

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2007

**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: City of Lockport Housing Authority
PHA Number: NY070

PHA Fiscal Year Beginning: 04/2007

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: Number of S8 units: Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: To promote the overall goal of drug, crime and discrimination free, safe, decent and sanitary housing, thereby encouraging self sufficiency that will lead to economic independence.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: To continue marketing efforts and developing a waiting list that will respond to vacancies. (elderly housing)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)96
 - Improve voucher management: (SEMAP score) 100
 - 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: To continue working with our local Community Development

office in marketing our Homeownership Program to our current voucher assisted families.

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

- PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 2/1899 <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 A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1,267	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	1,222	N/A	N/A	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	1,864	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	878	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	1,582	N/A	N/A	N/A	N/A	N/A	N/A
Race/ White	8,661	N/A	N/A	N/A	N/A	N/A	N/A
Race/ Black	485	N/A	N/A	N/A	N/A	N/A	N/A
Race/ Hispanic	132	N/A	N/A	N/A	N/A	N/A	N/A
Race/ Indian	37	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	124		69
Extremely low income <=30% AMI	95	77%	
Very low income (>30% but <=50% AMI)	27	22%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	62	50%	
Elderly families	16	13%	
Families with Disabilities	29	23%	
Race/ Hispanic	9	7%	
Race/ Black	30	24%	
Race/ Indian	1	1%	
Race/ White	90	73%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR	56	45%	45
2 BR	39	31%	13
3 BR	18	15%	8
4 BR	11	9%	3
5 BR	0	0%	0
5+ BR	0	0%	0
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			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	194		263
Extremely low income <=30% AMI	143	74%	
Very low income (>30% but <=50% AMI)	30	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	111	57%	
Elderly families	11	6%	
Families with Disabilities	58	30%	
Race/ Hispanic	12	6%	
Race/ Black	53	27%	
Race/ Indian	1	1%	
Race/ White	139	72%	

Housing Needs of Families on the Waiting List			
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 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			

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 2005 grants)		
a) Public Housing Operating Fund	811,488.00	
b) Public Housing Capital Fund	537,887.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	838,889.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	874,672.00	
4. Other income (list below)		
Interest income	82,926.00	
Other operating receipts	52,103.00	
4. Non-federal sources (list below)		
Total resources	3,197,965.00	

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: Within a reasonable time after applying.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: credit check

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 NCIG 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)

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?

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

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

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: Non handicapped families living in handicapped designated units are transferred when a handicapped applicant is available.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 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): Elderly/disabled

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: House rules booklet

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(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 subcomponent 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: prior landlord checks
- 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: rental payment history

(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: Section 8 office

(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:

(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): Elderly/disabled

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.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 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): Eldely/disabled

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 subcomponent 4A.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

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 reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other: Family composition or source of income change upon occurrence.

- 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: Actual Section 8 program 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: Budget restraints.

(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 renthardship exemption policies? (if yes, list below)

5. Operations and Management N/A High Performer

[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		
Section 8 Vouchers		
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)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures N/A High Performer

[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)

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 longterm 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)

-or-

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

**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: NY06P07050107 FFY of Grant Approval: (10/2007)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$0.00
3	1408 Management Improvements	\$0.00
4	1410 Administration	\$30,000.00
5	1411 Audit	\$0.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$45,763.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$431,500.00
10	1460 Dwelling Structures	\$6,500.00

11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00
12	1470 Nondwelling Structures	\$15,000.00
13	1475 Nondwelling Equipment	\$0.00
14	1485 Demolition	\$0.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$0.00
18	1498 Mod Used for Development	\$0.00
19	1502 Contingency	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$528,763.00
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00
23	Amount of line 20 Related to Security	\$0.00
24	Amount of line 20 Related to Energy Conservation Measures	\$0.00

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
NY070-03 Beacon Heights & David Woody	New bathtubs & paint Site work improvements	1460	\$6,500.00
		1450	\$111,500.00
NY070-05 Willow Gardens	Parking lot	1450	\$150,000.00
NY070-08 & 09 Gabriel Drive I&II	Paint Parking lot	1460	\$0.00
		1450	\$150,000.00
NY070-10 Autumn Gardens	Site work	1450	\$10,000.00
NY070-02 Spires	Parking Lot Paint	1450	\$5000.00
		1460	\$0.00
PHA Wide	Parking Salt Shed	1450	\$5000.00
		1470	\$15,000.00

PHA Wide	Administrative Expenses	1410	\$30,000.00
	Mod Coordinator/ AES Fees	1430	\$45,763.00
	Subtotal		\$528,763.00

**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)
NY070-02 Spires	09/07/2009	09/07/20011
NY070-10 Autumn Gardens	09/07/2009	09/07/2011
NY070-03 Beacon Heights & David Woody	09/07/2009	09/07/2011
NY070-08 & 09 Gabriel Drive I&II	09/07/2009	09/07/2011
PHA Wide	09/07/2009	09/07/2011

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(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-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)

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY070-02	Spires	0	0
NY070-03	Beacon Heights & David Woody	0	0
NY070-05	Willow Gardens	0	0
NY070-08 & 09	Gabriel Drive I & II	0	0
NY070-10	Autumn Gardens	0	0
PHA Wide	Non Dwelling	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>NY070-02 Spires</u> Painting, lights, doors, lobby, mechanical, site work & Parking	\$264,000.00	2008
<u>NY070-03 Beacon Heights & David Woody</u> Painting, site work and parking	\$10,000.00	2008
<u>NY070-05 Willow Gardens</u> Painting, site work and parking	\$10,000.00	2008
<u>NY070-08 & 09 Gabriel Drive I&II</u> Painting, site work and parking	\$60,000.00	2008
<u>NY070-10 Autumn Gardens</u> Site work and parking	\$50,000.00	2008
<u>PHA Wide Non-dwelling structures & equipment</u> Site work and parking	\$50,000.00	2008
<u>Administration</u>	\$30,000.00	2008

<u>Other</u>	\$54,763.00	2008
Total estimated cost for 2008	\$528,763.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY070-02	Spires	0	0
NY070-03	Beacon Heights & David Woody	0	0
NY070-05	Willow Gardens	0	0
NY070-08 & 09	Gabriel Drive I & II	0	0
NY070-10	Autumn Gardens	0	0
PHA Wide	Non Dwelling	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>NY070-02 Spires</u> Painting, doors, site work & Parking	\$114,000.00	2009
<u>NY070-03 Beacon Heights & David Woody</u> Painting, site work and parking	\$15,000.00	2009
<u>NY070-05 Willow Gardens</u> Painting, site work and parking	\$5,000.00	2009
<u>NY070-08 & 09 Gabriel Drive I&II</u> Painting, site work and parking	\$60,000.00	2009
<u>NY070-10 Autumn Gardens</u> Site work and parking	\$50,000.00	2009
<u>PHA Wide Non-dwelling structures & equipment</u> Carpet, roofing and painting, site work and parking	\$180,000.00	2009
<u>Administration</u>	\$30,000.00	2009
<u>Other</u>	\$24,763.00	2009

Management improvements Computer system software	\$50,000.00	2009
Total estimated cost for 2009	\$528,763.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY070-02	Spires	0	0
NY070-03	Beacon Heights & David Woody	0	0
NY070-05	Willow Gardens	0	0
NY070-08 & 09	Gabriel Drive I & II	0	0
NY070-10	Autumn Gardens	0	0
PHA Wide	Non Dwelling	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>NY070-02 Spires</u> Painting, site work & Parking	\$10,000.00	2010
<u>NY070-03 Beacon Heights & David Woody</u> Painting, kitchens,site work and parking	\$279,000.00	2010
<u>NY070-05 Willow Gardens</u> Painting, site work and parking	\$10,000.00	2010
<u>NY070-08 & 09 Gabriel Drive I&II</u> Painting, site work and parking	\$60,000.00	2010
<u>NY070-10 Autumn Gardens</u> Site work and parking	\$50,000.00	2010
<u>PHA Wide Non-dwelling structures & equipment</u> Computer hardware, Site work, parking	\$35,000.00	2010
<u>Administration</u>	\$30,000.00	2010

<u>Other</u>	\$54,763.00	2010
Total estimated cost for 2010	\$528,763.00	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
NY070-02	Spires	0	0
NY070-03	Beacon Heights & David Woody	0	0
NY070-05	Willow Gardens	0	0
NY070-08 & 09	Gabriel Drive I & II	0	0
NY070-10	Autumn Gardens	0	0
PHA Wide	Non Dwelling	0	0

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>NY070-02 Spires</u> Painting, site work & Parking	\$15,000.00	2011
<u>NY070-03 Beacon Heights & David Woody</u> Painting, site work and parking	\$15,000.00	2011
<u>NY070-05 Willow Gardens</u> Painting, hallways, HVAC, windows, site work and parking	\$339,000.00	2011
<u>NY070-08 & 09 Gabriel Drive I&II</u> Painting, site work and parking	\$15,000.00	2011
<u>NY070-10 Autumn Gardens</u> Site work and parking	\$5,000.00	2011
<u>PHA Wide Non-dwelling structures & equipment</u> Site work and parking	\$5,000.00	2011
<u>Administration</u>	\$30,000.00	2011
<u>Other</u>	\$54,763.00	2011

<u>Management Improvements</u> Computer Software	\$50,000.00	2011
Total estimated cost for 2011	\$528,763.00	

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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

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:

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:

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: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input 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 type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:(<u>DD/MM/YY</u>)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	

7. Coverage of action (select one)

- Part of the development
 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:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset

Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
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:

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 N/A High

Performer

[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 has 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? DD/MM/YY

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 selfsufficiency 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)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

a. Participation Description

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

- 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 rentdetermination 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 N/A High Performer

[24 CFR Part 903.7 9 (m)]

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

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)

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)

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management N/A/ High Performer

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

- Attached at Attachment (File name)
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

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: Eligible public housing resident voters.

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: (New York State)

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)

 - Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:
 - a). It is determined that there is no need for more multi-family housing at this time.
 - b). We will continue to partner with our local Community Development Department to bring about more successful home purchases through our Section 8 Homeownership Program.

D. Other Information Required by HUD

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

ny070a01

RESIDENT ADVISORY BOARD MEMBERSHIP

Lori Luke
Paula Snickles
David Snickles
Muriel Mcgarl

Nancy Scott
Carol Eakes
Christopher Rifenbark

ny070b01

RESIDENT MEMBERSHIP OF GOVERNING BODY

Resident Board Members

Term of Office

Kathleen Fahs

elected

6/2006 – 6/2008

Suzanne Wilson

elected

6/2006 – 6/2008

Five Year Plan (Goals)
Second Year Update
September, 2006

- **PHA Goal # 1** - To increase the availability of decent, safe, affordable housing.

Objectives:

- 1). To reduce public housing vacancies
- 2). To develop a waiting list responsive to elderly vacancies

Update:

We've continued our marketing efforts especially towards the elderly, due to a low waiting list count. Newspaper advertising in local newspapers, local radio advertising and a variety of marketing events with our local Senior center has helped in our effort to keep units filled.

- **PHA Goal # 2** - Improve the quality of assisted housing. Objectives:

- 1). Improve PHA management (Phas Score)

Update:

We are now in standard performer status with a score of 88%.

- **PHA Goal # 3** - Increase assisted housing choices. Objectives:

- 1). To provide voucher mobility counseling.
- 2). To implement voucher home ownership program

Update:

We continue to inform our voucher residents of all information relative to our program through group counseling sessions. In partnership with the City of Lockport Community Development Dept., we work together in qualifying Section 8 Residents for our Homeownership Program. We look forward to our next successful Section 8 resident home purchase.

- **PHA Goal # 4** - To provide an improved living environment. Objectives:

- 1). To implement de-concentration measures by bringing higher income

households into lower income developments.

Update:

We have been successful in the past year in keeping our average income for families within the established income range that HUD requires.

- **PHA Goal # 5-** To promote self-sufficiency and asset development of assisted households.

Objectives:

- 1). To provide or attract supportive services to improve employability.

Update:

At our Administration Building we continue to provide free GED classes, job search training, and the Parents as Teachers program in cooperation with our local school district.

- **PHA Goal # 6-** To ensure equal opportunity and affirmatively further fair housing.

Objectives:

- 1). To undertake affirmative measures to ensure access to housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Update:

We will continue to follow our policies that were set forth for all applicants to ensure access to assisted housing regardless of age, race, creed, color, religion, national origin, sex, familial status, and disability.

ny070d01

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT

The City of Lockport Housing Authority has developed a policy for initiating a Homeownership Program as per final regulations and has received approval from the Board of Commissioners to include said policy in the Section 8 Administrative Plan.

Up-coming activities include continued marketing to our Section 8 voucher residents.

ny070e01

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete.
If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Deconcentration Policy for Covered Developments

Reference: Statement of Policies Section C7.0 "Rent/Income Ranges/Deconcentration Efforts.

Deconcentration efforts:

This PHA will monitor income information on new admissions to promote deconcentration of poverty and income mixing in order to bring higher income residents into lower income developments and lower income residents into higher income developments. These PHA selection procedures are designed so that selections of new residents will prevent a concentration of poverty families and/or a concentration of higher income families in any one development.

Compliance with this deconcentration requirement is not intended to impair or adversely affect the PHA's authority to use local preferences, involuntary transfers, or bar a family's right of return following modernization.

This PHA will use any of the following strategies if a development's income average falls above or below the acceptable income range which is between 85% - 115% of the average of all family housing developments combined.

- 1) Efforts to increase self-sufficiency of current residents.
- 2) Rent incentives to encourage families with income above or below the range to accept offered units.
- 3) A preference for working families at developments below the range.
- 4) Skipping families on the waiting list.

ny070f01

SUBSTANTIAL DEVIATION:

The City of Lockport Housing authority certifies that it will not deviate from the most recently approved five-year plan, and/or annual plan in any respect without utilizing the proper annual update method and full public process.

SIGNIFICANT AMENDMENT OR MODIFICATION:

The City of Lockport Housing Authority will consider the following areas to be significant amendments or modifications and therefore subject to proper annual up-date method and full public process:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to the above is in the case where any of the above are adopted to reflect changes in HUD regulatory requirements. HUD will not consider these changes significant amendments.

ny070g01

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 6
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (eg. Elderly and/or disabled developments not general occupancy?) 0
- c. How many assessments were conducted for the PHA's covered developments? 6
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
none	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Annual Statement / Performance and Evaluation Report¹
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRI)
Part I Summary

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

PHA Name
City of Lockport Housing Authority

Grant Type and Number
Capital Fund Program Grant No. **NY06P07050104**
Replacement Housing Factor Grant No.

Federal FY of Grant:
2004

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 0 Performance and Evaluation Report for
 Final Performance and Evaluation Report Program Year Ending 9/30/2006

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations (May not exceed 10% of line 21)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (May not exceed 5% of line 21)	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$37,100.00	\$37,100.00	\$37,100.00	\$31,138.08
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$358,297.12	\$358,297.12	\$358,297.12	\$358,297.12
11	1465.1 Dwelling Equipment-Expendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$197,880.88	\$197,880.88	\$197,880.88	\$144,215.78
13	1475 Non-dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-20)	\$623,278.00	\$623,278.00	\$623,278.00	\$563,650.98
22	Amount of line 21 Related LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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

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

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

PHA Name City of Lockport Housing Authority		Grant Type and Number Capital Fund Program Grant No. NY06P07050104 Replacement Housing Factor Grant No.				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual cost		Status of Work ²
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
NY70-8 Gabriel Drive (20 Bldgs)	Bathrooms, lights, heat, handicap storage & appliances	1460	100%	\$232,278.49	\$232,278.49	\$232,278.49	\$232,278.49	Work completed
	Maintenance Garage	1470	100%	\$70,787.68	\$70,787.68	\$70,787.68	\$70,787.68	Work completed
NY70-9 Gabriel Drive (10 Bldgs)	Bathrooms, lights, heat, handicap storage & appliances	1460	100%	\$126,018.63	\$126,018.63	\$126,018.63	\$126,018.63	Work completed
NY70-2 Spires	Equipment Replacement	1460	0%	\$0.00	\$0.00	\$0.00	\$0.00	
NY70-3 BH & DW	Administration Building Exterior	1470	100%	\$23,771.00	\$23,771.00	\$23,771.00	\$23,771.00	Work completed
	Maint. Garage @ Beacon Heights	1470	25%	\$49,657.10	\$49,657.10	\$49,657.10	\$49,657.10	Work completed
PHA Wide	Autumn Gardens Community Building Improvements	1460	25%	\$53,665.10	\$53,665.10	\$53,665.10	\$0.00	Work in progress
	Administrative Expenses	1410	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	Work completed
	Mod Coordinator	1430	LS	\$24,278.00	\$24,278.00	\$24,278.00	\$18,316.08	Work completed
	A / E Services	1430	LS	\$12,822.00	\$12,822.00	\$12,822.00	\$12,822.00	Work completed
	Subtotal				\$623,278.00	\$623,278.00	\$623,278.00	\$563,650.98
Signature of Executive Director & Date: X					Signature of Public Housing Director/Office of Native American Programs Administrator & Date X			

1 To be completed for the Performance and Evaluation Report or a revised Annual Statement

2 To be completed for the Performance and Evaluation Report

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

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

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050103 Replacement Housing Factor Grant No.	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 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
NY70-08 Gabriel Drive	9/7/2006		6/30/2006	9/7/2008		6/30/2006	
NY70-02 Spires	9/7/2006		6/30/2006	9/7/2008		6/30/2006	
NY70-09 Gabriel Drive	9/7/2006		6/30/2006	9/7/2008		6/30/2006	
NY70-03 BH & DW	9/7/2006		6/30/2006	9/7/2008		6/30/2006	
NY70-10 Aut. Gardens	9/7/2006			9/7/2008			
PHA Wide	9/7/2006			9/7/2008			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date X
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1 To be completed for the Performance and Evaluation Report or a revised Annual Statement

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Annual Statement / Performance and Evaluation Report¹

U.S. Department of Housing

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRI and Urban Development

Office of Public and Indian housing

Part I Summary

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050105 Replacement Housing Factor Grant No.	Federal FY of Grant: 2005
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement/Revision Number 0	<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>9/30/2006</u>
<input type="checkbox"/> Final Performance and Evaluation Report			

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CFP Funds	\$0.00			
2	1406 Operations (May not exceed 10% of line 21)	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration (May not exceed 5% of line 21)	\$30,000.00	\$30,000.00	\$30,000.00	\$675.00
5	1411 Audit	\$0.00			
6	1415 Liquidated damages	\$0.00			
7	1430 Fees and Costs	\$23,763.00	\$23,763.00	\$23,763.00	\$22,723.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$524,000.00	\$524,000.00	\$524,000.00	\$33,840.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00			
12	1470 Non-dwelling Structures	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant (Sum of lines 2-20)	\$597,763.00	\$597,763.00	\$597,763.00	\$57,238.00
22	Amount of line 21 Related LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date: X
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¹ To be completed for the Performance and Evaluation Report or a revised Annual Statement
² To be completed for the Performance and Evaluation Report

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

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

PHA Name City of Lockport Housing Authority		Grant Type and Number Capital Fund Program Grant No. NY06P07050105 Replacement Housing Factor Grant No.				Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual cost		Status of Work ²	
				Original	Revised	Funds Obligated ²	Funds Expended ²		
NY70-10 Autumn Gardens (3 Bldgs)	Flooring, doors, electrical, heating, bathrooms, & appliances	1460	50%	\$524,000.00	\$524,000.00	\$524,000.00	\$33,840.00	Work in progress	
	Site work improvements	1450	0%	\$0.00	\$0.00	\$0.00	\$0.00	Not started yet	
NY70-3 BH & DW	Maint. Garage @ Beacon Heights	1470	25%	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	Not started yet	
PHA Wide	Administrative Expenses	1410	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$675.00	Work in progress	
	Mod Coordinator / AE	1430	LS	\$23,763.00	\$23,763.00	\$23,763.00	\$22,723.00	Work in progress	
	Subtotal			\$597,763.00	\$597,763.00	\$597,763.00	\$57,238.00		
Signature of Executive Director & Date: X					Signature of Public Housing Director/Office of Native American Programs Administrator & Date X				

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

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

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050105 Replacement Housing Factor Grant No.	Federal FY of Grant: 2005
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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 ²
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
NY70-10 Autumn Gardens	9/7/2007		8/8/2006	9/7/2009			
NY70-03 BH & DW	9/7/2007		8/8/2006	9/7/2009			
PHA Wide	9/7/2007		8/8/2006	9/7/2009			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date X
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Annual Statement / Performance and Evaluation Report

U.S. Department of Housing

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH) and Urban Development

Office of Public and Indian housing

Part I Summary

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050106 Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 0
 Performance and Evaluation Report for Program Year Ending 9/30/2006
 Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Cost 2	
		Original	Revised 1	Obligated	Expended
1	Total Non-CFP Funds	\$0.00			
2	1406 Operations (May not exceed 10% of line 21)	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration (May not exceed 5% of line 21)	\$30,000.00	\$30,000.00	\$0.00	\$0.00
5	1411 Audit	\$0.00			
6	1415 Liquidated damages	\$0.00			
7	1430 Fees and Costs	\$54,763.00	\$54,763.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$25,000.00	\$25,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$409,000.00	\$409,000.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00			
12	1470 Non-dwelling Structures	\$10,000.00	\$10,000.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant (Sum of lines 2-20)	\$528,763.00	\$528,763.00	\$0.00	\$0.00
22	Amount of line 21 Related LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			
24	Amount of line 21 Related to Security - Soft Costs	\$0.00			
25	Amount of line 21 Related to Security - Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Signature of Executive Director & Date:
X

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
X

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

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

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050106 Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual cost		Status of Work 2
				Original	Revised	Funds Obligated 2	Funds Expended 2	
NY70-10 Autumn Gardens (3 Bldgs)	Flooring, doors, electrical, heating, bathrooms, & appliances	1460	50%	\$409,000.00		\$ -	\$ -	
	Site work improvements	1450	100%	\$25,000.00		\$ -	\$ -	
PHA Wide	Maint. Garage @ WG & AG	1470	25%	\$10,000.00		\$ -	\$ -	
PHA Wide	Administrative Expenses	1410	LS	\$30,000.00		\$ -	\$ -	
	Mod Coordinator	1430	LS	\$23,763.00		\$ -	\$ -	
	A/E fees	1430	LS	\$31,000.00		\$ -	\$ -	
	Subtotal			\$528,763.00		\$0.00	\$0.00	

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Part III Implementation Schedule

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

PHA Name City of Lockport Housing Authority	Grant Type and Number Capital Fund Program Grant No. NY06P07050106 Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
---	--	-------------------------------------

Development Number Name / HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
NY70-10 Autumn Gardens	9/7/2008			9/7/2010			
NY70-03 BH & DW	9/7/2008			9/7/2010			
PHA Wide	9/7/2008			9/7/2010			

Signature of Executive Director & Date: X	Signature of Public Housing Director/Office of Native American Programs Administrator & Date X
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CITY OF LOCKPORT HOUSING AUTHORITY POLICY FOR COMMUNITY SERVICE

Community Service is the performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self sufficiency, or increase resident self responsibility in the community.

Part 512 of the Quality Housing and Work Responsibility Act of 1998 requires that all adult residents contribute eight hours per month of volunteer time or participate in a self sufficiency program for eight hours per month. The following individuals are exempt from this requirement:

- Anyone 62 years of age or older;
- Anyone who is either blind or a disabled individual as defined under the Social Security Act, and who is unable to comply with this section, or anyone who is a primary caretaker of such an individual;
- Anyone who is engaged in a work activity at least 30 hours per week.
- Anyone who is exempted from having to engage in work activities under the State program funded under part A of title IV of the Social Security Act or under any other welfare program of the State of New York including a State-administered welfare-to-work program; or
- Anyone in a family that is receiving assistance under a State program funded under part A of title IV of the Social Security Act or under any other welfare program of the State of New York including a State-administered welfare-to-work program and has not been found by the State or other administrators to be in noncompliance with such program.

SERVICE REQUIREMENT:

Except for those resident adults who are exempt due to the situations listed above, all adults will be required to perform one of the following each month:

1. Contribute 8 hours per month of volunteer community service work or participate in an economic self-sufficiency program activity or a combination of the two.
2. At least 8 hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant it. The CLHA will make the determination of whether to permit a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of the CLHA.

This policy change shall take effect with the Housing Authority fiscal year start of April 1, 2001. As each re-examination of income and lease renewal occur from that date on-ward, determinations will be made as to which family members are either exempt or subject to this requirement. This determination will be provided to the family at the time of re-certification.

Also at time of re-certification, the Housing Authority will provide tenants with a listing of typical agencies within the City who use volunteer help and who will meet the definition of Community Service. It will be up to the tenant to approach such agencies and negotiate the type of community service to be performed for the required 8 hours per month and to arrange with such agency to have a certification of the community service sent to the Housing Authority in order to renew the dwelling lease at the next re-certification of income.

NON-COMPLIANCE:

The rental dwelling lease shall allow for automatic renewal at the end of each lease term UNLESS THE FAMILY FAILS TO COMPLY WITH THE SERVICE REQUIREMENT. Violation of this requirement is grounds to not renew the lease at the end of the current term. It will not mean immediate eviction.

In order to ensure that the dwelling lease will continue after the current term, the tenant, and any other non-compliant resident must;

- a) enter into a written agreement with the Housing Authority to cure such non-compliance and adhere to this agreement; or
- b) provide a written assurance satisfactory to the Housing Authority that the tenant or other non-compliant resident no longer lives in the unit.

NOTICE TO FAMILY OF NON-COMPLIANCE:

When the Housing Authority determines that there is a family member who is required to fulfill a service requirement, but has not done so, a notice to the family will be sent including:

- a) a brief description of the non-compliance;
- b) a notification that the Housing Authority will not renew the dwelling lease at the end of the twelve month lease term;
and
- c) state that the tenant may request a grievance hearing on the determination.

LOCKPORT HOUSING AUTHORITY

Pet Policy

A. Applicable housing complexes:

1) All residents of the Lockport Housing Authority may apply for a pet permit.

B. Types of pets allowed and number per unit:

1) The types of pets and the number of pets allowed under the terms of this policy shall be limited to: one small dog, or one cat, two birds, or a fish tank not to exceed 10 gallons in size.

C. Types of pets not allowed:

1) Reptiles, amphibians, insects, rodents, simians, and other animals not listed in section (B. 1)above.

2) NO dangerous or intimidating pets such as pit bulls, rottweilers, or doberman pinschers.

D. Size restriction:

1) No pet in any unit shall exceed 25 pounds in size at adulthood.

E. Registration requirements

1) All pets must be registered with management **before** permission is granted.

2) Registration must show type of pet and a recent picture.

3) The pets name, age, license number, current inoculation information (if applicable) and the name and address of the pets veterinarian.

4) Dogs and cats must be neutered and proof of neutering must be submitted at the time of application.

§ A completed responsibility form signed by (3) persons that we could call to pick up the pet in the event of the residents illness, death, or other reason deemed necessary by the Lockport Housing Authority.

F. Insurance Requirements:

1) Each pet owner will be required to show proof of Renter's Insurance with Liability coverage of no less than \$10,000 to cover personal injury caused by their pet.

2) A copy of the policy will be required for the Housing Authority's files and proof of policy renewal must also be given to our office annually.

G. Security deposit:

1) At the time of application a pet security deposit in the amount of \$ 200.00 must be paid in full. This deposit will be held in an interest bearing account.

2) This security deposit will be used to cover damages and fumigation if needed after the apartment is vacated.

H. Rules for pet ownership:

1) Once the resident is given permission to have a pet the following rules apply: all resident pet owners shall provide adequate care, nutrition, exercise, and medical attention for their pet.

2) Cat and Dog owners will keep the litter box clean and their apartment free of odor and fleas.

3) Cat and Dog owners must keep their pet on a leash when outside the apartment.

4) Cat and Dog owners must not tie their pet outside their apartment or leave their pet unattended when outside the apartment.

5) Cat and Dog owners must clean up pet droppings as soon as they happen by using a pooper- scooper and a plastic bag and then disposing of the waste in a proper receptacle.

6) Fish and Bird owners must keep their pets tank or cage clean and free of odor.

7) If a pet exhibits behavior that constitutes an immediate threat to health and safety, the Housing Authority shall contact the local animal warden and/or proper authorities for its immediate removal at the owner's expense.

8) Pet owners must understand that other residents might have allergies related to pets or may easily be frightened by such animals; therefore the pet owner agrees to use common sense and common courtesy with respect to other residents right to peaceful and quiet enjoyment of the premises.

I. Reasons for removal of a pet by the Housing Authority

1) Continued complaint from other residents regarding pet noise, odor, or annoyance.

2) Excessive damage to the residents apartment.

3) Repeated problems with flea infestation.

4) Repeated warnings about cleaning-up after the pet.

5) Failure of the resident to provide adequate care for the pet.

6) Leaving a cat or dog unattended for more than 12 hours. Fish or birds left unattended for more than 24 hours.

7) Residents serious illness or death.

8) Residents failure to comply with a Housing Authority request to inspect their apartment for pet up-keep or let staff in during an emergency situation.

9) Residents failure to observe any of the rules contained in this policy.

Resident hereby certifies that he/she has read the above policy and hereby agrees to abide by the requirements of this document.

Dated _____ Signatures _____

CITY OF LOCKPORT HOUSING AUTHORITY

PET RULES

Applicable housing complexes: The Spires, Willow Gardens and Autumn Gardens Phase I and Phase II & Gabriel Drive - disabled units.

- 1) These rules, and the right to keep a pet in a federally-assisted housing project are applicable only to the persons residing in the projects which are for the use of the elderly and/or handicapped, disabled and shown above.
- 2) The right to own and/or keep a pet on these premises shall be limited to the following definition of a "common Household pet."
A "common household pet" for the purpose of these Pet Rules shall be a dog, a cat, birds, and fish.
- 3) The number of pets to be allowed in any one unit shall be limited to one dog, or one cat, or two birds, or a fish tank not to exceed 10 gallons in size.
4. A further limitation regarding the size of any pet shall be that "no pet housed in any unit shall exceed twenty (20) pounds in size."
- 5) Prior to any applicant moving into a unit with a pet or prior to any current tenant obtaining a household pet, the following requirements must be met:
 - a) the sum of \$100.00 as a pet security deposit must be paid in full. (Such deposit will be used to cover any damages caused by the pet and/or the cost of boarding such pet should it be necessary.)
 - b) Tenant or applicant shall sign a certification which shall contain statements that the pet has been neutered or spayed, and that such pet has received shots for rabies, distemper, etc., and that dogs shall be licensed.
 - c) Tenant or applicant shall provide to the Housing Authority the name, address and phone number of a third party who, immediately upon notification from our office will take possession of the pet and its upkeep in the event of sudden illness or death of the tenant. Said third party may not be another tenant of this Authority.
- 6) Once the items listed above have been met by tenant or prospective tenant, the Housing Authority will expect the pet-owner to keep pet in good physical condition, keep litter in the unit in households that may keep a cat (changing litter at least once a week), maintain a clean and healthy cage or aquarium for the fish or birds being kept.

Dog-owners must keep their dog in good medical condition which includes daily walking. All dog-owners must keep dogs on a leash that is no more than four feet in length at all times outside the apartment unit. Special areas for dog droppings and urination will be designated by the Housing Authority and all tenants must clean-up after the pet by use of a small bag which will be immediately disposed of properly.

- 7) Within this section are listed reasons for the removal of a pet from the tenant unit:
 - a) Continued complaint from other tenants regarding pet noise, annoyance or assault.
 - b) Tenant non-compliance with any previous section of these rules for the keeping of pets.
 - c) It is determined by the Housing Authority that due to frail health, tenant is unable to satisfactorily care for the pet.
 - d) Tenant leaves pet unattended in the apartment unit for more than a twenty-four hour period.
 - e) Tenants failure to comply with a Housing Authority request to inspect the tenant apartment unit in order to inspect pet up-keep, or tenants failure to respond positively to a request from the Housing Authority regarding a complaint against the tenants' pet.
- 8) If a pet exhibits behavior that constitutes an immediate threat to health or safety, the Housing Authority shall contact the SPCA for its immediate removal.
- 9) No more than one pet will be allowed on the elevator located in The Spires at any given time. Pet-owner shall wait until the car returns empty before proceeding either up or down.
- 10) Any changes, amendments or revisions to these Pet Rules will be accomplished only with prior written notice to the tenancy.

Tenant hereby certifies that he/she has read the above, understands and hereby agrees to abide by the requirements of this document.

dated: _____

