of the many community service partners working with the Housing Authority and that he would like to see those partnerships continued.

Ms. Watkins stated that she would like to see everyone work together to meet NFHA goals and objectives.

Ms. Sanders stated that she would like improved communication between the various Tenant Associations.

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

Mrs. Haley stated that she would like to take away ideas to meet the needs of both residents and staff.

Mrs. Poole stated she would like increased communication and collaboration from residents.

Mrs. Seright stated that she would like to see a stronger team effort.

Ms. Borges stated that she would like to find out the responsibilities of the Tenant Association President.

Ms. Smith (Angela) stated that she is very proud of the dedication and commitment from the Tenant Associations and that she looks forward to future collaborations.

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

Mrs. Barone stated that she would like to address any resident concerns.

Ms. Cowart stated that the NFHA staff is here to be supportive and provide residents with the necessary tools to become empowered.

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. Cowart stated that the Housing Authority has a very close relationship with the Niagara Falls Police Department.

Ms. Borges stated that many times residents are afraid to report criminal activity for fear of reprisal. Ms. Cowart stated that criminal activity can be reported anonymously to the Niagara Falls Police Department's anonymous tip line at (716) 286-4711.

Mrs. Massaro asked residents to be mindful that they are the “eyes” and “ears” of the community.

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

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 programming initiatives, job training opportunities, 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.

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 2010.

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 citizen 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. 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 revitalization project. She stated that a Ribbon Cutting Ceremony was held on October 13, 2010 for Phase I of the project. Dubbed, "Creation of a Beloved Community," Phase I consists of 115 affordable rental units ranging from one bedroom to four bedrooms in 59 buildings. To date, ten families have moved into the new community. Phase II of the project is expected to begin in the Summer of 2011.

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 prioritized needs.

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

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 residents need to take charge of their environment and be mindful that they are responsible for what goes on in their homes. She stated that many times it is not the resident that causes problems, but their visitors.

Mrs. Whitaker discussed issues relating to domestic violence, sex offenders and incarcerations. Through a nationwide database, Housing Authority's are now being notified of any known sexual offenders or predators living within their communities. Housing Authority's are strongly encouraged to take action for their eviction.

Ms. Sanders stated that individuals who are recently released from prison should be allowed to reunite with their families who reside in public housing. She asked if it was possible to make an amendment to the Statement of Policy to allow such individuals to have a six-month trial period. Mrs. Whitaker stated that the Niagara Falls Housing Authority is a part of the Niagara County Re-Entry Team, which works to assist individuals recently released from prison. Mrs. Whitaker stated that the Occupancy Department must look at the offense, time served, etc. when making a decision regarding housing.

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, a Kid's Café', which provides a nutritious meal to children and youth at-risk of hunger, the Even Start Program, which provides literacy initiatives to children and their families, the NFHA SUNY ATTAIN Lab, which provides the community with 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 and the Sweet Ladies program, which provides arts and crafts activities for seniors.

Ms. Chapman stated that 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.

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

Ms. Chapman stated that a Chinese Auction would be held from 1:00 p.m. – 5:00 p.m. on November 6, 2010 at the Doris W. Jones Family Resource Building. Proceeds from the auction benefit programming initiatives at the facility.

Ms. Shareef stated that the Packard Court Community Center's Universal Pre-Kindergarten program at Harry F. Abate School has been very successful. She stated that the Packard Court Community Center continues to be a "Safe Haven" site for those in need and that they continue to collaborate with the Master's Vineyard Academy. Ms. Shareef noted that the Niagara Falls Housing Authority in collaboration with the Niagara Falls City School District provides an after-school program (entitled the Advantage After-School program) at Niagara Falls High School and LaSalle Prep School. The program is held from 3:00 p.m. – 6:00 p.m. at Niagara Falls High School and from 2:30 p.m. – 5:30 p.m. at LaSalle Prep. The program offers tutoring, homework assistance, credit recovery (a program designed to earn back credits), SAT Prep, martial arts, yoga, dance, nutrition/etiquette classes and cooking classes. The program is 100 percent free.

Mrs. Poole stated that under the HOPE VI Community and Supportive Services Program, 109 construction jobs have been created. Fifty percent of those jobs have been filled by Housing Authority residents.

Mrs. Mariano announced the implementation of the "Operation SNUG" (guns spelled backwards) initiative. The program involves the hiring of outreach workers and violence interrupters to stop the shootings and killings in the Niagara Falls community. The program targets youth ages 14 – 25 who are either involved or at high risk to become involved in gang related activity. The program is modeled after the highly successful "CeaseFire" program.

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.

No comments were noted.

VII. Resident Participation and Activities Subsidy

Mrs. 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.

Mrs. Barone stated that the Housing Authority receives a small stipend - \$25 per unit for resident activities. Mrs. Barone asked attendees to prepare a \$1,500 budget and submit to her within 30 days.

Ms. Sanders stated that the Jordan Gardens Tenant Association held some very successful resident events over the past year – a Thanksgiving Feast, a Tribute to Michael Jackson, an end-of-summer Family Picnic and took up a collection to help the victims of Haiti.

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.

VII. Other

Mr. Steed stated that the Center Court Tenant Association will sponsor a Thanksgiving Feast on Monday, November 22, 2010 at 6:00 p.m. at the Doris W. Jones Family Resource Building.

Ms. Cowart thanked everyone for their attendance and input.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Fund 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: Summary

Line	Type of Grant <input checked="" type="checkbox"/> Capital Asset/Structure <input type="checkbox"/> Performance and Evaluation Report for Asset/Structure Supporting the Development Account	Grant Type and Number Capital Fund Program Grant No. (Y000001) 2011 Replacement Housing Fund Grant No. Date of CTR	Original	Total Available Cost		FY of Grant 2011 FY of Cost Approval
				Revised Annual Statement Number and Final Performance and Evaluation Report	Expended	
1	Total per CTR entry		0.00			
2	1406/Structure, Year 0 (excl. 20/07/18/21)		284,936.00			
3	1400/Maintenance services		75,000.00			
4	1410/Maintenance material (20% of net 21)		142,408.00			
5	1417/Asst		0.00			
6	1421/operational/structure		0.00			
7	1426/Per car tax		100,000.00			
8	1405/In Acquisition		0.00			
9	1405/In Acquisition		0.00			
10	1401/Storage/Structure		0.00			
11	1401/Storage/Structure		0.00			
12	1401/Storage/Structure		822,279.00			
13	1401/Storage/Structure					
14	1401/Storage/Structure					
15	1401/Storage/Structure					
16	1401/Storage/Structure					
17	1401/Storage/Structure					

* To be completed for the Performance and Evaluation Report
 ** To be completed for the Performance and Evaluation Report of a Periodic Annual Statement
 *** Office with Code 250 enters in our system may use 100% of CTR Grants for operations
 **** KMF tracks all the entries are:

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
 OMI No. 2577-0270
 Figures 4/30/2011

Part E - Summary		FY of Grant/2011	
PIA Name: <u>Capital Fund Program</u> No. <u>MI0002-0111</u> Budget Authority: <u>Section 108 of the HUD Act of 1965</u>		FY of Grant/2011 100% of Grant Approved	
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Annual for Director/Supervisor <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement Performance <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Disposition Account	Total Estimated Cost	Total Annual Cost
		Revised ¹	Expended
19a	514 Federal/State/Local/Other/Other PIA	0	
19b	500 Other/State/Local/Other/Other PIA Program 1	0	
19	Total/Summary/Total/Total/Total/Total/Total	0	
20	Amount of Annual Cost - Amount/Total/Total/Total	1,624,683.60	
21	Amount of the 20% Federal to State/State/State		
22	Amount of the 20% Federal to State/State/State		
23	Amount of the 20% Federal to State/State/State		
24	Amount of the 20% Federal to State/State/State		
25	Amount of the 20% Federal to State/State/State		
Signature of Executive Director: <u>[Signature]</u>		Date: <u>11/24/2010</u>	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 on a Revised Statement.
³ PIA's with more than one program may use the total of the OMI for the program.
⁴ All PIA's are self-reported here.

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

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

Part II: Supporting Pages		Capital Fund Program		Federal FY of Grant: 2011		
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY9801150011		FFY/Year No. Replacement Housing Fund Grant No		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Variances of Work
HA-Wide	Transfer to Operating Budget	1406	Lot	284,936.00		(21%)
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	147,168.00		(10%)
NY011000072	Non-Dwelling - Roof Replacement	1470	101 Bldgs	510,000.00		
Jordan Gardens	Non-Dwelling - Utility Replacement	1470	101 Bldgs	50,000.00		
	Non-Dwelling - Downspout Replacement	1470	101 Bldgs	272,175.00		
	1470 Sub Total			832,175.00		
HA-Wide						
	14 Home Inspection A/E Services	1430	Lot	100,000.00		
	1430 Sub Total					
	Page 3 of 5					

To be completed for the Performance Evaluation Report as a Required Annual Statement.
 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages
 PHA Name: Niagara Falls Housing Authority Grant Type and Number: Capital Fund Program Grant No.: NY0810-189-11
 CDFP Title: No.10 Replacement Housing Fund Grant No. Federal FY of Grant: 2011

Development Number Name/PHA-Work Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Revised Total	Funds Obligated ¹	Funds Expended ²	Source of Work
HA-Wide	Improve Resident Skills & Abilities through Empowerment & Technical Development - Conduct tenant training and self sufficiency initiatives through small business training and leadership development.	1403	Est	5,000.00				
HA-Wide	Small Training & Education Programs - Increasing skills (e.g. construction, maintenance, accounting, writing, mechanical) and abilities through activities and labor assistance.	1403	Est	10,000.00				
HA-Wide	Competition - Updating Software and Training - Increasing efficiency of the organization by providing network of computers throughout the Authority.	1408	Est	30,000.00				
HA-Wide	Improve Employee Morale & Relations - Provide workshops that promote harmony, teamwork and respect for diversity and employee recognition programs.	1408	Est	5,000.00				
HA-Wide	Improve Resident & Community Relations - Training will include understanding who our customers are and the program/areas of the Housing Auth.	1408	Est	20,000.00				
HA-Wide	Address Marketability of Housing Authority Developments - Develop and implement marketing strategies. Develop a master plan for the Authority.	1408	Est	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						
PHA Name/Number		Locality (City/County & State)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2011	Work Statement for Year 2 FFY: 2012	Work Statement for Year 3 FFY : 2013	Work Statement for Year 4 FFY : 2014	Work Statement for Year 5 FFY: 2015
B.	Physical Improvements Subtotal	Annual Statement	\$ 2,571,500.	\$ 2,036,500	\$ 4,666,800.	\$ 3,150,099.
C.	Management Improvements		75,000.	75,000	75,000	75,000
D.	PHA-Wide Non-dwelling Structures and Equipment		62,000.	73,600.	176,000.	164,500.
E.	Administration		0	0	0	0
F.	Other		0	0	0	0
G.	Operations		0	0	0	0
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		\$ 2,633,500.	\$ 2,185,100.	\$ 4,917,800.	\$ 3,389,599.
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$ 2,633,500.	\$ 2,185,100.	\$ 4,917,800.	\$ 3,389,599.

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
		Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year : <u>2012</u> FFY <u>2012</u>			Work Statement for Year: <u>2013</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	COCC/WH – Pave Whse Parking Lot	1	45,000.	COCC/WH – CO – Exterior Bldg. Rehab.	1	10,000.
Annual	COCC/WH- Replace Central Office Furnace	1	5,000.	COCC/WH – CO – Interior Bldg. Rehab.	1	3,000.
Statement	COCC/WH- Replace Central Office Roof	1	12,000.	COCC/WH – CO – New Phone System	1	40,600.
	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.	NY01100005/WT – Replace Roof and Insulate	1	500,000.
	NY01100005/WT – Landscaping Entrance & Patio Area	1	30,000.	NY01100005/WT – Bathroom Rehabilitation – Phase I	250	393,000.
	NY01100005/WT – Rehab Elevator Controls	2	75,000.	NY011000071/PC – Roof Replacement	32 Bldgs.	300,000.
	NY01100005/ST – Improve H/C Entrance In 08/09 Units	40	200,000.	NY011000071/PC – Replace/Upgrade Garbage Collection System	166	128,000.
	NY01100003/ST – New Apt. Entrance Doors	182	120,000.	NY011000071/PCCC - Landscaping	1	20,000.
	NY01100003/ST – Clean Ductwork 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.	NY01100003/ST – Renovate Vestibule Heaters	1	7,000.
	NY01100003/ST – Replace Boilers	4	135,000.	NY011000072/JG/CC/SS – Replace/Upgrade Garbage Collection System	101	128,000.
	NY011000072/JG/CC/SS Install Lights Over Kitchen Sinks	225	30,000.	NY011000072/JG/CC/SS – Masonry Repair	52 Bldgs.	80,000.
	NY011000072/JG/CC/SS – Ceiling Fans – Living Room & Kitchen	450	60,000.	NY011000072/JG/CC/SS – Replace Windows	1	7,000.
	NY011000072/JG/CC/SS – Install Dumpster Pads/Replace Garbage Collection System	225	76,000.	NY011000072/JG/CC/SS – Replace Siding	1	12,000.
	NY011000072/JG/CC/SS -- Replace Downspouts - Pipe to Own Storm Line	182	450,000.	NY011000072/JG/CC/SS – Replace Roofs	26 Bldgs.	409,000.
	NY011000072/JG/CC/SS Install Gutters on Front Porches	225	50,000.	NY011000072/JG/CC/SS – Replace Sewer Line	3	5,000.
	Page 2 of 5			NY011000072/JG/CC/SS – Renovate Kitchen	1	7,500.
	Subtotal of Estimated Cost		\$ 2,633,500.	Subtotal of Estimated Cost		\$ 2,110,100.

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2014</u> FFY <u>2014</u>			Work Statement for Year: <u>2015</u> FFY <u>2015</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	See	COCC/WH – Warehouse – Replace Furnace	1	6,000.	COCC/WH – WH– Fence Perimeter Replacement	1
Annual	COCC/WH – CO – Exterior Bldg. Rehab.	1	50,000.	COCC/WH – WH– Construct Road Salt Containment Building	1	42,000.
Statement	COCC/WH – Warehouse – Pave Parking Lot	1	45,000.	COCC/WH – CO – Replace Carpeting	1	55,000.
	NY01100003/ST – Exterior Building Rehab.	1	1,650,000.	NY01100003/ST - Clean Ductwork – Bldg. Upper Floors and Verticals	15 floors	170,081.
	NY01100003/ST – Expand Security Camera System	15 floors	20,000.	NY01100003/ST – Rehab Elevator Controls	Lot	100,000.
				NY01100003/ST – Replace Roof on Maintenance Building	1	32,000.
	NY01100005/WT – Bathroom Rehabilitation – Phase II	250	1,200,000.			
	NY01100005/WT – Replace Thermostats	500	40,000.			
	NY01100005/WT – Sanitary Lateral Rehab.	1	35,000.	NY01100005/WT – Clean Ductwork – Bldg. Upper Floors and Verticals	13 Floors	200,518.
	NY01100005/WT – Conversion of Electrical Heat System	1	1,253,000.	NY01100005/WT – Rehab Elevator Controls	Lot	100,000.
	NY011000071/PC – Gutter/Downspout Replacement	166	75,000.			
	NY011000071/PC – Roof Replacement	166	300,000.	NY011000071/PC – Interior Door Replacement	166 Apts.	1,000,000.
	NY011000071/PCCC – Gym Rehab.	1	75,000.	NY011000071/PC – Sidewalk Replacement	Lot	1,250,000.
	NY011000072/JG/CC/SS FRB – Interior Rehabilitation	1	60,000.			
	NY011000072/JG/CC/SS FRB – Upgrade Comm. Kitchen Ventilation	1	5,000.	NY011000072/JG/CC/SS – Replace Boilers	100	10,000.
	NY011000072/JG/CC/SS FRB – Side Upper Section of Theater Area	1	23,600.	NY011000072/JG/CC/SS – Masonry Repairs	24 Bldgs.	225,000.
	NY011000072/JG/CC/SS - Seal Asphalt Area	1	5,200.	NY011000072/JG/CC/SS – Reconstruct Window Wells and Install Glass Block Windows	24 Bldgs.	62,500.
	Page 3 of 5					
	Subtotal of Estimated Cost		\$ 4,842,800.	Subtotal of Estimated Cost		\$ 3,314,599.

Part I: Summary		
PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (Rev. #2 - February 24, 2010) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report		
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	-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
3	1408 Management Improvements	71,694.50	71,694.50	52,668.58	52,668.58
4	1410 Administration (may not exceed 10% of line 21)	143,699.00	143,699.00	143,699.00	136,780.14
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	78,467.00	66,689.79	66,689.79	11,500.00
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	647,431.00	647,431.00	647,431.00	587,431.00
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	208,305.50	220,082.71	220,082.71	220,082.71
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.

Part I: Summary						
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (Revision #2 dated February 24, 2010) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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	1,436,996.00	1,417,970.08	1,295,861.43	
21	Amount of line 20 Related to LBP 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 Stephanie W. Cowart Date 9/30/2010				Signature of Public Housing Director Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50108 (R#2) 2/24/10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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 ²	
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	114,344.00	Fully Obligated
	Employee Benefits	1410.9	2% - grant	29,355.00	29,355.00	29,355.00	22,436.14	Expenditure
	1410 Sub-Total			143,699.00	143,699.00	143,699.00	136,780.14	On Going
NY011000072 Amp 72 Fm. Res. Bldg	Non-Dwelling Roof Replacement	1470	Lot	208,305.50	208,305.50	208,305.50	208,305.50	FRB Roof
NY011000005 Amp 05 WT	Non-Dwelling Structures	1470	Lot	-0-	11,777.21	11,777.21	11,777.21	Rand & Jones Lobbies
	1470 Sub-Total			208,305.50	220,082.71	220,082.71	220,082.71	Fully Obl/Exp.
NY011000005 Amp 05 WT	Dwelling Structures Replace Emergency Generator	1460	Lot	60,000.00	60,000.00	60,000.00	-0-	WT Generator
NY011000071 Amp 71 Packard Ct	Dwelling Structures Exterior Renovations	1460	Lot	587,431.00	587,431.00	587,431.00	587,431.00	All State Dev. Fully Obl/Exp.
	1460 Sub-Total			647,431.00	647,431.00	647,431.00	587,431.00	
Fees & Costs	A/E Services	1430.1	Lot	78,467.00	66,689.70	66,689.70	11,500.00	Obl.Completed/ Exp. On Going

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.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P01150108(R#2- 2/24/10) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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 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 (01)	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 (02)	Lot	40,000.00	10,000.00	8,074.22	8,074.22	
	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 (03)	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	1408 (04)	Lot	5,000.00	1,694.50	1,694.50	1,694.50	

	programs.							
	Improve Resident & Community Relations - training will include understanding who our customers are and the purpose/mission of the Housing Authority.	1408 (05)	Lot	5,000.00	5,000.00	5,000.00	5,000.00	
	Address Marketability of Housing Authority Developments - develop and implement marketing strategies. Develop a master plan for the Authority.	1408 (06)	Lot	20,000.00	20,000.00	14,899.86	14,899.86	
	1408 Sub-Total			71,694.50	71,694.50	52,668.58	52,668.58	
NY06P01150108 (R.1) Continued								

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Niagara Falls Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide Management Improvements	06/12/10		06/12/12		Obligation and expenditure deadlines in accordance with ELOCCS System.
AMP 02 Family Resource Bldg.	06/12/10		06/12/12		
NY06P011005 AMP 05 Henry E. Wrobel Towers	06/12/10		06/12/12		
NY06P011007 Packard Court	06/12/10		06/12/12		
Page 6 of 6					

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

Part I: Summary		
PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (Revision #4 effective 2/24/10) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 9/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -	- 0 -	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³	285,898.00	285,898.00	285,898.00	285,898.00
3	1408 Management Improvements	67,500.00	67,500.00	23,797.30	23,797.30
4	1410 Administration (may not exceed 10% of line 21)	142,949.00	142,949.00	142,872.07	107,260.07
5	1411 Audit	- 0 -	- 0 -	-0-	-0-
6	1415 Liquidated Damages	- 0 -	- 0 -	-0-	-0-
7	1430 Fees and Costs	30,000.00	45,000.00	33,310.21	-0-
8	1440 Site Acquisition	- 0 -	- 0 -	-0-	-0-
9	1450 Site Improvement	38,000.00	13,000.00	-0-	-0-
10	1460 Dwelling Structures	772,215.00	772,215.00	527,557.00	527,557.00
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00	40,000.00	-0-	-0-
12	1470 Non-dwelling Structures	62,928.00	62,928.00	62,928.00	62,928.00
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.

Part I: Summary						
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (revision #4 effective 2/24/10) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
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)	1,429,490.00	1,429,490.00	1,076,362.58	1,007,440.37	
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 Stephanie W. Cowart Date 9/30/2010			Signature of Public Housing Director Date			

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	285,898.00	285,898.00	285,898.00	285,898.00	Obl/Exp. Comp.
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	142,949.00	142,949.00	142,872.07	107,260.07	Obl/Exp. OnGoing
HA-Wide	In House Inspections, A/E Services	1430	Lot	30,000.00	45,000.00	33,310.21	-0-	Obl/Exp. OnGoing
NY06URD011I106	Soil Remediation & Site Improvements	1450	Lot	38,000.00	13,000.00	-0-	-0-	Obl/Exp. OnGoing
NY011000003	Replace Lobby Furniture	1465	Lot	15,000.00	20,000.00	-0-	-0-	Obl/Exp. OnGoing
NY011000005	Replace Lobby Furniture	1465	Lot	15,000.00	20,000.00	-0-	-0-	Obl/Exp. OnGoing
NY011000005	Replace Boiler	1460	Lot	40,000.00	40,000.00	40,000.00	40,000.00	Obl/Exp. Comp.
NY011000071	Exterior Renovations	1460	Lot	487,557.00	487,557.00	487,557.00	487,557.00	Obl/Exp. Comp.
NY011000071	Replace Gas Lines in Crawlspace	1460	Lot/Partial	244,658.00	244,658.00	-0-	-0-	Obl/Exp. OnGoing
NY011000072	Replace Roof - Family Resource Bldg.	1470	Lot	50,000.00	50,000.00	50,000.00	50,000.00	Obl/Exp. Comp.
COCC/Warehouse	Replace Roof - Warehouse	1470	Lot	12,928.00	12,928.00	12,928.00	12,928.00	Obl/Exp. Comp.
Page 3 of 5								

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.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50109 (R#4) CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 ²	
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	12,000.00	-0-	-0-	-0-	Obligation and Expenditures are On-Going for BLI 1408
HA-Wide	Staff Training & Education Program - Increasing skills (eg. communication, maintenance, accounting, writing, mechanical) and abilities through seminars and tuition assistance.	1408	Lot	7,500.00	7,500.00	-0-	-0-	
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	32,000.00	23,020.46	23,020.46	
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	600.00	600.00	
HA-Wide	Improve Resident & Community Relations - Training will include	1408	Lot	5,000.00	5,000.00	176.84	176.84	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Niagara Falls Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Page 5 of 5					Obligation and Expenditure Deadlines In Accordance with ELOCCS System.
HA-Wide Activities	9/14/11		9/14/13		
NY011000072	9/14/11		9/14/13		
NY011000003	9/14/11		9/14/13		
NY011000005	9/14/11		9/14/13		
NY011000071	9/14/11		9/14/13		
COCC/Warehouse	9/14/11		9/14/13		
NY06URD011I106	9/14/11		9/14/13		

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

Part I: Summary		
PHA Name: Niagara Falls Housing Authority	Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 (Revision #2 dated 11/4/2010 - Correct Math Error Only) Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	- 0 -	-0-	-0-	-0-
2	1406 Operations (may not exceed 20% of line 21) ³	284,936.00	284,936.00	-0-	-0-
3	1408 Management Improvements	75,000.00	75,000.00	-0-	-0-
4	1410 Administration (may not exceed 10% of line 21)	142,468.00	142,468.00	22,003.55	22,003.55
5	1411 Audit	- 0 -	-0-	-0-	-0-
6	1415 Liquidated Damages	- 0 -	-0-	-0-	-0-
7	1430 Fees and Costs	100,000.00	96,636.00	-0-	-0-
8	1440 Site Acquisition	- 0 -	-0-	-0-	-0-
9	1450 Site Improvement	- 0 -	-0-	-0-	-0-
10	1460 Dwelling Structures	381,443.00	380,000.00	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	445,643.00	445,643.00	-0-	-0-
13	1475 Non-dwelling Equipment	- 0 -	-0-		
14	1485 Demolition	- 0 -	-0-		
15	1492 Moving to Work Demonstration	- 0 -	-0-		
16	1495.1 Relocation Costs	- 0 -	-0-		
17	1499 Development Activities ⁴	- 0 -	-0-		

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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: NY06P011-50110 (Revision #2 dated 11/4/2010) Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	- 0 -	-0-	-0-		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	- 0 -	-0-	-0-		
19	1502 Contingency (may not exceed 8% of line 20)	- 0 -	-0-	-0-		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,429,490.00	1,424,683.00	22,003.55	22,003.55	
21	Amount of line 20 Related to LBP Activities				Environmental Review Pending	
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 Stephanie W. Cowart Date 11/4/2010			Signature of Public Housing Director		Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 (Rev.#2) CFFP (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		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Transfer to Operating Budget	1406	Lot	284,936.00	284,936.00			
HA-Wide	Modernization Related Salaries/Benefits	1410	Lot	142,468.00	142,468.00	22,003.55	22,003.55	
NY011000071 (Packard Court)	Replace Gas Lines in Crawlspace	1470	Lot/Partial	250,643.00	250,643.00			
	Insulate Crawlspace/Install Sump Pit		Lot	195,000.00	195,000.00			
	1470 Sub Total			445,643.00	445,643.00			
NY011000071 (Packard Court)	Replace Furnaces	1460	166 Units	381,443.00	380,000.00			
	1460 Sub Total							
HA-Wide	In House Inspections, A/E Services	1430	Lot	100,000.00	96,636.00			
	1430 Sub Total							
	Page 3 of 5 - Revision #2 (11/4/2010)							

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.

Part II: Supporting Pages								
PHA Name: Niagara Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: NY06P011-50110 (Rev.#2) CFFP (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		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
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	5,000.00			
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	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	30,000.00			
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/mission of the Housing Auth.	1408	Lot	5,000.00	5,000.00			
HA-Wide	Address Marketability of Housing	1408	Lot	20,000.00	20,000.00			

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Niagara Falls Housing Authority				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Page 5 of 5					Obligation and Expenditure Deadlines In Accordance with ELOCCS System.
HA-Wide Activities	9/30/12		9/30/14		
NY011000071	9/30/12		9/30/14		

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

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.

Niagara Falls Housing Authority ~ Statement of Progress

- Goal One:** Manage the Niagara Falls Housing Authority's existing public housing program in an efficient and effective manner thereby 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.
- 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 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.
- 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.
- 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.
- 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.