

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

Buffalo Municipal Housing Authority

70th Anniversary 1934-2004

5-Year Plan
for Fiscal Years 2004 - 2008

Annual Plan
for Fiscal Year 2004

4/2/04 Final Version

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

**PHA Plan
Agency Identification**

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

PHA Number: NY002

PHA Fiscal Year Beginning: 07/01/2004

Public Access to Information

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

- Main administrative office of the BMHA: 300 Perry St., Buffalo, NY 14204.
- PHA development management offices: see attachment – List of Development Management Offices.
- PHA local offices: Public Housing Occupancy & Marketing Department; Section 8 Housing Department – 245 Elmwood Ave., Buffalo, NY 14222.

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

Other PHA Goals and Objectives: (list below)

BMHA will promote self-sufficiency among participating families including the coordination of supportive services.

Self-Sufficiency Programs / Services and Programs

Section 3 Program will provide residents with employment opportunities in the construction field through BMHA Section 3 covered projects.

Computer Literacy Program will provide residents with an introduction to basic applications in Microsoft Office Word, Excel, PowerPoint and keyboarding skills enhancement.

BMHA Employment Centers will provide employment-related services

intended to assist resident job seekers with a self-directed job search. The four centers are conveniently located on housing authority properties.

Workforce Investment Act “One Stop” Center provides residents intensive services such as case management, approved welfare-to-work training and job placement assistance through partner agencies.

Advanced Technology Training and Information Networking Lab
The technology lab will provide residents with skills development software and structured classes in addressing academic, occupational and life skills needs.

Supportive Services includes a Clothing Closet, transportation assistance for job search activities and the Earned Income Disallowance for qualifying family members.

Community Service Requirement

Each adult resident between the ages of 18-61 shall:

- A. Contribute 8 hours of community service (not including political activities) in the community that the adult resides; or
- B. Participate in an approved economic self-sufficiency program for 8 hours per month.

Adult residents exempted:

- A. Residents 62 years of age or older
- B. Disabled residents
- C. Employed residents
- D. Residents engaged in work activity (as defined in the Social Security Act), or engaged in a NY State compliant work activity program including welfare-to-work activities.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

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

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary.....	1
ii. Table of Contents	2
1. Housing Needs.....	7
2. Financial Resources.....	15
3. Policies on Eligibility, Selection and Admissions.....	16
4. Rent Determination Policies.....	25
5. Operations and Management Policies	29
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing.....	36
10. Conversions of Public Housing.....	45
11. Homeownership	46
12. Community Service Programs.....	48
13. Crime and Safety	51
14. Pets (Inactive for January 1 PHAs)	53
15. Civil Rights Certifications (included with PHA Plan Certifications)	53
16. Audit.....	53
17. Asset Management	54
18. Other Information.....	54

Attachments

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

Required Attachments:

- 1. ny002a01 Required Analysis of the need for deconcentration of poverty and income mixing.
- 2. ny002b01 FY 2004 Capital Fund Program Annual Statement and Capital Fund Program 5-Year Action Plan.
- 3. ny002c01 Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- 4. PHA Management Organizational Chart
- 5. ny002d01 RAB Membership
- 6. ny002e01 Resident Membership of BMHA Board
- 7. ny002f01 2004 Replacement Housing Factor
- 8. ny002g01 BMHA Pet Rules
- 9. ny002h01 Substantial Deviation Definition
- 10. ny002i01 Section 8 Homeownership Program Capacity Statement
- Public Housing Drug Elimination Program (PHDEP) Plan
- Other (List below, providing each attachment name)
 - 11. List of Development Management Offices.
 - 12. Operating Budget
 - 13. BMHA A.C.O.P
 - 14. Designated Housing Plan
 - 15. Stipulation of Settlement and Consent Decree – Comer vs. Cisneros
 - 16. BMHA Section 8 Administrative Plan
 - 17. Report on Audit of Financial Statements
 - 18. Agency Plan Public Hearing Minutes
 - 19. City of Buffalo Consolidated Plan/County of Erie Consolidated Plan
 - 20. Fair Housing Statement
 - 21. Eradication of Pest Infestation
 - 22. BMHA Inspection Handbook
 - 23. Approved Hope VI application
 - 24. Most recent self-sufficiency grant reports/TANF agreement
 - 25. a.) BMHA certification of compliance with PHA plan and Board Resolution.
 - b.) Certification of City of Buffalo Official of consistency with Consolidated Plan.
 - c.) Certification of Drug-Free Workplace.
 - d.) Disclosure of Lobbying Activities / Certification of Payments to Influence Federal Transactions.

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) BMHA Inspection Handbook included.	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to Section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under Section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Accessibilit y	Size	Location
Income <= 30% of AMI	20,976	5	4	5	3	3	4
Income >30% but <=50% of AMI	9,315	5	3	4	3	3	4
Income >50% but <80% of AMI	2,909	4	3	4	3	3	4
Elderly	5,235	5	1	2	4	1	5
Families with Disabilities	52,309 *	4	5	4	5	4	5
Race/Ethnicity White-non Hispanic	14,505	5	4	3	3	3	4
Race/Ethnicity Black-non Hispanic	14,923	5	4	3	3	3	4
Race/Ethnicity Hispanic	3,199	5	4	3	3	3	4
Race/Ethnicity All Households	33,627	5	4	3	3	3	4

* Total Renter/Non-Renter Persons with Disabilities (age 5—64 yrs)

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003-4
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing – Community Wide			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	760	100	
Extremely low income <=30% AMI	742	97.6	
Very low income (>30% but <=50% AMI)	13	1.8	
Low income (>50% but <80% AMI)	5	.6	
Families with children	667	88	
Elderly families	41	5	
Families with Disabilities	52	7	

Housing Needs of Families on the Waiting List			
Race/ethnicity-white	81	10.7	
Race/ethnicity-black	549	72.2	
Race/ethnicity-Hispanic	122	16.1	
Race/ethnicity-Indian	6	.8	
Race/ethnicity-Asian	2	.2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	107	16.1	
2 BR	265	39.7	
3 BR	95	14.2	
4 BR	168	25.2	
5 BR	25	3.7	
5+ BR	7	1.1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance – NY002			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	220	100	45
Extremely low income <=30% AMI	134	61	
Very low income (>30% but <=50% AMI)	77	35	
Low income (>50% but <80% AMI)	8	4	
Families with	113	51	

Housing Needs of Families on the Waiting List			
children			
Elderly families	12	5	
Families with Disabilities	55	25	
Race/ethnicity-White/Hispanic	20	9	
Race/ethnicity-White/Non-Hispanic	43	20	
Race/ethnicity-Black/Hispanic	10	5	
Race/ethnicity-Black/Non-Hispanic	145	66	
Race/ethnicity-other	2	2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 3 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance – NY449
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1082	100	62
Extremely low income <=30% AMI	785	73	
Very low income (>30% but <=50% AMI)	279	26	
Low income (>50% but <80% AMI)	14	1	
Families with children	698	65	
Elderly families	32	3	
Families with Disabilities	225	21	
Race/ethnicity-White/Hispanic	336	31	
Race/ethnicity-White/Non-Hispanic	0	0	
Race/ethnicity-Black/Hispanic	21	2	
Race/ethnicity-Black/Non-Hispanic	702	65	
Race/ethnicity-other	19	2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 7			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	\$ 18,791,555	Operating Expenses
b) Public Housing Capital Fund	7,708,103	Physical & Management Improvements
c) HOPE VI Revitalization	3,223,865	Demo/Revitalization- Lakeview Homes
d) HOPE VI Demolition	2,652,026	Demo 298 units Commodore Perry Homes
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,881,898	HAP/UAP Payments Administrative Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	Drug Elimination Initiatives
g) Resident Opportunity and Self- Sufficiency Grants	280,607	Employment Centers Service Coordinators
	50,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Replacement Housing Factor	4,615,408	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP-2002	\$ 3,969,238	
3. Public Housing Dwelling Rental Income	8,446,580	
4. Other income (list below)		
Interest on Investments	100,000	
Other HUD Operating Receipts	620,800	
5. Non-federal sources (list below)		
NY State Program (Operating)	1,715,157	
NY State PHDEP	106,201	
Total resources	\$ 59,181,705	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

Applications are available at many participating agency locations.

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? 1 Former NY State funded development converted to Federal.

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
Central Tenant Selection office, where staff is available to assist for inquiries, verification, appeals, and processing approvals.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
 BMHA has a set-aside of units for emergency placement under specific criteria (Ray of Hope Program) and for Grandparents with Children.
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

b. How often must residents notify the PHA of changes in family composition?

(Select all that apply)

- At an annual re-examination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)
When family income changes.

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer Section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based Section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Name and address of previous landlord, upon request.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office

- Other (list below)
Section 8 Housing Program, 245 Elmwood Ave., Buffalo, N.Y. 14222

(3) Search Time

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

If yes, state circumstances below:

Verification of an active search for housing.

As reasonable accommodation for market conditions.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

- Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare

rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

Included in Admissions and Continued Occupancy Policy (BMHA ACOP)

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

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

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

Plan under review to use for hard to sell developments or types of units.

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)
Secondary wage earner exemption for married spouse
\$1000 deduction for working family

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
Income deceases; Family composition changes; re-exam.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

Where assistance is pending.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3346	697 (16.8%)
Section 8 Vouchers	1095	111 (10.1%)
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Under contract with Ashland Pest Control for IPM Program.
ACOP
- (2) Section 8 Management: (list below)
Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)
Section 8 office
245 Elmwood Ave.
Buffalo, NY 14222

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) NY002b01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment NY002c01

-or-

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

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

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

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

1. Development name: Lakeview Homes
2. Development (project) number: NY002001
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway – Phase III, 67 units, Site Based List.

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

If yes, list development name/s below: Determination will be made upon completion of Master Plans for Jasper Parrish, Commodore Perry, Scattered Sites, and A.D. Price.

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

If yes, list developments or activities below:
Master Plans in development for Jasper Parrish, Commodore Perry, Scattered Sites, and A.D. Price.

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

If yes, list developments or activities below:
Replacement Housing;
Replacement of Housing designated for demolition.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Jasper Parrish 1b. Development (project) number: NY 002006
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning underway: 1/1/04.</u>
5. Number of units affected: 193 – total number of 193 units to be replaced
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year – exact date to be determined b. Projected end date of activity: To be determined upon completion of demolition/construction documents.

Demolition/Disposition Activity Description
1a. Development name: Commodore Perry Homes 1b. Development (project) number: NY 002003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur</u>

during current fiscal year.
5. Number of units affected: 330 – total number of 330 units to be replaced.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year, exact date to be determined upon completion of specifications. b. Projected end date of activity: To be determined upon completion of specifications.

Demolition/Disposition Activity Description
1a. Development name: Commodore Perry Extension 1b. Development (project) number: NY 002005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during current fiscal year</u>
5. Number of units affected: 84 – total number of 84 units to be replaced.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year, exact date to be determined upon completion of specifications. b. Projected end date of activity: To be determined upon completion of specifications.

Demolition/Disposition Activity Description
1a. Development name: Woodson Gardens 1b. Development (project) number: NY 0020032 (b)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date application approved, submitted, or planned for submission: <u>Planning to occur during current fiscal year</u>
5. Number of units affected: 30 – total number of 30 units to be replaced.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year, exact date to be determined upon completion of specifications. b. Projected end date of activity: To be determined upon completion of specifications.

Demolition/Disposition Activity Description
1a. Development name: Redwood Village 1b. Development (project) number: NY 002032 (a)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during current fiscal year</u>
5. Number of units affected: 30 – total number of 30 units to be replaced
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year, exact date to be determined upon completion of specifications. b. Projected end date of activity: To be determined upon completion of specifications.

Demolition/Disposition Activity Description
1a. Development name: Scattered Site C 1b. Development (project) number: NY 002032 (c)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during current fiscal year</u>
5. Number of units affected: 30 – total number of 30 units to be replaced.
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: During current fiscal year, exact date to be determined upon completion of specifications. b. Projected end date of activity: To be determined upon completion of specifications.

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description

1a. Development name: Commodore Perry Extension 1b. Development (project) number: NY-002005
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/12/04</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 112 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Shaffer Village 1b. Development (project) number: NY-002008
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>4/12/04</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 18 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kenfield Homes 1b. Development (project) number: NY-002010
2. Designation type: Occupancy by only the elderly <input type="checkbox"/>

Occupancy by families with disabilities <input checked="" type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 122
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kelly Gardens
1b. Development (project) number: NY-002013
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 30
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Schwab Terrace
1b. Development (project) number: NY-002014
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input checked="" type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 34
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: F.A. Sedita Apartments
1b. Development (project) number: NY-002016
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 101
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Holling Homes
1b. Development (project) number: NY-002018
2. Designation type:

Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 132 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kowal Apartments 1b. Development (project) number: NY-002019
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Elmhurst Apartments 1b. Development (project) number: NY-002020

2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Slater Courts 1b. Development (project) number: NY-002021
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 24 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: L.B. Johnson Apartments

1b. Development (project) number: NY-002022
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 206 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Camden Apartments 1b. Development (project) number: NY-002026
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 12 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: Stuyvesant Apartments 1b. Development (project) number: NY-002027
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 148 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Msgr. Geary Apartments 1b. Development (project) number: NY-002031
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Mullen Manor 1b. Development (project) number: NY-002034
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 40
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: LaSalle Courts 1b. Development (project) number: NY-002011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>11/21/03</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan (no revisions to current plan)
Number of units affected: 18
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name: All Family Developments	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input checked="" type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input checked="" type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units	

Other (describe below) Assessment will determine strategy.

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

Homeownership program in planning process.

2. Activity Description

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

Homeownership activity determination will be made upon completion of planning process.

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Assessment incomplete.	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: Development process.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 1/1/04

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to Section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or Section 8 participants or both)
<i>Section 3 Program: employment opportunities in construction.</i>	<i>100</i>	<i>Specific Criteria</i>	<i>BMHA</i>	<i>Public Housing</i>
<i>Computer Literacy: basic computer applications</i>	<i>45</i>	<i>Specific Criteria</i>	<i>Buffalo Public Schools Adult Education Division</i>	<i>Public Housing</i>
<i>Employment Centers: self-directed job search activities</i>	<i>100</i>	<i>Specific Criteria</i>	<i>BMHA</i>	<i>Public Housing</i>

<i>Intensive Services: training, case management, and placement assistance.</i>	<i>10</i>	<i>Other</i>	<i>Buffalo Employment & Training Center</i>	<i>Public Housing</i>
<i>ATTAIN Technology Lab: development in academic, occupational & life skills.</i>	<i>70</i>	<i>Specific Criteria</i>	<i>SUNY</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

24CFR Part 903.7 9 (m)

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

All family developments.

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

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

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

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

Crime and Drug Prevention activities are demonstrated in all the Buffalo Municipal Housing Authority Developments.

Each activity listed in section B.1. reflects differently from development to development:

1. BMHA family developments utilize the largest number of agencies for crime and drug prevention. For crime and drug prevention, BMHA resident organizations work with equal effectiveness in both family and senior developments.
2. Defensible space principles are considered to assist crime prevention through environmental design. Consideration is given for every new project or re-development.

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]
attached as NY002g01

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
Master Plan development for several family developments.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment NY002c01
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below: All tenant recommendations for modernization issues are considered. Comments for Maintenance, Management, and Public Safety are also considered and do not warrant a change in the Plan itself.
- Other: (list below)

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations

- Other (list) All adult recipients of PHA assistance including those residing in recently privatized developments.

C. Statement of Consistency with the Consolidated Plan

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

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

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

All Comprehensive Grant, Management Policy, and Authority business is consistent with Consolidated Plan objectives.

- Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Non-dwelling Structures	
13	1475 Non-dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

BMHA 2004 Agency Plan attachment NY002a01

**Required analysis of development average incomes at
general occupancy developments of the BMHA pursuant**

Completed February 3, 2004 pml

Development number	Development name	current residents	Aggregate income	Average income	Bedroom adjustment factor	Adjusted Average income	Does average income fall within the adjusted EIR?
NY002003	C.Perry Homes	241	2157929	8954	1.02	8778	Yes
NY002004	A.D.Price Extension	146	1232729	8443	1.02	8277	Yes
NY002005	C.Perry Extension	268	2576230	9613	0.96	10014	Yes
NY002006	Jasper Parrish	179	2040245	11398	1.21	9420	Yes
NY002008	Shaffer Village	196	1568364	9280	1.13	8212	Yes
NY002010	Kenfield Homes	564	5857215	10385	1.07	9706	Yes
NY002011	LaSalle Courts	192	1855156	9662	1.02	9473	Yes
NY002012	Langfield Homes	294	3278601	11152	1.12	9957	Yes
NY002045	Ferry Grider Homes	189	2208974	11688	1.05	11131	Yes
Total aggregate income:			22775443				
Aggregate bedroom adjustment factor					1.07		
Total current residents:		2269					
Aggregate average income:			10038				
Adjusted aggregate average income						9381	
85% of aggregate average income				8532			
Lower limit of Established income range (85% of adjusted aggregate income)							7974
115% of aggregate average income				11543			10788
30% of area median income (52500)				15750			
Upper limit of Established income range (greater of 115% of average income or 30% of area median income)							15750

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	\$1,954,875			
3	1408 Management Improvements Soft Costs	\$791,423			
	Management Improvements Hard Costs	-0-			
4	1410 Administration	\$1,088,688			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	\$759,298			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	\$788,267			
10	1460 Dwelling Structures	\$4,093,823			
11	1465.1 Dwelling Equipment—Non-expendable	15,000			
12	1470 Non-dwelling Structures	\$6,500			
13	1475 Non-dwelling Equipment	\$ 76,500			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1498 Development Activities	-0-			
19	1502 Contingency	\$ 200,000			
20	Amount of Annual Grant: (sum of line 1 - 19)	\$9,774,374			
21	Amount of Line 20 Related to LBP Activities	-0-			
22	Amount of Line 20 Related to Section 504 compliance	\$102,604			
23	Amount of Line 20 Related to Security –Soft Costs	-0-			
24	Amount of Line 20 Related to Security-- Hard Costs	\$252,000			
25	Amount of Line 20 Related to Energy Conservation	\$1,976,998			
26	Collateralization Expenses or Debt Service				

Sharon M. West, Executive Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
OPERATIONS CF-04-40a	Operations:		1406		\$1,954,875		
				Total 1406	\$1,954,875		
MANAGEMENT IMPROVE. CF-04-35a	Departmental Staffing: (Incl. 50% Fringe, Longevity) 1. Occupancy & Marketing: (1) Occupancy Assistant [\$54,778] (1) Housing Aide [1 @ \$53,918] (1) Suprv of Const. Mod [\$72,455] 2. Executive: (1) Employment Training Coord. [\$81,524] (1) Admin. of Employ. & Training [\$101,625] (1) Grant Coordinator [50%- \$37,713] (1) Asst. Exec Dir./Planning & Development [\$124,297] 3. M.I.S.: (1) System Support Specialist [\$77,580] (1) Asst. Computer Programmer [\$67,533]		1408		\$671,423		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
MANAGEMENT IMPROVE. (cont.)								
CF-04-35b	Occupancy & Marketing: 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans		1408		75,000			
CF-04-35c	Capital Improvements: 1. Training		1408		5,000			
CF-04-35d	Executive: 1. Drug Testing (\$10,000)		1408		10,000			
CF-04-35e	MIS: 1. Software		1408		<u>30,000</u>			
				Total 1408	\$791,423			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
ADMIN. CF-04-36a	Administration: 1. Salaries (50% Fringe, Longevity & Auto Allowance) 2. Advertising 3. Publications 4. Office Operations & Supplies		1410		\$1,056,188 15,000 2,500 <u>15,000</u> Total 1410 \$1,088,688		
FEES AND COSTS CF-04-37a	Fees and Costs: 1. A/E fees, costs, and services 2. (3) Site Construction Managers (Salaries 50% Fringe, Longevity & Auto Allowance)		1430		500,000 <u>259,298</u> Total 1430 \$759,298		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-2 A.D.Price Courts CF-04-2	a. Site beautification	1450	4.11 Acres	\$	915		
	b. Exterior rehab. Roofs/Brick-Phase I	1460		\$	185,000		
	c. Repair Interior Steps	1460	13 Bldg's	\$	10,000		
	d. Replace Thermo-Panes(Phase II)	1460	68 Units	\$	108,022		
	e. Replace Boiler @ Bldg. J	1460	1	\$	<u>125,000</u>		
	Project Total				\$428,937		
NY2-3 Commodore Perry Homes CF-04-3	a. Site beautification	1450	31.28 Acres	\$	6,965		
	b. Alarm System boiler room	1460	1	\$	<u>2,500</u>		
	Project Total				\$9,465		
NY2-4 A.D. Price Extension CF-04-4	a. Site beautification	1450	6.68 Acres	\$	<u>1,487</u>		
	Project Total				\$1,487		
NY2-5 Commodore Perry Extension CF-04-5	a. Site beautification	1450	14.2 Acres	\$	3,162		
	b.. Thermo-Panes glazing R/H	1460		\$	22,500		
	c. Rear R/H-Address Signage	1460	84 Apt's	\$	11,000		
	d.. Window caulking R/H	1460	84 Apt's	\$	35,000		
	e. Rehab Old Elevators @ 6 High rises	1460	6	\$	<u>548,708</u>		
	Project Total					\$620,370	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-6 Jasper Parrish CF-04-6	a. Site beautification	1450	14.38 Acres	\$	3,202		
	b. Rear Address Signage	1460	187 Apt's	\$	<u>15,000</u>		
				Project Total		\$18,202	
NY2-8 Shaffer Village CF-04-8	a. Site beautification	1450	9.89 Acres	\$	2,202		
	b.. Boiler @ 112 Isabelle	1460	1	\$	12,500		
	c.. Hot Water Tanks @ walk-ups	1460	7	\$	<u>90,000</u>		
			Project Total		\$104,702		
NY2-10 Kenfield Homes CF-04-10	a. Site Beautification	1450	47.45 Acres	\$	10,566		
	b. Mailboxes @ W/U buildings	1460	16 Bldgs.	\$	21,360		
	c. H/W tanks & boilers	1460	3	\$	75,000		
	d. R/H Rear Address Signage	1460	536	\$	24,800		
	e. Boiler #3 Control	1460	1	\$	84,681		
	f. Re-Tube #3 Boiler	1460	1	\$	38,000		
	g. Replace underground Steam & Return lines	1460		\$	<u>210,000</u>		
			Project Total		\$464,407		
NY2-11 LaSalle Courts CF-04-11	a. Site Beautification	1450	13.64 Acres	\$	3,037		
	b. Parking Lots/Sidewalks/Curbs	1450		\$	525,000		
	c. Rubber surface playground	1450	1	\$	32,000		
	d. Front Porch Lights	1460	206	\$	52,000		
	e. Rear Address Signage	1460	188	\$	<u>12,500</u>		
			Project Total		\$624,537		

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-12 Langfield Homes CF-04-12	a. Site beautification		1450	33.93 Acres	\$7,555			
	b. Service Drive Lights		1450	12	\$112,000			
	c. Rear Address Signage		1460		\$31,000			
	d. Replace Doors & Install Concrete Mowing Strips @ Breaker Boxes		1460	9	<u>\$18,000</u>			
					Project Total	\$168,555		
NY2-13 Kelly Gardens CF-04-13	a. Site beautification		1450	1.77 Acres	\$394			
	b. Parking Lot Lights		1450		\$25,000			
	c. Rear Address/Signage		1460		<u>\$3,000</u>			
					Project Total	\$28,394		
NY2-14 Schwab Terrace CF-04-14	a. Site beautification		1450	1.88 Acres	\$419			
	b. Ranges		1465.1	34	\$15,000			
	c. Community. Room Rehab. (partition wall separating Comm. Room from Laundry room)		1470	1	<u>\$5,000</u>			
					Project Total	\$20,419		
NY2-16 Sedita Apts. CF-04-16	a. Site beautification		1450	1.22 Acres	\$ 271			
	b Site Work		1460		<u>\$20,000</u>			
					Project Total	\$20,271		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-18 Holling Homes CF-04-18	a. Site Beautification		1450	6.31 Acres	\$ 1,405			
	b. Bath/kitchen ceiling fans		1460	132 Apt's	<u>\$158,000</u>			
				Project Total	\$159,405			
NY2-19 Kowal Apts. CF-04-19	a. Site beautification		1450	.72 Acres	<u>\$161</u>			
				Project Total	\$161			
NY2-20 Elmhurst Apts. CF-04-20	a. Site beautification		1450	.55 Acres	\$122			
	b. Community Room lights		1470	4	<u>\$1,500</u>			
				Project Total	\$1,622			
NY2-21 Slater Courts CF-04-21	a. Site beautification		1450	.7 Acres	\$156			
	b. Site Work fencing & pave parking .lot		1450		\$46,000			
	c. Comm. Room Ventilation		1460	1	\$2,286			
	d. Dryer Vents		1460	24	\$12,524			
	e. Boiler Room, Vents		1460	3	\$ 5,375			
	f. Meter/pull boxes		1460	24	\$ 5,000			
	g. Replace windows, glass block & siding		1460	3 Bldgs.	<u>\$150,000</u>			
				Project Total	\$221,341			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-22 L.B. Johnson CF-04-22	a. Site Beautification	1450	3.5 Acres	\$679			
	b. Replace Windows & Patio Doors (226 Windows & 198 Doors)	1460		<u>\$650,000</u>			
	Project Total			\$650,679			
NY2-26 Camden Apts. CF-04-26	a. Site beautification	1450	.38 Acres	<u>\$84</u>			
	Project Total			\$84			
NY2-27 Stuyvesant Apts. CF-04-27	a. Site beautification	1450	1.61 Acres	\$358			
	b. Lightning Protection	1460	1	\$9,710			
	c. Hallway railings	1460	6 Floors	\$52,500			
	d. Office Re-Modeling Occ. & Mktg.	1460		\$ 5,000			
	e. H/C ramps/doors/lift, rear of building	1460		\$65,000			
	f. Replace 2 Roof-top Hallway Fans	1460	2	\$42,000			
	g. Replace 1 st . Floor HVAC System @ S/End & N/End of Bldg.(Inc. Frame)	1460	3	\$67,000			
	h. Replace Potable Water Booster Pump	1460	1	<u>\$18,000</u>			
Project Total			\$259,568				
NY2-31 Msgr. Geary Apts. CF-04-31	a. Site beautification	1450	1.32 Acres	\$294			
	b. Heat system Mgmt. Office	1460	1	\$2,500			
	c. Replace rear gate	1460	2	\$2,000			
	d. Replace All Windows & Patio Doors (144 Windows & 100 Doors)	1460		<u>\$325,000</u>			
	Project Total			\$329,794			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
NY2-32A (Site A) Redwood CF-04-32A	a. Site beautification		1450	3.47 Acres	\$772			
	b. Roof Replacement		1460	9 Bldg's	\$125,000			
	c. Ranges		1460	30	<u>\$17,490</u>			
				Project Total	\$143,262			
NY2-32B (Site B) Woodson CF-04-32B	a. Site beautification		1450	3.9 Acres	\$868			
	b. Roof Replacement		1460	16 Bldg's	<u>\$140,000</u>			
				Project Total	\$140,868			
NY2-32C (Site C) Various CF-04-32C	a. Site beautification		1450	1.73 Acres	\$385			
	b. Roof Replacement		1460	8 Bldg's	<u>\$90,000</u>			
				Project Total	\$90,385			
NY2-34 Mullen Manor CF-04-34	a. Site beautification		1450	1.8 Acres	\$401			
	b. Stoves		1460	41	\$14,350			
	c. Re-Surface Parking Lot/Site Lighting H/C Curb Cuts		1460		<u>\$30,000</u>			
				Project Total	\$44,751			

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
NY2-45 Ferry Grider Homes CF-04-45	a. Site Beautification		1450	9.6 Acres		\$ 2,137			
	b. Front/Rear Storm Doors		1460	420		<u>\$174,317</u>			
				Project Total		\$176,454			
NY2-46 515 Clinton CF-04-46	a. Site Beautification		1450	1.21 Acres		\$270			
	b. Emergency Generator		1460	1		\$30,000			
	c. Battery Back-up Emergency Lights		1460	31		\$ 9,200			
	d. Replace Compactor & Chute Doors		1460	1		\$31,500			
	e. Exterior Rehab. Brickwork & Stucco		1460			\$10,000			
	f. Install Security System & Cameras		1460	1		\$50,000			
	g. C/O Detectors/Smoke Detectors		1460	59		<u>\$44,500</u>			
					Project Total		\$175,470		

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
Non-Dwelling Equipment								
CF-04-38a	Capital Improvements: 1. Misc. equipment		1475		\$1,500			
CF-04-38b	Management / FSS 1. Tenant Transportation Van		1475	1	<u>\$75,000</u>			
				Total 1475	\$76,500			
BMHA WIDE Contingency								
CF-04-39a	1. Contingency		1502		<u>\$200,000</u>			
				Total 1502	\$200,000			
				TOTAL CAPITAL FUND	\$9,774,374			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: NY06P00250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY2-2 Price Courts	06/30/2006			06/30/2008			
NY2-3 Commodore Perry Homes	06/30/2006			06/30/2008			
NY2-4 Price Extension	06/30/2006			06/30/2008			
NY2-5 Commodore Perry Ext.	06/30/2006			06/30/2008			
NY2-6 Jasper Parrish	06/30/2006			06/30/2008			
NY2-8 Shaffer Village	06/30/2006			06/30/2008			
NY2-10 Kenfield Homes	06/30/2006			06/30/2008			
NY2-11 LaSalle Courts	06/30/2006			06/30/2008			
NY2-12 Langfield Homes	06/30/2006			06/30/2008			
NY2-13 Kelly Gardens	06/30/2006			06/30/2008			
NY2-14 Schwab Terrace	06/30/2006			06/30/2008			
NY2-16 Sedita Apartments	06/30/2006			06/30/2008			
NY2-18 Holling Homes	06/30/2006			06/30/2008			
NY2-19 Kowal Apartments	06/30/2006			06/30/2008			
NY2-20 Elmhurst Apartments	06/30/2006			06/30/2008			
NY2-21 Slater Courts	06/30/2006			06/30/2008			
NY2-22 L. B. Johnson Apts.	06/30/2006			06/30/2008			
NY2-26 Camden Apartments	06/30/2006			06/30/2008			
NY2-27 Stuyvesant Apts.	06/30/2006			06/30/2008			
NY2-31 Msgr. Geary Apts.	06/30/2006			06/30/2008			
NY2-32A (Site A) Redwood	06/30/2006			06/30/2008			
NY2-32B (SiteB) Woodson	06/30/2006			06/30/2008			
NY2-32C (Site C) Various	06/30/2006			06/30/2008			
NY2-34 Mullen Manor	06/30/2006			06/30/2008			
NY2-45 Ferry Grider	06/30/2006			06/30/2008			
NY2-46-515 Clinton	06/30/2006			06/30/2006			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 07/01/05	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 07/01/06	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 07/01/07	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 07/01/08
	See Annual Statement				
BMHA WIDE Operating 1406		1,541,621	1,541,621	1,541,621	1,541,621
BMHA WIDE Management Improvements 1408		\$791,423	\$791,423	\$791,423	\$791,423
BMHA WIDE Administration 1410		1,088,688	1,088,688	1,088,688	1,088,688
BMHA WIDE Fees and Costs 1430		759,298	759,298	759,298	759,298
NY2-2 Price Courts		\$ 915	\$ 915	\$ 915	\$ 915
NY2-3 Perry Homes		\$11,965	\$ 6,965	\$6,965	\$6,965
NY2-4 Price Ext.		\$1,487	\$ 1,487	\$1,487	\$1,487
NY2-5 Perry Extension		\$108,662	\$ 7,265	\$3,162	\$3,162
NY2-6 Jasper Parrish		\$3,202	\$ 3,202	\$3,202	\$3,202
NY2-8 Shaffer Village		\$50,202	\$91,758	\$2,202	\$2,202
NY2-10 Kenfield		\$488,666	\$10,566	\$10,566	\$445,566
NY2-11 LaSalle		\$3,037	\$1,173,101	\$934,588	\$934,588
NY2-12 Langfield		\$7,555	\$ 7,555	\$ 7,555	\$ 7,555
NY2-13 Kelly		\$138,695	\$ 394	\$ 394	\$ 394
NY2-14 Schwab		\$35,419	\$157,431	\$ 419	\$ 419
NY2-16 Sedita		\$8,771	\$ 271	\$271	\$1,035,271
NY2-18 Holling		\$1,405	\$1,405	\$1,405	\$ 1,405
NY2-19 Kowal		\$161	\$14,773	\$ 161	\$ 161
NY2-20 Elmhurst		\$122	\$ 122	\$ 122	\$ 122
NY2-21 Slater Courts		\$20,856	\$201,941	\$ 156	\$ 156
NY2-22 L.B. Johnson		\$679	\$ 679	\$ 679	\$987,356
NYS-26 Camden		\$15,797	\$144,839	\$ 84	\$ 84
NY2-27 Stuyvesant		\$59,858	\$8,242	\$ 358	\$ 358
NY2-31 Msgr. Geary		294	\$ 294	\$ 294	\$ 294

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Buffalo Municipal Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 07/01/05	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 07/01/06	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 07/01/07	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 07/01/08	
	See Annual Statement					
NY2-32A Redwood		\$57,826	\$14,661	\$ 772	\$ 772	
NY2-32B Woodson		\$112,266	\$ 868	\$ 868	\$18,868	
NY2-32C Various		\$28,912	\$ 385	\$ 385	\$ 1,525	
NY2-34 Mullen Manor		\$401	\$ 401	\$ 401	\$ 401	
NY2-45 Ferry Grider		\$851,421	\$542,054	\$1,414,163	\$18,868	
NY2-46 515 Clinton		\$270	\$ 270	\$ 270		
BMHA WIDE Develop. Activity 1498		3,000,000	3,000,000	3,000,000	3,000,000	
BMHA WIDE Equipment 1475		\$1,500	\$1,500	\$1,500	\$1,500	
BMHA WIDE Contingency 1502		\$200,000	\$200,000	\$200,000	\$200,000	
Total CFP Funds (Estimated)		\$9,774,374	\$9,774,374	\$9,774,374	\$9,774,374	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 2 FFY Grant: 2005 PHA FY: 07/01/05			Activities for Year 3 FFY Grant: 2006 PHA FY: 07/01/06		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
	NY2-02 Price Courts	Exterior rehab. Roof / Phase II	320,000		TOTAL NY2-02	\$915
	NY2-02 Price Courts	Spring St. Entrance Canopy	45,000	NY2-03 Perry Homes	Site beautification	6,965
	NY2-02 Price Courts	Retube Boiler	18,000		TOTAL NY2-03	\$6,965
		TOTAL NY2-02	\$383,915	NY2-04 Price Ext.	Site Beautification	1,487
	NY2-03 Perry Homes	Site Beautification	6,965		TOTAL NY2-04	\$1,487
	NY2-03 Perry Homes	Oxygen Meter	5,000	NY2-05 Perry Ext.	Site beautification	3,162
		TOTAL NY2-03	\$11,965	NY2-05 Perry Ext.	Window Blinds 1,2,5 th fl 320 Perry	4,103
	NY2-04 Price Ext.	Site beautification	1,487		TOTAL NY2-05	\$7,265
		TOTAL NY2-04	\$1,487	NY2-06 Jasper	Site beautification	3,202
	NY2-05 Perry Ext.	Site Beautification	3,162		TOTAL NY2-06	\$3,202
	NY2-05 Perry Ext.	H.R. Replace Steam Traps	42,000	NY2-08 Shaffer	Site beautification	2,202
	NY2-05 Perry Ext.	Site Lighting – 300 Perry	21,000	NY2-08 Shaffer	Storm doors	89,556
	NY2-05 Perry Ext.	504 H/C Lighting –300 Perry	7,500		TOTAL NY2-08	\$91,758
	NY2-05 Perry Ext.	6 High Rise Mail Boxes	35,000	NY2-10 Kenfield	Site beautification	10,566
		TOTAL NY2-05	\$108,662		TOTAL NY2-10	\$10,566
	NY2-06 Jasper	Site Beautification	3,202	NY2-11 LaSalle	Site beautification	3,037
		TOTAL NY2-06	\$3,202	NY2-11 LaSalle	Exterior Building Rehab. Phase 1	996,042
	NY2-08 Shaffer	Site Beautification	2,202	NY2-11 LaSalle	Backflow preventors/Meter House	174,022
	NY2-08 Shaffer	7 Main Entrance Doors W/U	18,000		TOTAL NY2-11	\$1,173,101
	NY2-08 Shaffer	Basement Lights Row House	30,000	NY2-12 Langfield	Site beautification	7,555
		TOTAL NY2-08	\$50,202		TOTAL NY2-12	\$7,555
	NY2-10 Kenfield	Site Beautification	10,566	NY2-13 Kelly	Site beautification	394
	NY2-10 Kenfield	Coal Hopper Feed Gate	12,000		TOTAL NY2-13	\$394
	NY2-10 Kenfield	Vacuum Pump (7)	56,500	NY2-14 Schwab	Site beautification	419
	NY2-10 Kenfield	Blow Down Tank	9,600	NY2-14 Schwab	Site Work	150,000
	NY2-10 Kenfield	Caulk Windows	400,000	NY2-14 Schwab	Backflow preventors	7,012
		TOTAL NY2-10	\$488,666		TOTAL NY2-14	\$157,431
	NY2-11 LaSalle	Site Beautification	3,037	NY2-16 Sedita	Site beautification	271
		TOTAL NY2-11	\$3,037		TOTAL NY2-16	\$271
	NY2-12-Langfield	Site Beautification	7,555	NY2-18 Holling	Site beautification	1,405
		TOTAL NY2-12	\$7,555		TOTAL NY2-18	\$1,405

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 2 FFY Grant: 2005 PHA FY: 07/01/05			Activities for Year 3 FFY Grant: 2006 PHA FY: 07/01/06		
	NY2-13 Kelly	Site Beautification	394	NY2-19 Kowal	Site beautification	161
	NY2-13 Kelly	Com. Room rehab. H/C Bath.	33,282	NY2-19 Kowal	Backflow preventors	14,612
	NY2-13 Kelly	Site work	105,019		TOTAL NY2-19	\$14,773
		TOTAL NY2-13	\$138,695	NY2-20 Elmhurst	Site beautification	122
	NY2-14 Schwab	Site Beautification	419		TOTAL NY2-20	\$122
	NY2-14 Schwab	Vanities	35,000	NY2-21 Slater	Site beautification	156
		TOTAL NY2-14	\$35,419	NY2-21 Slater	Backflow preventors	7,785
	NY2-16 Sedita	Site Beautification	271	NY2-21 Slater	Kitchen Rehab/1 H/C Apt.	182,000
	NY2-16 Sedita	Mailboxes	8,500	NY2-21 Slater	Ranges	12,000
		TOTAL NY2-16	\$8,771		TOTAL NY2-21	\$201,941
	NY2-18 Holling	Site Beautification	1,405	NY2-22-L.B. Johnson	Site beautification	679
		TOTAL NY2-18	\$1,405		TOTAL NY2-22	\$679
	NY2-19 Kowal	Site Beautification	161	NY2-26 Camden	Site beautification	84
		TOTAL NY2-19	\$161	NY2-26 Camden	Backflow preventors	4,755
	NY2-20 Elmhurst	Site Beautification	122	NY2-26 Camden	Roofs/Repair Basement Leakage	125,000
		TOTAL NY2-20	\$122	NY2-26 Camden	Entrance Stoops/Parking Lot	15,000
	NY2-21 Slater Courts	Site Beautification	156		TOTAL NY2-26	\$144,839
	NY2-21 Slater Courts	Intercoms	20,700	NY2-27 Stuyvesant	Site beautification	358
		TOTAL NY2-21	\$20,856	NY2-27 Stuyvesant	Backflow preventors	7,884
	NY2-22 L.B. Johnson	Site Beautification	679		TOTAL NY2-27	\$8,242
		TOTAL NY2-22	\$679	NY2-31 Msgr. Geary	Site beautification	294
	NY2-26 Camden	Site Beautification	84		TOTAL NY2-31	\$294
	NY2-26 Camden	Vanities, medicine cabinet	15,713	NY2-32A Redwood	Site beautification	772
		TOTAL NY2-26	\$15,797	NY2-32A Redwood	Vac. breakers/Backflow preventors	13,889
	NY2-27 Stuyvesant	Site Beautification	358		TOTAL NY2-32A	\$14,661
	NY2-27 Stuyvesant	Comm Rm. Lights / Ceiling Tiles	47,000	NY2-32B Woodson	Site beautification	868
	NY2-27 Stuyvesant	Mail Boxes	12,500		TOTAL NY2-32B	\$868
		TOTAL NY2-27	\$59,858	NY2-32C Various	Site beautification	385
	NY2-31 Msgr. Geary	Site Beautification	294		TOTAL NY2-32C	\$385
		TOTAL NY2-31	\$294	NY2-34 Mullen	Site beautification	401
					TOTAL NY2-34	\$401

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 2 FFY Grant: 2005 PHA FY: 07/01/05			Activities for Year 3 FFY Grant: 2006 PHA FY: 07/01/06		
	NY2-32A-Redwood	Site Beautification	772	NY2-45-Ferry Grider	Site Beautification	2,137
	NY2-32A-Redwood	Exterior Rehab. Phase 1	57,054	NY2-45-Ferry Grider	Site Work Phase I & Site Lighting	\$539,917
		TOTAL NY2-32A	\$57,826		TOTAL NY2-45	\$542,054
	NY2-32B-Woodson	Site Beautification	868	NY2-46-515 Clinton	Site Beautification	\$270
	NY2-32B-Woodson	Exterior Rehab Phase1	57,054		TOTAL NY2-46	\$270
	NY2-32B-Woodson	Bathroom Rehab.	54,344			
		TOTAL NY2-32B	\$112,266		TOTAL WORK ACCOUNTS	\$2,391,844
	NY2-32C Various	Site beautification	385			
	NY2-32C Various	Exterior Rehab-Phase 1	28,527	BMHA Wide	Operations 1406	\$1,541,621
		TOTAL NY2-32C	\$28,912	BMHA Wide	Management Improve1408	716,675
	NY2-34 Mullen	Site beautification	401	BMHA Wide	Administration 1410	1,127,330
		TOTAL NY2-34	\$401	BMHA Wide	A/E fees and costs 1430	748,588
	NY2-45 Ferry Grider	Site Beautification	2,137	BMHA Wide	Equipment 1475	76,500
	NY2-45 Ferry Grider	Roofs	849,284	BMHA Wide	Development Activities 1498	3,000,000
		TOTAL NY2-45	\$851,421	BMHA Wide	Contingency 1502	200,000
	NY2-46 515 Clinton	Site Beautification	270			
		TOTAL NY2-46	270		TOTAL 2006 CFP	\$9,774,374
		TOTAL WORK ACCOUNTS	\$2,391,844		(END)	
	BMHA Wide	Operations 1406	\$1,541,621			
	BMHA Wide	Management Improve. 1408	791,423			
	BMHA Wide	Administration 1410	1,088,688			
	BMHA Wide	A/E Fees & costs 1430	759,298			
	BMHA Wide	Equipment 1475	1,500			
	BMHA Wide	Development Activities 1498	3,000,000			
	BMHA Wide	Contingency 1502	200,000			
		TOTAL 2005 CFP	\$9,774,374			
		(END)				

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

Activities for Year 1: 2004 Annual State.	Activities for Year 4 FFY Grant: 2007 PHA FY: 07/01/07			Activities for Year 5 FFY Grant: 2008 PHA FY: 07/01/08		
	NY2-02 Price Courts	Site beautification	915	NY2-02 Price Courts	Site beautification	915
		TOTAL NY2-02	\$915		TOTAL NY2-02	\$915
	NY2-03 Perry Homes	Site beautification	6,965	NY2-03 Perry Homes	Site beautification	6,965
		TOTAL NY2-03	\$6,965		TOTAL NY2-03	\$6,965
	NY2-04 Price Ext.	Site beautification	1,487	NY2-04 Price Ext.	Site beautification	1,487
		TOTAL NY2-04	\$1,487		TOTAL NY2-04	\$1,487
	NY2-05 Perry Ext.	Site beautification	3,162	NY2-05 Perry Ext.	Site beautification	3,162
		TOTAL NY2-05	\$3,162		TOTAL NY2-05	\$3,162
	NY2-06 Jasper	Site Beautification	\$3,202	NY2-06 Jasper	Site Beautification	\$3,202
		TOTAL NY2-06	\$3,202		TOTAL NY2-06	\$3,202
	NY2-08 Shaffer	Site beautification	2,202	NY2-08 Shaffer	Site beautification	2,202
		TOTAL NY2-08	\$2,202		TOTAL NY2-08	\$2,202
	NY2-10 Kenfield	Site beautification	10,566	NY2-10 Kenfield	Site beautification	10,566
		TOTAL NY2-10	\$10,566	NY2-10 Kenfield	Storm Doors	435,000
	NY2-11 LaSalle	Site beautification	3,037		TOTAL NY2-10	\$445,566
	NY2-11 LaSalle	Ext. Bldg. Rehab. Phase II	931,551	NY2-11 LaSalle	Site beautification	3,037
		TOTAL NY2-11	\$934,588		TOTAL NY2-11	\$3,037
	NY2-12 Langfield	Site beautification	7,555	NY2-12 Langfield	Site beautification	7,555
		TOTAL NY2-12	\$7,555		TOTAL NY2-12	\$7,555
	NY2-13 Kelly	Site Beautification	\$394	NY2-13 Kelly	Site Beautification	\$394
		TOTAL NY2-13	\$394		TOTAL NY2-13	\$394
	NY2-14 Schwab	Site beautification	419	NY2-14 Schwab	Site beautification	419
		TOTAL NY2-14	\$419		TOTAL NY2-14	\$419
	NY2-16 Sedita	Site beautification	271	NY2-16 Sedita	Site beautification	271
		TOTAL NY2-16	\$271	NY2-16 Sedita	Kitchen Rehab.	480,000
	NY2-18 Holling	Site beautification	1,405	NY2-16 Sedita	H/C Apts/Public Baths&Ent. doors	375,000
		TOTAL NY2-18	\$1,405		TOTAL NY2-16	\$855,271
	NY2-19 Kowal	Site beautification	161	NY2-18 Holling	Site beautification	1,405
		TOTAL NY2-19	\$161		TOTAL NY2-18	\$1,405
	NY2-20 Elmhurst	Site beautification	122	NY2-19 Kowal	Site beautification	161
		TOTAL NY2-20	\$122		TOTAL NY2-19	\$161
	NY2-21 Slater	Site beautification	156	NY2-20 Elmhurst	Site beautification	122
		TOTAL NY2-21	\$156		TOTAL NY2-20	\$122
	NY2-22 L.B. Johnson	Site beautification	679	NY2-21 Slater	Site beautification	156
		TOTAL NY2-22	\$679		TOTAL NY2-21	\$156

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1: 2004 Annual State.	Activities for Year 4 FFY Grant: 2007 PHA FY: 07/01/07			Activities for Year 5 FFY Grant: 2008 PHA FY: 07/01/08		
	NY2-26 Camden	Site beautification	84	NY2-22 L.B. Johnson	Site beautification	679
		TOTAL NY2-26	\$84	NY2-22 L.B. Johnson	Kitchen Rehab.	986,677
	NY2-27 Stuyvesant	Site beautification	358		TOTAL NY2-22	\$987,356
		TOTAL NY2-27	\$358	NY2-26 Camden	Site beautification	84
	NY2-31 Msgr. Geary	Site beautification	294		TOTAL NY2-26	\$84
		TOTAL NY2-31	\$294	NY2-27 Stuyvesant	Site beautification	358
	NY2-32A Redwood	Site beautification	772		TOTAL NY2-27	\$358
		TOTAL NY2-32A	\$772	NY2-31 Msgr. Geary	Site beautification	294
	NY2-32B Woodson	Site beautification	868		TOTAL NY2-31	\$294
		TOTAL NY2-32B	\$868	NY2-32A Redwood	Site beautification	772
	NY2-32C Various	Site beautification	385		TOTAL NY2-32A	\$772
		TOTAL NY2-32C	\$385	NY2-32B Woodson	Site beautification	868
	NY2-34 Mullen	Site beautification	401	NY2-32B Woodson	Ranges	18,000
		TOTAL NY2-34	\$401		TOTAL NY2-32B	\$18,868
	NY2-45-Ferry Grider	Site Beautification	2,137	NY2-32C Various	Site beautification	385
	NY2-45-Ferry Grider	Site Work Phase II	1,412,026	NY2-32C Various	Ranges	11,400
		TOTAL NY2-45	\$1,414,163		TOTAL NY2-32C	\$11,785
	NY2-46-515 Clinton	Site Beautification	270	NY2-34 Mullen	Site beautification	401
		TOTAL NY2-46	\$270	NY2-34 Mullen	(5) H/C Automatic Door Openers	37,500
					TOTAL NY2-34	\$37,901
		TOTAL WORK ACCOUNTS	\$2,391,844	NY2-45-Ferry Grider	Site Beautification	2,137
					TOTAL NY2-45	\$2,137
	BMHA Wide	Operations 1406	\$1,541,621	NY2-46-515 Clinton	Site Beautification	270
	BMHA Wide	Management Improvements 1408	791,423		TOTAL NY2-46	\$270
	BMHA Wide	Administration 1410	1,127,330			
	BMHA Wide	A/E fees and costs 1430	748,588		TOTAL WORK ACCOUNTS	\$2,391,844
	BMHA Wide	Equipment 1475	76,500			
	BMHA Wide	Development Activities 1498	3,000,000	BMHA Wide	Operations 1406	\$1,541,621
	BMHA Wide	Contingency 1502	200,000	BMHA Wide	Management Improvements 1408	791,423
				BMHA Wide	Administration 1410	1,127,330
		TOTAL 2007 CFP	\$9,774,374	BMHA Wide	A/E fees and costs 1430	748,588
				BMHA Wide	Equipment 1475	76,500
		(END)		BMHA Wide	Development Activities 1498	3,000,000
				BMHA Wide	Contingency 1502	200,000
					TOTAL 2008 CFP	\$9,774,374
					(END)	

Resident Advisory Board of Buffalo
438-A Jefferson Avenue
Buffalo, New York 14204

Mr. Charles Priore
Marketing/Occupancy Director
245 Elmwood Avenue
Buffalo, New York 14222

April 5, 2004

Dear Mr. Priore,

First we would like to thank you, the BMHA staff, and the Executive Director Ms. Sharon West for the many courtesies you have extended the Resident Advisory Board (RAB) since its inception. Further we wish to thank you for extending the deadline for us to make our formal comments.

As you know, this Resident Advisory Board has experienced a number of difficulties associated with developing and growing. We have been disorganized, quarrelsome, and just not ready to do business. However, over the past few months under the leadership of Frank King, this RAB has become a focused, hardworking, and productive deliberating body.

We have met with you and many on the BMHA staff to review the 5-year plan update, the development of the fiscal year 2004 Annual Plan and the 2004 Allocation Plan. We met with the Executive Director over pages 34-37 of the Annual Plan that call for demolishing of Jasper Parrish, A.D. Price, Commodore Perry, Commodore Perry Extensions, Redwood Village, Woodson Gardens and was very pleased with her revision of those pages to reflect and “rebuild”.

We were also pleased to receive her commitment to a one for one replacement of any rental units BMHA demolishes. We met recently with Mr. Gilmore, the BMHA consultant on community redevelopment to learn more about the redevelopment of Jasper Parrish, and to get an understanding of why Jasper and these other developments must be demolished in the first place. What we came away with is that it is a combination of community pressures and the development's physical condition.

But, where we have our problem is as follow:

- (a) If Jasper, because it being of WWII vintage, has to be redeveloped because of its age, bad plumbing, and electrical wiring not being 21st century computer ready, and
- (b) To be able to afford the rehab BMHA must demolish and rebuild from the ground up to make it attractive to investors that invest in Low Income Housing Tax Credits, and
- (c) If these investors will only invest in Jasper if it is downsized, and rebuilt with mix income to be purchase homes, with a few rental unit thrown in for appearances, e.g. 48 new single family homes to be purchase and 60 townhouses, some number to be rental and some to be rent to own,

then how do the 193 families that will be dislocated to make way for all this goodness benefit?

We understand that the city of Buffalo and possibly some of the Jasper area business people could have an interest in having some of the BMHA development revitalized. We also understand that given the age of the buildings and construction materials used to build some of the buildings where the Housing

Authority and its consultants could find justification to reconstruct some of its developments.

However, from the perspective of the resident population Public Housing is meant to serve, we are not convinced that the social dislocation engendered by the reconstruction and revitalization outweigh the benefits derived by the city, business community or BMHA.

Therefore, the BMHA Resident Advisory Board supports sending the FY 2004 Annual Plan, as amended, to the Department of Housing and Urban Development; thus preserving all possible options. However, at this time, this Board does not believe it has another data on the social impact of the Demolition and Disposition to give the plan our unqualified support. We believe that any people, who live in Jasper that wants to live on that footprint after it is redeveloped, should be able to do so.

We further believe that the new building to be built on that footprint should be configured in such a way as to be able to accommodate 193 new rental units. We think the rent to own townhouses and the single family homes envisioned in the Gilmore plan should be developed on the off site land the city is purposing for the redevelopment site. Because, we believe resident happiness is just as important as making the business community, the surrounding neighbors and the City Fathers happy!!

Given our beliefs, it should not surprise any one to know that although we support the Annual Plan for this year, we reserve the right to oppose said Demolition and Disposition in any future Annual Plan. And in the interim this RAB wishes to conduct Social Impact and Community Viability studies on all of the WWII vintage developments.

We hope to determine for our selves the health of these communities and viability of the buildings to continue to be used for housing and their acceptability

for modernization. We believe this will be the only way we can better advise BMHA and HUD or make meaningful comments in BMHA future Annual plans.

We call upon BMHA to assist us with these studies by providing the necessary funds. We would not only need the help of the full BMHA staff, we would probably have to hire outside consultants such as Dr. Henry Taylor from the SUNY Buffalo department of Urban Studies and the SUNY Buffalo schools of Architecture and Engineering.

We believe such outside assistance will go a long way in helping residents believe that the BMHA is working in its best interest, as well as the cities.

B=BMHA RAB
 E=BMHA EMPLOYEE
 R=RCC
 T=TENANT COUNCIL

RAB
 Revised: 4/2/2004

CODE	NAME	ADDRESS	CITY	PC	PHONE #
T	Donna Plowden	305-E Sobieski St.	Buffalo, NY	14211	895-5567
T	Esther Lipka	204 Mineral Springs #28	Buffalo, NY	14210	823-4682
T	Lisa Young	121 Arden Avenue	Buffalo, NY	14215	894-5068
T	Mable Moore	279- 5H Perry Street	Buffalo, NY	14204	854-6911
T	Mercedes Grimes	30-A Carolina Street	Buffalo, NY	14201	853-2721
T	Norma Hodge	1250 Bailey Ave. #714	Buffalo, NY	14206	895-0112
T	Phillip Fessler	245 Elmwood Ave #208	Buffalo, NY	14222	884-5202
T	Ruby Jones	312 A Rother	Buffalo, NY	14211	
T	Ruth Barker	87 Holling Drive	Buffalo, NY	14216	875-3451
T	Susan Panullo	1685 Seneca Street #8	Buffalo, NY	14210	823-4716
T	Wanda Lewis	1782-B Kenmore	Buffalo, NY	14216	874-0557
R/T	Blanche Williams	118-B Cornwall Avenue	Buffalo, NY	14215	896-6515
R/T	Mary Rogers	162 L Donovan Drive	Buffalo, NY	14211	894-1716
R/T	Patricia Webb	98-1D Isabelle Street	Buffalo, NY	14207	447-0736
R/T	Sharon Jones	515 Clinton Street #101	Buffalo, NY	14204	854-4837
R	Annette Reid	446 Fourth St. (at Hudson)	Buffalo, NY	14201	852-1222
R	Bernice Owens	442-D Jefferson Avenue	Buffalo, NY	14204	855-3609
R	Dorothy Pickens	1250 Bailey Ave. #715	Buffalo, NY	14206	895-0708
R	Josephine Rush	320 Perry Street #3A	Buffalo, NY	14204	847-6136
R	Julia Hart	355-A Langfield Drive	Buffalo, NY	14215	894-6268
R	William J. Barker	167 W. Humboldt Pkwy. #612	Buffalo, NY	14214	883-4568
E*	Tracy Glichowski	Public Safety (Mail also)			
E	Cathy McNaughton	Occupancy & Marketing			855-6774 x208
E	Charles Priore	Occupancy & Marketing			855-6774 x215
E	Cheryl MacMillan	Finance			
E	Frank Lopez	Capital Improvements			
E	Gillian Brown	Legal			
E	Ginny Ongley	Finance			
E	Jeri Giwa	Family Support			
E	John Tarapacki	Section 8			
E	Larry Senear	Capital Improvements			
E	Linda Gleason	Employment & Training			
E	Madrine Kemp	Family Support (LBJ)			
E	Mike Turman	Public Safety			
E	Peter Lane	Occupancy & Marketing			
E	Sandra Harmon				

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 R=RCC
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RAB
 Revised: 4/2/2004

CODE	NAME	ADDRESS	CITY	PC	PHONE #
E	Sharon West	Executive (E-mail S. Nelson)			
E	Stanley Fernandez	Employment & Training			
E	Sue Grzechowiak	Management			
E	Susan Kane	MIS			
E	Theresa Spagna	Personnel			
E	Tony Domino	Management			
E	Vanessa Solomon	Section 8			
E	Vincent Barrile	Audit			
E	Vincent LoVullo	38 Tower			
E	Warner Perry	Kenfield			
B/T	Barbara Parise	335 Summer St. #401	Buffalo, NY	14213	886-4925
B/T	Joann Jones	180 Jefferson #801	Buffalo, NY	14204	
B/T	Mary Washington	22-A Jasper Parrish Dr.	Buffalo, NY	14207	447-0762
B/T	Searcy Hawkins	1076-C Fillmore Ave.	Buffalo, NY	14211	896-7995
B/R	Aqiel Qadir	199A Langfield Drive	Buffalo, NY	14215	570-9843
B	Dana Garland	38-A Jasper Parrish	Buffalo, NY	14207	876-2547
B	Diane Hennegan	245 Elmwood Ave #708	Buffalo, NY	14222	885-1271
B	Frank King	53-H Willert Park	Buffalo, NY	14204	852-8141
B	Helen Lantz	1250 Bailey Avenue #312	Buffalo, NY	14206	893-0611
B	Jane Bosman	245 Elmwood Avenue #218	Buffalo, NY	14222	886-551
B	Judy McReynolds	335 Summer #701	Buffalo, NY	14213	881-2681
B	Lonnise Miller	279-8E Perry Street	Buffalo, NY	14204	856-0784
B	Marcella Fenty	203-A Langfield Drive	Buffalo, NY	14215	897-0741
B	Patricia Muck	98-1C Isabelle Street	Buffalo, NY	14207	877-9704
B	Phyllis Jones	828 D Amherst	Buffalo, NY	14216	873-7648
B	Vivian Whitney	167 W. Humboldt Pkwy. #206	Buffalo, NY	14214	881-6255
B	Willie Gonzalez	1250 Bailey Avenue #204	Buffalo, NY	14206	897-0684
(cc:)	Yvette McCarley	175 Oakmont	Buffalo, NY	14215	833-1038



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

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

Public Housing Admissions / Inspections - Marketing

BMHA Governing Board

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250204	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities	1,425,909			
19	1502 Contingency				
20					
21	Amount of Annual Grant: (sum of lines 1 – 20)	1,425,909			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250204				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
NY2-43	Redevelopment/Jasper, ADP, CP		1498		1,425,909			

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: NY06R00250204	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NY2-43	7/1/2004			7/1/2006			

BMHA PET RULES AND AGREEMENT

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

A. Security Deposit

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

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

B. General Rules

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

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

B. HEALTH AND OTHER REQUIREMENTS

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

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

D. ADDITIONAL RULES:

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

E. TENANT AGREEMENT

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

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

Date_____ Tenant's Signature_____

Date_____ Tenant's Signature_____

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

Revised: 2/7/02

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

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

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

Attachment ##: Section 8 Homeownership Program Capacity Statement

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

ADDENDUM TO THE ADMINISTRATIVE PLAN

BUFFALO MUNICIPAL HOUSING AUTHORITY

SECTION 8 HOMEOWNERSHIP OPTION

February 21, 2001

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

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

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

Eligibility

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

Application

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

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

Homeownership Counseling

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

Program Requirements

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

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

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

Financing

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

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

Inspections

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

Limitations

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

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

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