

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 2008

**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: 04/2008

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)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: 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: To implement the primary objectives of VAWA, in order to reduce violence against women and to protect or increase the protection of the safety and confidentiality of persons who are victims of domestic violence.

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 2008

[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 Capital Fund Program Annual Statements for 2004, 2005, 2006, 2006 sup. 2007
- 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 2008 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)
- VAWA Policy

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy	Annual Plan: Eligibility,

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing 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 any active CIAP grant	Annual Plan: Capital Needs
	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	Annual Plan: Conversion of

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	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 (PHDEP) 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)
X	VAWA Policy	Annual Plan

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
WHITE	8,661	N/A	N/A	N/A	N/A	N/A	N/A
BLACK	485	N/A	N/A	N/A	N/A	N/A	N/A
HISPANIC	132	N/A	N/A	N/A	N/A	N/A	N/A
AMERICAN 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	98		65
Extremely low income <=30% AMI	70	71%	
Very low income (>30% but <=50% AMI)	27	28%	
Low income (>50% but <80% AMI)	1	1%	
Families with children	50	51%	
Elderly families	14	14%	
Families with Disabilities	12	12%	
WHITE	72	73%	
BLACK	24	24%	
HISPANIC	3	3%	
ASIAN	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	46	47%	43
2 BR	43	44%	12
3 BR	7	7%	7
4 BR	1	1%	2
5 BR	1	1%	1
5+ BR	N/A		

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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	131		250
Extremely low income <=30% AMI	97	74%	
Very low income (>30% but <=50% AMI)	31	24%	
Low income (>50% but <80% AMI)	1	.76%	
Families with children	75	57%	
Elderly families	9	7%	
Families with Disabilities	41	31%	
WHITE	92	70%	
BLACK	38	29%	
HISPANIC	4	3%	
American Indian	1	.76%	

Characteristics by Bedroom Size (Public Housing Only)

1BR

2 BR

3 BR

4 BR

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input 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 2008 grants)		
a) Public Housing Operating Fund	\$864,291.00	
b) Public Housing Capital Fund	\$557,235.00	
c) HOPE VI Revitalization		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$821,298.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$839,000.00	
4. Other income (list below)		
Interest	\$125,706.00	
Other operating receipts	\$30,000.00	
4. Non-federal sources (list below)		
Total resources	\$3,237,530.00	

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 (describe)

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

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

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

(2)Waiting List Organization

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

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

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

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

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 sub-component 3B.

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other: 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: When proof is provided that applicant tried but could not find a suitable unit.

(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): Elderly/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 sub-component 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 rent hardship 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 long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-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 NY06P07050108 FFY of Grant Approval: (4/2008)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	0.00
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	55,720.00
5	1411 Audit	

6	1415	Liquidated Damages	
7	1430	Fees and Costs	45,735.00
8	1440	Site Acquisition	
9	1450	Site Improvement	70,000.00
10	1460	Dwelling Structures	131,000.00
11	1465.1	Dwelling Equipment-Nonexpendable	
12	1470	Nondwelling Structures	134,780.00
13	1475	Nondwelling Equipment	120,000.00
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	1502	Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)		557,235.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Compliance		
23	Amount of line 20 Related to Security		
24	Amount of line 20 Related to Energy Conservation Measures		

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NY07000002 NY070-02 Spires	Site work Elevator, mechanical Painting, lights, doors, lobby	1450	5,000.00
		1475	120,000.00
		1460	106,000.00
			231,000.00
NY0700000389 NY070-03 Beacon Heights David Woody	Bathtubs & paint	1460	20,000.00
NY070-08 & 09 Gabriel Drive 1 & 2	Site Work Apartment Painting	1450	50,000.00
		1460	5,000.00

			75,000.00
NY070-00000510 NY070-05 Willow Gardens	Parking lot	1450	5,000.00
NY070-010 Autumn Gardens	Site work	1450	5,000.00
			10,000.00
PHA Wide	Site work	1450	5,000.00
	Carpet, roofing & painting	1470	134,780.00
	Administrative expenses	1410	55,720.00
	AE fees	1430	24,400.00
	Inspec. Oversight & needs asses.	1430	21,335.00
			241,235.00
	TOTAL ESTIMATED COST		557,235.00

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)
AMP-NY07000002 NY070-02 Spires	09/07/2010	09/07/2012

AMP-NY070000389 NY070-03 Beacon Heights & David Woody	09/07/2010	09/07/2012
NY070-08&09 Gabriel Drive I & II	09/07/2010	09/07/2012
AMP-NY070000510 NY070-05 Willow Gardens	09/07/2010	09/07/2012
NY070-010	09/07/2010	09/07/2012
PHA wide	09/07/2010	09/07/2012

(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 (ny070q02)

-or-

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

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

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

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

1. Development name:

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: (DD/MM/YY)
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) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
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. Yes 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)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

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 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 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 self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

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

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

13. PHA Safety and Crime Prevention Measures 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 PHA Plan may skip to sub-component D.

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

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 some successful home purchases through our Section 8 Homeownership Program.

D. Other Information Required by HUD

1. To implement the provisions under VAWA we are providing a statement of objectives that are listed in plan attachment ny070n02.

ny070a02

RESIDENT ADVISORY BOARD MEMBERSHIP

Lori Luke
Carol Eakes
Christopher Rifembark
John Kendzie

Nancy Scott
Cheryl Knight
Michael Haas

ny070b02

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

ny070c02

5-YEAR PLAN GOALS STATEMENT OF PROGRESS

Goal #1: Increase availability of housing, reduce housing vacancies through expanded marketing efforts primarily in elderly complexes.

Progress: We've continued our marketing efforts towards the elderly (our target market) through the development and distribution of brochures for all of our developments. Also, newspaper advertising in local newspapers and a variety of marketing events with our local Senior Center. These combined efforts have given us just enough applicants to avoid vacancies in our one bedroom public housing units.

Goal #2: Improve public housing management (phas score)

Progress: We hope to maintain high-performer status for the year ended 2007 but have not received a score from HUD yet.

Goal #3: Provide voucher mobility counseling and implement voucher homeownership program.

Progress: We continue to inform our voucher residents of all information relative to their program through group counseling and interview sessions. In conjunction with the City of Lockport Community Development Department, we continue to keep our Section 8 residents informed on how to purchase a home through our homeownership program.

Goal #4: Improve community quality of life and economic vitality by implementing measures to deconcentrate poverty.

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

Goal #5: Promote self-sufficiency and asset development by providing supportive services to improve employability.

Progress: 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.

Goal #6&7: To ensure equal opportunities in housing for all Americans and promote the overall goal of safe, decent and sanitary housing in good neighborhoods.

Progress: We recently completed a Fair Housing and Equal Opportunity Review by Buffalo HUD and were found to be in compliance with all of HUD's fair housing rules and regulations. We will continue to follow our policies that were set forth for all applicants to ensure access to assisted housing regardless of race, creed, color, religion, national origin, sex, familial status, and disability.

ny070d02

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.

ny070e02

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.

ny070f02

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 up-date 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.

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)
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 3 Performance and Evaluation Report for
 Final Performance and Evaluation Report Program Year Ending 9/30/2007

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	\$37,100.00
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	\$197,880.88
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	\$623,278.00
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	
AMP NY70002								
NY70-2 Spires	Equipment Replacement	1460	0%	\$0.00	\$0.00	\$0.00	\$0.00	
AMP NY700389								
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
NY70-8 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
NY70-3 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	1470	25%	\$53,665.10	\$53,665.10	\$53,665.10	\$53,665.10	Work completed
	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	\$24,278.00	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	\$623,278.00	
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 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. NY06P07050104 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	
AMP NY700002 NY70-02 Spires	9/7/2006		6/30/2006	9/7/2008		6/30/2006	
AMP NY7000389 NY70-08 Gabriel Drive	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	
AMP NY7000510 NY70-10 Aut. Gardens	9/7/2006		6/30/2006	9/7/2008		3/20/2007	
PHA Wide	9/7/2006		6/30/2006	9/7/2008		3/20/2007	

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

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. NY06P07050105 Replacement Housing Factor Grant No.	Federal FY of Grant: 2005
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending 9/30/2007
 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	\$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	\$23,763.00	\$23,763.00	\$23,763.00	\$23,763.00
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	\$544,000.00	\$544,000.00	\$544,000.00	\$544,000.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
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)	\$597,763.00	\$597,763.00	\$597,763.00	\$597,763.00
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

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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		Grant Type and Number				Federal FY of Grant:		
City of Lockport Housing Authority		Capital Fund Program Grant No.		NY06P07050105		2005		
Replacement Housing Factor Grant No.								
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	
AMP NY7000510								
NY70-10	Flooring, doors, electrical, heating,	1460	50%	\$544,000.00	\$544,000.00	\$544,000.00	\$544,000.00	Work Completed
Autumn Gardens (3 Bldgs)	bathrooms, & appliances Site work improvements	1450	0%	\$0.00	\$0.00	\$0.00	\$0.00	
AMP NY7000389								
NY70-3	Maint. Garage @ Beacon Heights	1470	25%	\$0.00	\$0.00	\$0.00	\$0.00	
BH & DW								
PHA	Administrative Expenses	1410	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	Work Completed
Wide	Mod Coordinator / AE	1430	LS	\$23,763.00	\$23,763.00	\$23,763.00	\$23,763.00	Work Completed
	Subtotal			\$597,763.00	\$597,763.00	\$597,763.00	\$597,763.00	
Signature of Executive Director & Date:					Signature of Public Housing Director/Office of Native American Programs Administrator & Date			
X					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. 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	
AMP NY7000510 NY70-10 Autumn Gardens	9/7/2007		8/8/2006	9/7/2009		4/3/2007	
AMP NY7000389 NY70-03 BH & DW	9/7/2007		8/8/2006	9/7/2009		4/3/2007	
PHA Wide	9/7/2007		8/8/2006	9/7/2009		4/3/2007	

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

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 2
 Performance and Evaluation Report for Program Year Ending 9/30/2007
 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	\$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	\$18,420.08
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	\$54,763.00	\$24,939.08	\$24,939.08	\$9,849.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$137,494.00	\$324,916.92	\$324,916.92	\$20,131.00
10	1460 Dwelling Structures	\$296,506.00	\$138,907.00	\$138,907.00	\$138,907.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
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)	\$528,763.00	\$528,763.00	\$528,763.00	\$197,307.08
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. 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	
AMP NY7000510								
NY70-10 AG (3 Bldgs)	Flooring, doors, electrical, heating, bathrooms, & appliances	1460	50%	\$296,506.00	\$138,907.00	\$138,907.00	\$ 138,907.00	Work Completed
	Site work improvements	1450	100%	\$82,631.00	\$82,631.00	\$82,631.00	\$ 20,131.00	Work in Progress
NY70-05 WG	Site Work Improvements	1450	100%	\$51,363.00	\$51,363.00	\$51,363.00	\$ -	Work in Progress
	Maint. Garage @ WG & AG	1470	25%	\$10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Work Completed
AMP NY700002								
NY70-02 Spires	Site Work Improvements	1450	100%	\$3,500.00	\$3,500.00	\$3,500.00	\$ -	Work in Progress
AMP NY7000389								
NY70-03 DW & BH	Site Work Improvements	1450	100%	\$0.00	\$87,652.92	\$87,652.92	\$ -	Work in Progress
NY70-8&9 Gab 1 & 2	Site Work Improvements	1450	100%	\$0.00	\$99,770.00	\$99,770.00	\$ -	Work in Progress
PHA Wide	Administrative Expenses	1410	LS	\$30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 18,420.08	Work in Progress
	Mod Coordinator/ A/E Fees	1430	LS	\$54,763.00	\$24,939.08	\$24,939.08	\$ 9,849.00	Work in Progress
	Subtotal			\$528,763.00	\$528,763.00	\$528,763.00	\$197,307.08	

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 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
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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	
AMP NY7000510 NY70-10 Autumn Gardens	7/17/2008		7/31/2007	7/17/2010			
NY70-10 Willow Gardens	7/17/2008		7/31/2007	7/17/2010			
AMP NY7000389 NY70-03 BH & DW	7/17/2008		7/31/2007	7/17/2010			
NY70-08 Gabriel Drive	7/17/2008		7/31/2007	7/17/2010			
NY70-09 Gabriel Drive Wide	7/17/2008		7/31/2007	7/17/2010			
AMP NY700002 NY70-02 Spires	7/17/2008		7/31/2007	7/17/2010			
PHA Wide	7/17/2008		7/31/2007	7/17/2010			

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

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. NY06P07050206 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

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	\$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)	\$0.00	\$0.00	\$0.00	\$0.00
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	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$29,737.00	\$29,737.00	\$29,737.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$15,000.00	\$15,000.00	\$15,000.00	\$7,684.90
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)	\$44,737.00	\$44,737.00	\$44,737.00	\$7,684.90
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
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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. NY06P07050206 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006			
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	
AMP NY7000510								
NY70-10 Autumn Gardens	Site work improvements	1450	100%	\$15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	Work in Progress
	AG community building roofing	1470	100%	\$15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 7,684.90	Work in Progress
NY70-05 WG	Site work improvements	1450	100%	\$14,737.00	\$ 14,737.00	\$ 14,737.00	\$ -	Work in Progress
	Subtotal			\$44,737.00	\$44,737.00	\$44,737.00	\$7,684.90	
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. NY06P07050206 Replacement Housing Factor Grant No.	Federal FY of Grant: 2006
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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	
AMP NY7000510 NY70-10 Autumn Gardens	5/3/2009		7/31/2007	5/3/2011			
NY70-05 Willow Gardens	5/3/2009		7/31/2007	5/3/2011			
PHA Wide	5/3/2009		7/31/2007	5/3/2011			

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. **NY06P07050107**
Replacement Housing Factor Grant No.

Federal FY of Grant:
2007

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number 0 Performance and Evaluation Report for Program Year Ending 9/30/2007
 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	\$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	\$0.00	\$0.00
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	\$54,235.00	\$54,235.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$431,500.00	\$431,500.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$26,500.00	\$26,500.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Expendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$15,000.00	\$15,000.00	\$0.00	\$0.00
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)	\$557,235.00	\$557,235.00	\$0.00	\$0.00
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

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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. NY06P07050107 Replacement Housing Factor Grant No.				Federal FY of Grant: 2007		
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	
AMP NY70002								
NY70-02	Parking Lot	1450	100%	\$5,000.00	\$5,000.00	\$ -	\$ -	Not Started
Spires	Paint	1460	100%	\$10,000.00	\$10,000.00	\$ -	\$ -	Not Started
AMP NY7000510								
NY70-05	Parking lot	1450	100%	\$150,000.00	\$150,000.00	\$ -	\$ -	Not Started
WG								
NY70-10	Site work	1450	100%	\$10,000.00	\$10,000.00	\$ -	\$ -	Not Started
AG								
AMP NY7000389								
NY70-03	Bathtubs & paint	1460	100%	\$6,500.00	\$6,500.00	\$ -	\$ -	Not Started
BH & DW	Site work improvements	1450	100%	\$111,500.00	\$111,500.00	\$ -	\$ -	Not Started
NY70-08,09	Parking lot,	1450	100%	\$150,000.00	\$150,000.00	\$ -	\$ -	Not Started
Gab Drive	Paint	1460	100%	\$10,000.00	\$10,000.00	\$ -	\$ -	Not Started
PHA Wide	Parking	1450	100%	\$5,000.00	\$5,000.00	\$ -	\$ -	Not Started
	Salt Shed	1470	100%	\$15,000.00	\$15,000.00	\$ -	\$ -	Not Started
PHA Wide	Administrative Expenses	1410	LS	\$30,000.00	\$30,000.00	\$ -	\$ -	Not Started
	Mod Coordinator / AE fees	1430	LS	\$54,235.00	\$54,235.00	\$ -	\$ -	Not Started
	Subtotal			\$557,235.00	\$557,235.00	\$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

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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. NY06P07050107 Replacement Housing Factor Grant No.	Federal FY of Grant: 2007
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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	
AMP NY700002 NY70-02 Spires	9/7/2009			9/7/2011			
AMP NY7000510 NY70-10 Autumn Gardens	9/7/2009			9/7/2011			
NY70-05 Willow Gardens	9/7/2009			9/7/2011			
AMP NY7000389 NY70-03 BH & DW	9/7/2009			9/7/2011			
NY70-08 & 09 Gabriel Drive	9/7/2009			9/7/2011			
PHA Wide	9/7/2009			9/7/2011			

Signature of Executive Director & Date:

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

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

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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.

5) 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 pet's 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: _____

**CITY OF LOCKPORT HOUSING AUTHORITY
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth the CLHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by the CLHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by the CLHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between CLHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by the CLHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by the CLHA.

III. Other ABA Policies and Procedures

This Policy shall be referenced in and attached to CLHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of CLHA's Admissions and Continued Occupancy Policy. CLHA's annual public housing agency plan shall also contain information concerning the CLHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of CLHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

A. *Domestic Violence* - The term `domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* - means violence committed by a person

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* - means -

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to -

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person -

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* - means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

A. Non-Denial of Assistance. the CLHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

B. Admissions Preference. Applicants for housing assistance from CLHA will receive a preference in admissions by virtue of their status as victims of domestic violence [dating violence, stalking].

VI. Termination of Tenancy or Assistance

A. VAWA Protections. Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by the CLHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.

2. In addition to the foregoing, tenancy or assistance will not be terminated by CLHA as result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant's control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

- (a) Nothing contained in this paragraph shall limit any otherwise available authority of CLHA' or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither the CLHA, nor Section 8 owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.

- (b) Nothing contained in this paragraph shall be construed to limit the authority of CLHA or a Section 8 owner to evict or terminate from assistance any tenant or lawful applicant if the owner or CLHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. Removal of Perpetrator. Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, CLHA or a Section 8 owner, as the case may be, may separate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by CLHA. Leases used for all public housing operated by CLHA and, at the option of Section 8 owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by CLHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

A. Requirement for Verification. The law allows, but does not require, CLHA or a section 8 owner to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., CLHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by CLHA. Section 8 owners or managers receiving rental assistance administered by CLHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to CLHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to CLHA or to the requesting Section 8 owner documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in

addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* - by providing to CLHA or to the requesting Section 8 owner a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. Time allowed to provide verification/ failure to provide. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by CLHA, or a Section 8 owner to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. Waiver of verification requirement. The Executive Director of CLHA, or a Section 8 owner may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director or owner. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

A. Right of confidentiality. All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to CLHA or to a Section 8 owner in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. Notification of rights. All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by CLHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

VIII. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, CLHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* CLHA will act upon such an application promptly.
- C. *No right to transfer.* CLHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of CLHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying CLHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by CLHA. In cases where CLHA determines that the family's decision to move was reasonable under the circumstances, CLHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

A. Court orders. It is CLHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by CLHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. Family break-up. Other CLHA policies regarding family break-up and remaining family members are contained in CLHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of CLHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If CLHA staff becomes aware that an individual assisted by CLHA is a victim of domestic violence, dating violence or stalking, CLHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring CLHA either to maintain a relationship with any particular provider of shelter or services to victims or domestic violence or to make a referral in any particular case.

XII. Notification

CLHA shall provide written notification to applicants, tenants, and Section 8 owners concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by CLHA as approved by the CLHA Board of Commissioners.

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.

ny070p02

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.

**Five-Year Action Plan
Part I: Summary**

Comprehensive Grant Program (CGP)

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

OMB Approval No.2577-0157 (exp. 7/31/98)

HA Name: CITY OF LOCKPORT HOUSING AUTHORITY		Locality (City/County & State) Lockport / Niagara / New York		Original	Revision No.
A. Development Number / Name	Work Stmt for year 1 FFY: <u>2008</u>	Work Statement for Year 2 FFY: <u>2009</u>	Work Statement for Year 3 FFY: <u>2010</u>	Work Statement for Year 4 FFY: <u>2011</u>	Work Statement for Year 5 FFY: <u>2012</u>
NY70-2 - Spires	See Annual Statement	\$ 114,000.00	\$ 10,000.00	\$ 18,300.00	\$ 10,000.00
NY70-3 - Beacon Heights & David Woody		\$ 41,780.00	\$ 233,836.00	\$ 15,000.00	\$ 230,780.00
NY70-5 - Willow Gardens		\$ 5,000.00	\$ 66,944.00	\$ 265,480.00	\$ 5,000.00
NY70-8 & 9 - Gabriel I & II		\$ 60,000.00	\$ 60,000.00	\$ 65,000.00	\$ 155,000.00
NY70-9 - Gabriel II		\$ -	\$ -	\$ -	\$ -
NY70-10 - Autumn Gardens		\$ 50,000.00	\$ 50,000.00	\$ 37,000.00	\$ 50,000.00
B. Physical Improvements Subtotal			\$ 270,780.00	\$ 420,780.00	\$ 400,780.00
C. Management Improvements		\$ 50,000.00	\$ -	\$ 50,000.00	\$ -
D. HA-Wide Non Dwelling Structures and Equipment		\$ 135,000.00	\$ 35,000.00	\$ 5,000.00	\$ 5,000.00
E. Administration		\$ 55,720.00	\$ 55,720.00	\$ 55,720.00	\$ 55,720.00
F. Other		\$ 45,735.00	\$ 45,735.00	\$ 45,735.00	\$ 45,735.00
G. Operations		\$ -	\$ -	\$ -	\$ -
H. Demolition		\$ -	\$ -	\$ -	\$ -
I. Replacement Reserve		\$ -	\$ -	\$ -	\$ -
J. Mod Used for development		\$ -	\$ -	\$ -	\$ -
K. Total CGP Funds		\$ 557,235.00	\$ 557,235.00	\$ 557,235.00	\$ 557,235.00
L. Total Non-CGP Funds		\$ -	\$ -	\$ -	\$ -
M. Grand Total		\$ 557,235.00	\$ 557,235.00	\$ 557,235.00	\$ 557,235.00
Signature of Executive Director & Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date		

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

OMB Approval No.2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2008	Work Statement for Year <u>2</u> FFY: 2009			Work Statement for Year <u>3</u> FFY: 2010		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	NY70-2 - SPIRES (1 BUILDING)			NY70-2 - SPIRES (1 BUILDING)		
	Painting, doors		\$ 109,000.00	Painting		\$ 10,000.00
	Site work, parking		\$ 5,000.00	Site work, parking		\$ -
	NY70-3 - BH & DW (10 BUILDINGS)			NY70-3 - BH & DW (10 BUILDINGS)		
	Painting, Kitchen		\$ 36,780.00	Painting, kitchen		\$ 233,836.00
	Site work, parking		\$ 5,000.00	Site work, parking		\$ -
	NY70-5 - WILLOW GARDENS (3 BUILDINGS)			NY70-5 - WILLOW GARDENS (3 BUILDINGS)		
	Painting		\$ 5,000.00	Painting, hallways, HVAC, windows		\$ 61,944.00
	Site work, parking		\$ -	Site work, parking		\$ 5,000.00
	NY70-8 & 9 - GABRIEL (31 BUILDINGS)			NY70-8&9 - GABRIEL (31 BUILDINGS)		
	Painting		\$ 10,000.00	Painting		\$ 10,000.00
	Site work, parking		\$ 50,000.00	Site work, parking		\$ 50,000.00
	NY70-10 - AUTUMN GARDENS (4 BUILDINGS)			NY70-10 - AUTUMN GARDENS (4 BUILDINGS)		
	Site work, parking		\$ 50,000.00	Site work, parking		\$ 50,000.00
	HA WIDE NON-DWELLING STRUCTURES & EQUIPMENT			HA WIDE NON-DWELLING STRUCTURES & EQUIPMENT		
carpet, roofing, painting		\$ 130,000.00	computer hardware		\$ 35,000.00	
Site work, parking		\$ 5,000.00	Site work, parking		\$ -	
	Subtotal of Estimated		\$ 405,780.00	Subtotal of Estimated		\$ 455,780.00

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

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

OMB Approval No.2577-0157 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2008	Work Statement for Year <u>4</u> FFY: 2011			Work Statement for Year <u>5</u> FFY: 2012			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	See Annual Statement	NY70-2 - SPIRES (1 BUILDING)			NY70-2 - SPIRES (1 BUILDING)		
Painting			\$ 10,000.00	Painting		\$ 10,000.00	
Securoty lights			\$ 3,300.00				
Site work, parking			\$ 5,000.00	Site work, parking		\$ -	
NY70-3 - BH & DW (10 BUILDINGS)				NY70-3 - BH & DW (10 BUILDINGS)			
Painting			\$ 10,000.00	Painting		\$ 10,000.00	
Site work, parking			\$ 5,000.00	HVAC, Plumbing		\$ 220,780.00	
				Site work, parking		\$ -	
NY70-5 - WILLOW GARDENS (3 BUILDINGS)				NY70-5 - WILLOW GARDENS (3 BUILDINGS)			
Painting, hallways, HVAC, windows			\$ 265,480.00	Painting		\$ 5,000.00	
Site work, parking			\$ -	Site work, parking		\$ -	
NY70-8&9 - GABRIEL (31 BUILDINGS)				NY70-8&9 - GABRIEL (31 BUILDINGS)			
Painting			\$ 10,000.00	Painting		\$ 10,000.00	
HVAC			\$ 50,000.00	Plumbing, Electrical, exterior		\$ 140,000.00	
Site work, parking			\$ 5,000.00	Site work, parking		\$ 5,000.00	
NY70-10 - AUTUMN GARDENS (4 BUILDINGS)				NY70-10 - AUTUMN GARDENS (4 BUILDINGS)			
				Painting		\$ 45,000.00	
Securoty lights			\$ 32,000.00	Site work, parking		\$ 5,000.00	
Site work, parking			\$ 5,000.00				
HA WIDE NON-DWELLING STRUCTURES & EQUIPMENT				HA WIDE NON-DWELLING STRUCTURES & EQUIPMENT			
Site work, parking		\$ 5,000.00	Site work, parking		\$ 5,000.00		
Subtotal of Estimated			\$ 405,780.00	Subtotal of Estimated			\$ 455,780.00

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year <u>2</u> FFY: <u>2009</u>			Work Statement for Year <u>3</u> FFY: <u>2010</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Computer system software		\$50,000.00	NO MANAGEMENT NEEDS		\$0.00
	Subtotal of Estimated Cost		\$50,000.00	Subtotal of Estimated Cost		\$0.00

Part III: Supporting Pages

Management Needs Work Statement(s)

Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: 2008	Work Statement for Year <u>4</u> FFY: <u>2011</u>			Work Statement for Year <u>5</u> FFY: <u>2012</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Computer system software	100%	\$50,000.00	NO MANAGEMENT NEEDS		
	Subtotal of Estimated Cost			\$50,000.00	Subtotal of Estimated Cost	
						\$0.00