

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

PHA Plans

5 Year Plan for Fiscal Years 2006-2011

Annual Plan for Fiscal Year 2009

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

PHA Plan Agency Identification

PHA Name: Buffalo Municipal Housing Authority
PHA Number: NY002

PHA Fiscal Year Beginning: (mm/yyyy) 07/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 4265
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1372

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, BMHA, 300 Perry St., Buffalo, NY 14204
- 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 2008 - 2013
[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: (state mission here)

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 (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 80%
 - Improve voucher management: (SEMAP score) NY002-78%, NY449-85%
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

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.

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

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:

- Attachment A - Admissions Policy for Deconcentration
- Attachment B - FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Attachment C - List of Resident Advisory Board Members
- Attachment D - List of Resident Board Members
- Attachment E - Community Service Description of Implementation
- Attachment F - Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- Attachment B - FY 2008 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment G - Comments of Resident Advisory Board or Boards
- Other (List below, providing each attachment name)
 - Attachment H(1-7) - CFP Performance & Evaluation Reports
 - Attachment I(1-12) - RHF Performance & Evaluation Reports
 - Attachment J - Statement of Progress
 - Attachment K - Substantial Deviation
 - Attachment L – Admissions & Continued Occupancy Plan
 - Attachment M – Section 8 Administrative Plan
 - Attachment N – Certifications
 - Attachment O – Violence Against Women Act Statement

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	eradication of pest infestation (including cockroach infestation)	
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 revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(list individually; use as many lines as necessary)	

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 his 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	20,976	5	4	5	3	3	4
Income >30% but <=50% of AMI	9,315	5	3	4	3	3	4
Income >50% but <80% of AMI	2,909	4	3	4	3	3	4
Elderly	5,235	5	1	2	4	1	5
Families with Disabilities	52,309	4	5	3	3	3	4
Race/Ethnicity White Non-Hispanic	14,505	5	4	3	3	3	4
Race/Ethnicity Black Non-Hispanic	14,923	5	4	3	3	3	4
Race/Ethnicity Hispanic	3,199	5	4	3	3	3	4
Race/Ethnicity All Households	33,627	5	4	3	3	3	4

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003-2004

- 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 type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" 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	1274	100	1623
Extremely low income <=30% AMI	1271	99.8	
Very low income (>30% but <=50% AMI)	3	.2	
Low income (>50% but <80% AMI)	0	0	
Families with children	613	48.1	
Elderly families	168	13.2	
Families with Disabilities	243	19.1	
Race/ethnicity-white	370	29.0	
Race/ethnicity-black	896	70.3	
Race/ethnicity-hispanic	211	16.6	

Housing Needs of Families on the Waiting List			
Race/ethnicity-Other	6	.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	637	50.0	
2 BR	372	29.2	
3 BR	176	13.8	
4 BR	74	5.8	
5 BR	15	1.2	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing Community Wide			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	28	100	2464
Extremely low income <=30% AMI	28	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	17	60.7	
Elderly families	0	0	

Housing Needs of Families on the Waiting List			
Families with Disabilities	5	17.8	
Race/ethnicity-white	6	21.4	
Race/ethnicity-black	22	78.6	
Race/ethnicity-hispanic	7	25.0	
Race/ethnicity-Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	10	35.7	
2 BR	14	50.0	
3 BR	3	10.7	
4 BR	1	3.6	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance NY002 & NY449			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1889	100	
Extremely low income <=30% AMI	1866	98	
Very low income (>30% but <=50% AMI)	21	1	
Low income	2	.001	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	715	37	
Elderly families	42	2	
Families with Disabilities	332	17	
Race/ethnicity-white	47	2	
Race/ethnicity-black	1282	67	
Race/ethnicity-hispanic	560	29	
Race/ethnicity-Other	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR	0	0	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 10 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenantbased 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 2007 grants)		
a) Public Housing Operating Fund	22,176,752	Operating Expenses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	10,349,533	Physical & Management Improve.
c) HOPE VI Revitalization	450,000	Revit. Lakeview Home
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,191,0930	HAP/UAP Payments Admin. Fees
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	64,940	Family Self-Sufficiency Program
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Replacement Housing Fator	1,509,489	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2005	901,107	
CFP 2006	7,150,920	
3. Public Housing Dwelling Rental Income	8,728,608	
4. Other income (list below)		
Interest on Investments	271,139	
4. Non-federal sources (list below)		
Total resources	58,728,641	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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) BMHA also utilizes a credit check system to detect fraud and local city housing records to check for prior residency or eviction.

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office
- Other (list below) Applications are available at many participating agency locations.

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

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

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

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) Occupancy Department, 245 Elmwood Avenue, Buffalo, NY 14222

(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: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

Other source (list)

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

(select all that apply)

- At an annual 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 (list below)

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

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

- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) Prospective landlords may, upon request, be given the names of other Section 8 participating landlords who have rented to the family.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) Section 8 Housing Program, 245 Elmwood Avenue, Buffalo, NY 14222

(3) Search Time

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

If yes, state circumstances below:

If special accommodations are needed or if in the sole opinion of the PHA market conditions substantiate the need for additional search time.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

County

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

Date and Time

Former Federal preferences

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

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The Minimum Rent - the Authority, in the event that the Total Tenant Payment, based on income and deductions totals less than \$50.00, will charge a minimum rent of \$ 50.00 per family.

Minimum Rent Hardship Exceptions: Minimum rents shall not apply for situations in which:

- the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act, and Work Opportunity Reconciliation Act of 1996.
- the family would be evicted as a result of the imposition of the minimum rent requirement.
- the income of the family has decreased because of a loss of employment, death in the family, or other situations as determined by HUD.

Tenant must request a hardship exemption (waiver) of the minimum rent being paid. The Authority will immediately suspend the rent payment requirement beginning the 1st of the month following the request, and may not proceed with nonpayment legal proceedings pending determination of eligibility, for a period of up to 90 days. Upon initial request and during said period, tenant must submit all financial documentation to support eligibility for waiver, which information will be verified by the Authority. The Authority may request additional and/or continuing documentation as needed. The Authority shall determine whether the request is adequately documented, and whether eligibility for waiver is anticipated to be long or short term, and shall notify tenant of its decision.

Should it be determined that there is no qualifying hardship, tenant shall be immediately notified in writing, and shall have the right to grieve said decision. Should tenant qualify for a waiver, tenant shall be exempted from the minimum rent for so long as the qualifying condition(s) exist.

Upon tenant being no longer eligible for continuing waiver, the Authority shall notify tenant in writing of the rent obligation and effective date, and shall arrange with tenant for a reasonable repayment plan for any rents unpaid prior to the first date of waiver eligibility. Only non-payment of any amounts due prior to or subsequent to the waiver period will be grounds for legal proceedings.

The Authority shall give all tenants subject to minimum rents, written notice of their rights under these provisions.

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:

A Flat Rent - the Authority determines it's Flat Rent Schedule by determining annually, a percentage of the Fair Market Rents as determined by HUD. As the FMR's generally apply to the entirety of the County of Erie, the Authority shall conduct a Market Comparability Study (survey of similar unassisted units in the neighborhood- (City of Buffalo)) to determine the percentage of FMR's which shall apply to the BMHA (City of Buffalo) Flat Rent Schedule by bedroom size. The Authority shall also take into account operating costs, the encouragement of stability in its developments, and desire to mix working families into it's communities. Note: This flat rent schedule does not apply to tax credit properties in the BMHA inventory.

2008 Flat Rent Schedule
(based on FMR's less 35 %)

0 bedrooms - \$ 323.00	1 bedrooms - \$ 380.00	2 bedrooms - \$ 457.00
3 bedrooms - \$ 566.00	4 bedrooms - \$ 625.00	5 bedrooms - \$ 718.00
6 bedrooms - \$ 812.00		

Flat Rent Hardship: If the BMHA determines that a family had a financial hardship and cannot pay the flat rent, the family may switch to an income-based rent. Financial hardships include: reduction of income from changed circumstances, loss of employment, loss of earnings or other assistance, etc.

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below) Secondary wage earners exemption for married spouse \$1,000 deduction for working family.

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income 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 (list below) Income decreases, family composition changes, reexam.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year	Expected Turnover
--------------	----------------------------------	-------------------

	Beginning	
Public Housing	3,589	597
Section 8 Vouchers	1,225	122
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)
 - Admissions & Continued Occupancy Policy (ACOP)
 - Maintenance Manual (with Snow Plan)
- (2) Section 8 Management: (list below)
 - Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: Lakeview Homes
2. Development (project) number: NY002001

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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: A.D. Price, Commodore Perry.

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:
A.D. Price, LBJohnson.

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: Commodore Perry Homes

1b. Development (project) number: NY002003
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during the fiscal year.</u>
5. Number of units affected: 330
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

Demolition/Disposition Activity Description
1a. Development name: Commodore Perry Extension 1b. Development (project) number: NY002005
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during the fiscal year.</u>
5. Number of units affected: 84
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

Demolition/Disposition Activity Description
1a. Development name: A.D. Price Extension 1b. Development (project) number: NY002004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/>

Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>12/4/07</u>
5. Number of units affected: 198
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/2008 b. Projected end date of activity: 3/2016

Demolition/Disposition Activity Description
1a. Development name: A.D. Price Courts 1b. Development (project) number: NY002002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during the fiscal year.</u>
5. Number of units affected: 170
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

Demolition/Disposition Activity Description
1a. Development name: Lyndon B. Johnson Apts. 1b. Development (project) number: NY002022
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>Planning to occur during the fiscal year.</u>
5. Number of units affected: 206
6. Coverage of action (select one) <input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

Demolition/Disposition Activity Description
1a. Development name: Woodson Gardens 1b. Development (project) number: NY0020032 (b)
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>7/2008</u>
5. Number of units affected: 30
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity: TBD

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Commodore Perry Extension
1b. Development (project) number:	NY002005
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(07/17/05)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	112
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Shaffer Village
1b. Development (project) number:	NY002008
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(07/17/05)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected:	18
7. Coverage of action (select one)	

<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kenfield Homes
1b. Development (project) number: NY002010
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 24
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kelly Gardens
1b. Development (project) number: NY002013
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 checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 30
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: Schwab Terrace 1b. Development (project) number: NY002014
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 checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
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?
10. Number of units affected: 34 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: F.A. Sedita Apts. 1b. Development (project) number: NY002016
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 101 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Holling Homes 1b. Development (project) number: NY002018
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>

Occupancy by families with disabilities <input type="checkbox"/>
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
12. Number of units affected: 132
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kowal Apts. 1b. Development (project) number: NY002019
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
13. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Elmhurst Apts. 1b. Development (project) number: NY002020
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 checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
14. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Slater Courts
1b. Development (project) number: NY002021
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 checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
15. Number of units affected: 24
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: L.B. Johnson Apts.
1b. Development (project) number: NY002022
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one)

<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
16. Number of units affected: 206
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Camden Apts.
1b. Development (project) number: NY002026
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 checked="" type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
17. Number of units affected: 12
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stuyvesant Apts.
1b. Development (project) number: NY002027
2. Designation type:
Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one)
<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
18. Number of units affected: 148
7. Coverage of action (select one)

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Msgr. Geary Apts. 1b. Development (project) number: NY002031
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
19. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Mullen Manor 1b. Development (project) number: NY002034
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
20. Number of units affected: 40 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: LaSalle Courts 1b. Development (project) number: NY002011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
21. Number of units affected: 18 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Frederick Douglass Towers 1b. Development (project) number: NY002046
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:(07/17/05)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
22. Number of units affected: 44 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> 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: Lakeview Homes 1b. Development (project) number: NY002001
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (7/1/06)
5. Number of units affected: TBD 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: A.D. Price 1b. Development (project) number: NY002005
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (7/1/06)
6. Number of units affected: TBD 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Commodore Perry 1b. Development (project) number: NY002003
2. Federal Program authority: <input type="checkbox"/> HOPE I

<input type="checkbox"/> 5(h) <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(7/1/06)</u>
7. Number of units affected: TBD 6. Coverage of action: (select one) <input checked="" 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

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 07/16/07

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Section 3 Program: employment	80	Specific Criteria	BMHA	Public Housing
Computer Literacy	50	Specific Criteria	BMHA	Public Housing
Neighborhood Network Ctrs.	100	Specific Criteria	SUN & BPS	Public Housing
Intensive Services: training, case management and placement assistance.	10	Other	Buffalo Employment & Training “One-Stop” Center	Public Housing
ATTAIN Technology Lab: development in academic, occupational and life skills.	70	Specific Criteria	SUNY/EOC	Public Housing
Resident Owned Business Development	5	Specific Criteria	TBA	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 07/01/07)
Public Housing	25	20
Section 8	25	0

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

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? 1
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below) Master Plan development for all developments.
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. 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 PHAMUST select one)

- Attached as Attachment G
 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: ACOP, Section 8 Administrative Plan
 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Buffalo, County of Erie
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) All Comprehensive Grants, Management Policy and Authority business is consistent with Consolidated Plan objectives.
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) Lakeview Homes Hope VI Plan, Replacement Housing, Modernization of units.

D. Other Information Required by HUD

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

Attachments

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

PHA Plan Table Library

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

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

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

Original Annual Statement

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

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

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

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

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

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

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

Optional Public Housing Asset Management Table

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

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

Attachment “A”

Buffalo Municipal Housing Authority

Deconcentration of poverty policy

In compliance with the regulations at 24CFR903.2, the BMHA will analyze the income levels of families residing in covered general occupancy developments each year. If the average income level of any covered development differs by more than 15% from the average income level of all covered developments combined, then the following steps will be taken as needed:

- A. A review of the percentage of employed tenants will be made to see if the application of preferences or other admissions plans will foster needed placements.
- B. Marketing outreach to under represented income sectors will be conducted.
- C. BMHA will skip families on the waiting list to reach other families with a lower or higher income
- D. If there are not a sufficient number of available vacancies in a development where it has been determined that further income mix changes are needed the BMHA may offer voluntary transfers to the top 10% of the most income concentrated tenants in the development. New placements into these vacated units will then be made of applicants/transfers whose income levels will aid in fostering the needed change.

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

HUD 52837

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
---	--	---

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,835,576	-	-	-
3	1408 Management Improvements - Soft Costs	6,000	-	-	-
	1408 Management Improvements - Hard Costs				
4	1410 Administration	1,012,935	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	612,000	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	1,988,756	-	-	-
10	1460 Dwelling Structures	3,452,836	-	-	-
11	1465.1 Dwelling Equipment - Non-Expendable	141,000	-	-	-
12	1470 Non-dwelling Structures	290,500	-	-	-
13	1475 Non-dwelling Equipment	1,500	-	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocations Costs	-	-	-	-
18	1498 Development Activities	-	-	-	-
19	1502 Contingency	788,248	-	-	-
20	Amount of Annual Grant (sum of line 1-19)	10,129,351	-	-	-
21 !	Amount of Line 20 Related to LBP Activities				
22 @	Amount of Line 20 Related to Section 504 Compliance	22,500			
23 #	Amount of Line 20 Related to Security - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs	411,500			
25 @@	Amount of Line 20 Related to Energy Conservation				
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Central Office							
CF-08-(999)-1502a	Contingency	1502		788,248	-			
	Total			788,248	-			
AMP 999	Capital Improvments [Dept 970]							
CF-08-(999)-970a	Training	1408		6,000	-			
CF-08-(999)-970b	ADMINISTRATION -Salaries (Incl Fringe @ 57%, Longevity & Auto)	1410		966,417	-			
CF-08-(999)-970c	Advertising	1410		15,000	-			
CF-08-(999)-970d	FEES & COSTS - Salaries	1430		189,105	-			
CF-08-(999)-970e	Equipment	1475		1,500	-			
	TOTALS: Capital Improvments [Dept 970]			1,178,022	-			
AMP 999	Finance [Dept 940]							
CF-08-(999)-940a	ADMINISTRATION -Salaries (Incl Fringe @ 57%, Longevity & Auto)	1410		31,518	-			
	TOTALS: Finance [Dept 940]			31,518	-			

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	300 Perry Street							
CF-08-(999)-300a	No work scheduled			-	-			
	TOTALS: 300 Perry Street			-	-			
AMP 999	476 Louisiana Street							
CF-08-(999)-476a	No work scheduled			-	-			
	TOTALS: 476 Louisiana Street			-	-			
	AMP 999 TOTALS	1406		-	-	-	-	
		1408		6,000	-	-	-	
		1410		1,012,935	-	-	-	
		1430		189,105	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1470		-	-	-	-	
		1475		1,500	-	-	-	
		1502		788,248	-	-	-	
				1,997,788	-	-	-	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 10							
CF-08-(10)-1406a	Operations	1406		203,694	-			
CF-08-(10)-1430a	A/E Fees, Costs & Services	1430		19,629	-			
	Shaffer Village NY 2-08							
CF-08-(10)-8a	Ranges	1465.1	233	141,000	-			
CF-08-(10)-8b^	Site Lighting	1450		50,000	-			
Project Totals				191,000	-			
	LaSalle Courts NY 2-11							
CF-08-(10)-11a^	Site Lighting	1450		50,000	-			
Project Totals				50,000	-			
	AMP 10 TOTALS	1406		203,694	-			
		1408		-	-			
		1430		19,629	-			
		1450		100,000	-			
		1460		-	-			
		1465.1		141,000	-			
		1470		-	-			
				464,323	-			

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

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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 11							
CF-08-(11)-1406a	Operations	1406		135,810	-			
CF-08-(11)-1430a	A/E Fees, Costs & Services	1430		7,000	-			
	Holling Homes NY 2-18							
CF-08-(11)-18a	Roofs at community building & block house	1470	2	50,000	-			
CF-08-(11)-18b	Emergency generator at community building	1470	1	50,000	-			
Project Totals				100,000	-			
	Elmhurst NY 2-20							
CF-08-(11)-20a	No Work Scheduled			-	-			
Project Totals				-	-			
	Camden NY 2-26							
CF-08-(11)-26a	No Work Scheduled			-	-			
Project Totals				-	-			

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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 11 TOTALS	1406		135,810	-	-	-	
		1408		-	-	-	-	
		1430		7,000	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		100,000	-	-	-	
				242,810	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 12							
CF-08-(12)-1406a	Operations	1406		159,312	-			
CF-08-(12)-1430a	A/E Fees, Costs & Services	1430		92,050	-			
	Jasper Parrish NY 2-06							
CF-08-(12)-06a	Bathroom rehab & floor structural repairs	1460	24 bldgs	1,101,836	-			
CF-08-(12)-06b	Replace main cold water shutoff valves	1460	40	15,000	-			
Project Totals				1,116,836	-			
	AMP 12 TOTALS	1406		159,312	-	-	-	
		1408		-	-	-	-	
		1430		92,050	-	-	-	
		1450		-	-	-	-	
		1460		1,116,836	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				1,368,198	-	-	-	

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

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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 20							
CF-08-(20)-1406a	Operations	1406		393,214	-			
CF-08-(20)-1430a	A/E Fees, Costs & Services	1430		2,800	-			
C. Perry Ext. NY2-005 (senior)								
CF-08-(20)-005a	Rear entrance doors @ 320 Perry & 124 Fulton	1460	2	15,000	-			
CF-08-(20)-005b^	Additional parking lot lighting/site lighting	1450		25,000	-			
Project Totals				40,000	-			
Slater Courts NY 2-21								
CF-08-(20)-21a	No Work Scheduled			-	-			
Project Totals				-	-			
Mullen Manor NY 2-34								
CF-08-(20)-34a	No Work Scheduled			-	-			
Project Totals				-	-			
AMP 20 TOTALS		1406		393,214	-	-	-	
		1408		-	-	-	-	
		1430		2,800	-	-	-	
		1450		25,000	-	-	-	
		1460		15,000	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				436,014	-	-	-	

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

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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 21							
CF-08-(21)-1406a	Operations	1406		-	-			
CF-08-(21)-1430a	A/E Fees, Costs & Services	1430		96,950	-			
	C. Perry Homes NY 2-03							
CF-08-(21)-3a	Replace Roofs - Phase 2	1460		300,000	-			
CF-08-(21)-3b	Exterior Rehab - Phase 2	1460		225,000	-			
	Project Totals			525,000	-			
	C. Perry Ext. NY2-105 (family)							
CF-08-(21)-105a	Roofs	1460	13	500,000	-			
CF-08-(21)-105b^	Prime doors & storm doors with security screens	1460	168	360,000	-			
	Project Totals			860,000	-			
	AMP 21 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1430		96,950	-	-	-	
		1450		-	-	-	-	
		1460		1,385,000	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				1,481,950	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 22							
CF-08-(22)-1406a	Operations	1406		87,151	-			
CF-08-(22)-1430a	A/E Fees, Costs & Services	1430		74,200	-			
	Scattered Site A NY 2-32A							
CF-08-(22)-32Aa	Building renovations, alterations & additions Phase 3 (\$110/sq ft bldg 54)	1460	1 bldg	500,000	-			
CF-08-(22)-32Ab	Sitework	1450	100%	500,000	-			
Project Totals				1,000,000	-			
	Scattered Site B NY 2-32B							
CF-08-(22)-32Ba	No work scheduled			-	-			
Project Totals				-	-			
	Scattered Site C NY 2-32C							
CF-08-(22)-32Ca	No work scheduled			-	-			
Project Totals				-	-			

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
515 Clinton NY 2-46	Replace security system	1460		60,000	-			
CF-08-(22)-46a^								
Project Totals				60,000	-			
AMP 22 TOTALS		1406		87,151	-	-	-	
		1408		-	-	-	-	
		1430		74,200	-	-	-	
		1450		500,000	-	-	-	
		1460		560,000	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				1,221,351	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 23							
CF-08-(23)-1406a	Operations	1406		67,401	-			
CF-08-(23)-1430a	A/E Fees, Costs & Services	1430		-	-			
	AD Price Courts NY 2-02							
CF-08-(23)-2a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 23 TOTALS							
		1406		67,401	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				67,401	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 24							
CF-08-(24)-1406a	Operations	1406		71,463	-			
CF-08-(24)-1430a	A/E Fees, Costs & Services	1430		-	-			
AD Price Ext. NY 2-04								
CF-08-(24)-4a	No work scheduled			-	-			
Project Totals				-	-			
	AMP 24 TOTALS	1406		71,463	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				71,463	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 30							
CF-08-(30)-1406a	Operations	1406		-	-			
CF-08-(30)-1430a	A/E Fees, Costs & Services	1430		8,365	-			
Kenfield NY 2-10								
CF-08-(30)-10a	Replace main cold water shut-off valves	1460	100%	30,000	-			
Project Totals				30,000	-			
38 Tower								
CF-08-(30)-38a	Roof @ PPC	1470	1	54,500	-			
CF-08-(30)-38b	Roof @ carpenter shop (39 Tower)	1470	1	35,000	-			
Project Totals				54,500	-			
AMP 30 TOTALS		1406		-	-	-	-	
		1408		-	-	-	-	
		1430		8,365	-	-	-	
		1450		-	-	-	-	
		1460		30,000	-	-	-	
		1465.1		-	-	-	-	
		1470		89,500	-	-	-	
				127,865	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 31							
CF-08-(31)-1406a	Operations	1406		216,775	-			
CF-08-(31)-1430a	A/E Fees, Costs & Services	1430		7,000	-			
	Langfield NY 2-12							
CF-08-(31)-12a^	Additional security lighting	1450		50,000	-			
CF-08-(31)-12b	Demo glass shop	1470	1	50,000	-			
	Project Totals			100,000	-			
	AMP 31 TOTALS	1406		216,775	-	-	-	
		1408		-	-	-	-	
		1430		7,000	-	-	-	
		1450		50,000	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		50,000	-	-	-	
				323,775	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 32							
CF-08-(32)-1406a	Operations	1406		147,321	-			
CF-08-(32)-1430a	A/E Fees, Costs & Services	1430		88,301	-			
	Ferry Grider NY 2-45							
CF-08-(32)-45a	Roof @ garage & over management office	1470	2	18,500	-			
CF-08-(32)-45b ^	Phase 1 Sitework & site lighting	1450	47%	1,312,256	-			
	Project Totals			1,330,756	-			
	AMP 32 TOTALS	1406		147,321	-	-	-	
		1408		-	-	-	-	
		1430		88,301	-	-	-	
		1450		1,312,256	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		18,500	-	-	-	
				1,566,378	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 33							
CF-08-(33)-1406a	Operations	1406		11,505	-			
CF-08-(33)-1430a	A/E Fees, Costs & Services	1430		13,580	-			
	Schwab Terrace NY 2-14							
CF-08-(33)-14a	Roofs	1460	6	150,000	-			
CF-08-(33)-14b	Roof at community building	1470	1	10,000	-			
CF-08-(33)-14c	Cold water main shutoff valves	1460	6 bldgs	10,000	-			
CF-08-(33)-14d^	Install locking gate for fence on Myer Street	1450	1	1,500	-			
CF-08-(33)-14e@	Convert 2 baths @ Community Bldg into 1 H/C bath	1470	1	22,500	-			
Project Totals						194,000	-	
	Kowal NY 2-19							
CF-08-(33)-19a	No work scheduled			-	-			
Project Totals						-	-	
	Msgr. Geary NY 2-31							
CF-08-(33)-31a	No work scheduled			-	-			
Project Totals						-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 33 TOTALS	1406		11,505	-	-	-	
		1408		-	-	-	-	
		1430		13,580	-	-	-	
		1450		1,500	-	-	-	
		1460		160,000	-	-	-	
		1465.1		-	-	-	-	
		1470		32,500	-	-	-	
				219,085	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 34							
CF-08-(34)-1406a	Operations	1406		-	-			
CF-08-(34)-1430a	A/E Fees, Costs & Services	1430		-	-			
	Kelly Gardens NY 2-13							
CF-08-(34)-13a	No work scheduled			-	-			
	Project Totals			-	-			
	LBJ NY 2-22							
CF-08-(34)-22a	No work scheduled			-	-			
	Project Totals			-	-			
	AMP 34 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
		1498		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 35							
CF-08-(35)-1406a	Operations	1406		289,116	-			
CF-08-(35)-1430a	A/E Fees, Costs & Services	1430		13,020	-			
	Sedita NY 2-16							
CF-08-(35)-16a	Roof at community room	1460	1	92,000	-			
CF-08-(35)-16b	Replace first floor hallway carpeting with floor tile	1460	1	6,000	-			
CF-08-(35)-16c	Replace rear building door	1460	1	3,000	-			
Project Totals				101,000	-			
	Stuyvesant NY 2-27							
CF-08-(35)-27a	Exterior building brickpointing & waterproofing (NW corner)	1460		85,000	-			
Project Totals				85,000	-			
AMP 35 TOTALS		1406		289,116	-	-	-	
		1408		-	-	-	-	
		1430		13,020	-	-	-	
		1450		-	-	-	-	
		1460		186,000	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				488,136	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 40							
CF-08-(40)-1406a	Operations	1406		52,814	-			
CF-08-(40)-1430a	A/E Fees, Costs & Services	1430		-	-			
	Lakeview Ph III NY 2-48							
CF-08-(40)-48a	No work scheduled			-	-			
Project Totals				-	-			
	AMP 40 TOTALS	1406		52,814	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				52,814	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 41							
CF-08-(41)-1406a	Operations	1406		-	-			
CF-08-(41)-1430a	A/E Fees ,Costs & Services	1430		-	-			
	Lakeview Ph I NY 2-43							
CF-08-(41)-43a	No work scheduled			-				
	Project Totals			-				
	AMP 41 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 42							
CF-08-(42)-1406a	Operations	1406		-	-			
CF-08-(42)-1430a	A/E Fees, Costs & Services	1430		-	-			
	Lakeview Ph II NY 2-47							
CF-08-(42)-47a	No work scheduled			-	-			
Project Totals								
	AMP 42 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1430		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250108 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
AMP/Development Numbers Name/ HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
AMP 10	NY2-08 Shaffer Village	06/12/2010			06/12/2012			
	NY2-11 LaSalle Courts	06/12/2010			06/12/2012			
AMP 11	NY2-18 Holling Homes	06/12/2010			06/12/2012			
	NY2-20 Elmhurst	06/12/2010			06/12/2012			
	NY2-26 Camden	06/12/2010			06/12/2012			
AMP 12	NY2-06 Jasper Parrish	06/12/2010			06/12/2012			
AMP 20	NY2-2005 C. Perry Ext. (senior)	06/12/2010			06/12/2012			
	NY2-21 Slater Courts	06/12/2010			06/12/2012			
	NY2-34 Mullen Manor	06/12/2010			06/12/2012			
AMP 21	NY2-03 C. Perry Homes	06/12/2010			06/12/2012			
	NY2-2105 C. Perry Ext. (family)	06/12/2010			06/12/2012			
AMP 22	NY2-32A Redwood Village	06/12/2010			06/12/2012			
	NY2-32B Woodson Gardens	06/12/2010			06/12/2012			
	NY2-32C Scattered Site "C"	06/12/2010			06/12/2012			
	NY2-46 FDT (515 Clinton only)	06/12/2010			06/12/2012			
AMP 23	NY2-02 AD Price Courts	06/12/2010			06/12/2012			
AMP 24	NY2-04 AD Price Extension	06/12/2010			06/12/2012			
AMP 30	NY2-10 Kenfield	06/12/2010			06/12/2012			
	38 Tower Street	06/12/2010			06/12/2012			
AMP 31	NY2-12 Langfield	06/12/2010			06/12/2012			
AMP 32	NY2-45 Ferry Grider Homes	06/12/2010			06/12/2012			
AMP 33	NY2-14 Schwab Terrace	06/12/2010			06/12/2012			
	NY2-19 Kowal	06/12/2010			06/12/2012			
	NY2-31 Msgr. Geary	06/12/2010			06/12/2012			
AMP 34	NY2-13 Kelly Gardens	06/12/2010			06/12/2012			
	NY2-22 LBJ	06/12/2010			06/12/2012			
AMP 35	NY2-16 Sedita	06/12/2010			06/12/2012			
	NY2-27 Stuyvesant	06/12/2010			06/12/2012			
AMP 40	NY2-48 Lakeview Phase III	06/12/2010			06/12/2012			
AMP 41	NY2-43 Lakeview Phase I	06/12/2010			06/12/2012			
AMP 42	NY2-47 Lakeview Phase II	06/12/2010			06/12/2012			
AMP 999	300 Perry (non-dwelling)	06/12/2010			06/12/2012			
	476 Louisiana (non-dwelling)	06/12/2010			06/12/2012			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:

BUFFALO MUNICIPAL HOUSING AUTHORITY

Original 5-Year Plan

Revision No.:

AMP/Development Numbers Name/ HA-Wide Activities		Year 1: 2008 See Annual Statement	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 07/01/11	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 07/01/12
BMHA WIDE - Operating 1406			1,835,576	1,835,576	1,835,576	1,835,576
BMHA WIDE - Mgt. Improvements 1408			6,000	6,000	6,000	6,000
BMHA WIDE - Administration 1410			1,012,935	1,012,935	1,012,935	1,012,935
BMHA WIDE - Fees & Costs 1430			612,000	612,000	612,000	612,000
BMHA WIDE - Development Activity 1498			-	-	-	-
BMHA WIDE - Equipment 1475			1,500	1,500	1,500	1,500
BMHA WIDE - Contingency 1502			788,248	788,248	788,248	788,248
AMP 10	NY2-08 Shaffer Village		-	80,000	95,000	-
	NY2-11 LaSalle Courts		-	125,000	1,622,967	1,701,836
AMP 11	NY2-18 Holling Homes		-	1,560,000	880,000	1,200,000
	NY2-20 Elmhurst		-	-	-	-
	NY2-26 Camden		-	-	-	-
AMP 12	NY2-06 Jasper Parrish		1,840,256	1,535,092	-	750,000
AMP 20	NY2-2005 C. Perry Ext. (senior)		30,000	-	-	-
	NY2-21 Slater Courts		34,000	-	-	-
	NY2-34 Mullen Manor		285,000	225,000	-	-
AMP 21	NY2-03 C. Perry Homes		-	-	-	-
	NY2-2105 C. Perry Ext. (family)		-	600,000	-	-
AMP 22	NY2-32A Redwood Village		-	-	-	-
	NY2-32B Woodson Gardens		1,901,836	-	-	-
	NY2-32C Scattered Site "C"		12,000	-	-	-
	NY2-46 FDT (515 Clinton only)		-	-	-	-
AMP 23	NY2-02 AD Price Courts		-	-	-	-
AMP 24	NY2-04 AD Price Extension		-	-	-	-
AMP 30	NY2-10 Kenfield		-	310,000	635,125	2,221,256
	38 Tower Street		-	-	-	-
AMP 31	NY2-12 Langfield		-	-	465,000	-
AMP 32	NY2-45 Ferry Grider Homes		1,700,000	-	870,000	-
AMP 33	NY2-14 Schwab Terrace		-	-	-	-
	NY2-19 Kowal		-	45,000	365,000	-
	NY2-31 Msgr. Geary		-	25,000	745,000	-
AMP 34	NY2-13 Kelly Gardens		70,000	50,000	-	-
	NY2-22 LBJ		-	-	95,000	-

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:			
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2008 See Annual Statement	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 07/01/11	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 07/01/12
AMP 35 NY2-16 Sedita		-	-	50,000	-
NY2-27 Stuyvesant		-	1,318,000	50,000	-
AMP 40 NY2-48 Lakeview Phase III		-	-	-	-
AMP 41 NY2-43 Lakeview Phase I		-	-	-	-
AMP 42 NY2-47 Lakeview Phase II		-	-	-	-
AMP 999	300 Perry (non-dwelling)	-	-	-	-
	476 Louisiana (non-dwelling)	-	-	-	-
TOTAL CFP FUNDS (Estimated)		10,129,351	10,129,351	10,129,351	10,129,351

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2008 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2		Work Statement for Year 3	
			FFY Grant: 2009		FFY Grant: 2010	
			PHA FY: 07/01/2009		PHA FY: 07/01/2010	
		Item Description	Amount	Item Description	Amount	
	AMP 10	NY2-08 Shaffer Village	No work scheduled	\$ -	Sitework	\$ 80,000
		NY2-11 LaSalle Courts	No work scheduled	\$ -	Sitework	\$ 125,000
	AMP 11	NY2-18 Holling Homes	No work scheduled	\$ -	Ranges	\$ 55,000
					Kitchen rehab, utility room shelves & 7 H/C apts	\$ 1,305,000
					Sitework	\$ 200,000
		NY2-20 Elmhurst	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 12	NY2-06 Jasper Parrish	Siding & Windows - Phase 1 (24 bldgs) Front prime doors (24 bldgs) storm doors (33 bldgs)	\$ 1,490,256 \$ 350,000	Siding & Windows - Phase 2 (24 bldgs)	\$ 1,535,092
	AMP 20	NY2-2005 C. Perry Ext. (senior)	Additional light in stairwells	\$ 30,000	No work scheduled	\$ -
		NY2-21 Slater Courts	Entry hallway flooring & stair treads	\$ 34,000	No work scheduled	\$ -
		NY2-34 Mullen Manor	Bathroom rehab	\$ 285,000	Carpet public hallways	\$ 175,000
					Replace intercoms & mailboxes	\$ 50,000
	AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	Windows	\$ 600,000
	AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32B Woodson Gardens	Building renovations & alterations	\$ 1,901,836	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	Ranges	\$ 12,000	No work scheduled	\$ -
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 30	NY2-10 Kenfield	No work scheduled	\$ -	Repair/replace basement stairs	\$ 245,000
					Smoke alarms, walk-up public hallways	\$ 65,000
		38 Tower Street	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 31	NY2-12 Langfield	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 32	NY2-45 Ferry Grider Homes	Sitework, Phase II	\$ 1,700,000	No work scheduled	\$ -
	AMP 33	NY2-14 Schwab Terrace	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-19 Kowal	No work scheduled	\$ -	Sitework/Site lighting	\$ 45,000
		NY2-31 Msgr. Geary	No work scheduled	\$ -	Intercoms	\$ 25,000
	AMP 34	NY2-13 Kelly Gardens	Floor tiles	\$ 70,000	Sitework	\$ 50,000
		NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-16 Sedita	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 35	NY2-27 Stuyvesant	No work scheduled	\$ -	Floor/carpet replacement in hallways	\$ 245,000
					Kitchen rehab	\$ 903,000
					Ranges	\$ 60,000
					Bathroom sinks	\$ 110,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2008 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 07/01/2009		Work Statement for Year 3 FFY Grant: 2010 PHA FY: 07/01/2010	
			Item Description	Amount	Item Description	Amount
			AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -	
	476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP TOTALS		AMP 10	\$ -	AMP 10	\$ 205,000	
		AMP 11	\$ -	AMP 11	\$ 1,560,000	
		AMP 12	\$ 1,840,256	AMP 12	\$ 1,535,092	
		AMP 20	\$ 349,000	AMP 20	\$ 225,000	
		AMP 21	\$ -	AMP 21	\$ 600,000	
		AMP 22	\$ 1,913,836	AMP 22	\$ -	
		AMP 23	\$ -	AMP 23	\$ -	
		AMP 24	\$ -	AMP 24	\$ -	
		AMP 30	\$ -	AMP 30	\$ 310,000	
		AMP 31	\$ -	AMP 31	\$ -	
		AMP 32	\$ 1,700,000	AMP 32	\$ -	
		AMP 33	\$ -	AMP 33	\$ 70,000	
		AMP 34	\$ 70,000	AMP 34	\$ 50,000	
		AMP 35	\$ -	AMP 35	\$ 1,318,000	
		AMP 40	\$ -	AMP 40	\$ -	
		AMP 41	\$ -	AMP 41	\$ -	
		AMP 42	\$ -	AMP 42	\$ -	
AMP 999	\$ -	AMP 999	\$ -			
BMHA WIDE		Operating: 1406	\$ 1,835,576	Operating: 1406	\$ 1,835,576	
		Management Improvements: 1408	\$ 6,000	Management Improvements: 1408	\$ 6,000	
		Administration: 1410	\$ 1,012,935	Administration: 1410	\$ 1,012,935	
		Fees & Costs: 1430	\$ 612,000	Fees & Costs: 1430	\$ 612,000	
		Development Activity: 1498	\$ -	Development Activity: 1498	\$ -	
		Equipment: 1475	\$ 1,500	Equipment: 1475	\$ 1,500	
Contingency: 1502	\$ 788,248	Contingency: 1502	\$ 788,248			
TOTAL CFP FUNDS (Estimated)			\$ 10,129,351		\$ 10,129,351	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2008 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2011		FFY Grant: 2012	
			PHA FY: 07/01/2011		PHA FY: 07/01/2012	
		Item Description	Amount	Item Description	Amount	
AMP 10	NY2-08 Shaffer Village	Replace rowhouse laundry tubs	\$ 95,000	No work scheduled	\$ -	
		NY2-11 LaSalle Courts	Siding & windows, Phase 1	\$ 1,622,967	Siding & windows, Phase 2	\$ 1,701,836
AMP 11	NY2-18 Holling Homes	Community room ADA compliant	\$ 80,000	Siding, windows & brickpointing	\$ 1,200,000	
		Bathroom rehab	\$ 800,000			
		NY2-20 Elmhurst	No work scheduled			
	NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 12	NY2-06 Jasper Parrish	No work scheduled	\$ -	Electrical rehab - 24 buildings	\$ 750,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	No work scheduled	\$ -	
		NY2-21 Slater Courts	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-34 Mullen Manor	No work scheduled	\$ -	No work scheduled	\$ -
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -	
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -	
		NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 30	NY2-10 Kenfield	Storm doors with security screens	\$ 450,125	Additional light at top of basement stairs	\$ 172,150	
		Resurface playgrounds & sidewalks	\$ 185,000	Rowhouse laundry tubs	\$ 545,000	
		38 Tower Street	No work scheduled	\$ -	Bathroom rehab - Phase 1	\$ 1,504,106
AMP 31	NY2-12 Langfield	Storm doors with security screens	\$ 325,000	No work scheduled	\$ -	
		Resurface playgrounds & sidewalks	\$ 140,000			
AMP 32	NY2-45 Ferry Grider Homes	Prime doors & thresholds	\$ 800,000	No work scheduled	\$ -	
		Additional light at top of basement stairs	\$ 70,000			
AMP 33	NY2-14 Schwab Terrace	No work scheduled	\$ -	No work scheduled	\$ -	
		Kitchen rehab, 1 H/C apt.	\$ 210,000	No work scheduled	\$ -	
		Ranges	\$ 10,000			
		Apt. & hallway floor tiles & stair treads	\$ 145,000			
NY2-31 Msgr. Geary	Emergency generator	\$ 80,000	No work scheduled	\$ -		
	Kitchen rehab	\$ 665,000				
AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
		NY2-22 LBJ	Emergency generator	\$ 95,000	No work scheduled	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2008 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 07/01/2011		Work Statement for Year 5 FFY Grant: 2012 PHA FY: 07/01/2012	
			Item Description	Amount	Item Description	Amount
	AMP 35	NY2-16 Sedita	Alarm system & camera @ rear exit door	\$ 50,000	No work scheduled	\$ -
		NY2-27 Stuyvesant	Camera @ rear entrance door	\$ 50,000	No work scheduled	\$ -
	AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		AMP TOTALS	AMP 10	\$ 1,717,967	AMP 10	\$ 1,701,836
			AMP 11	\$ 880,000	AMP 11	\$ 1,200,000
			AMP 12	\$ -	AMP 12	\$ 750,000
			AMP 20	\$ -	AMP 20	\$ -
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ -
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
			AMP 30	\$ 635,125	AMP 30	\$ 2,221,256
			AMP 31	\$ 465,000	AMP 31	\$ -
			AMP 32	\$ 870,000	AMP 32	\$ -
			AMP 33	\$ 1,110,000	AMP 33	\$ -
			AMP 34	\$ 95,000	AMP 34	\$ -
			AMP 35	\$ 100,000	AMP 35	\$ -
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ -
			AMP 999	\$ -	AMP 999	\$ -
		BMHA WIDE	Operating: 1406	\$ 1,835,576	Operating: 1406	\$ 1,835,576
			Management Improvements: 1408	\$ 6,000	Management Improvements: 1408	\$ 6,000
			Administration: 1410	\$ 1,012,935	Administration: 1410	\$ 1,012,935
			Fees & Costs: 1430	\$ 612,000	Fees & Costs: 1430	\$ 612,000
			Development Activity: 1498	\$ -	Development Activity: 1498	\$ -
			Equipment: 1475	\$ 1,500	Equipment: 1475	\$ 1,500
		Contingency: 1502	\$ 788,248	Contingency: 1502	\$ 788,248	
		TOTAL CFP FUNDS (Estimated)		\$ 10,129,351		\$ 10,129,351

Attachment "C"

**BUFFALO MUNICIPAL HOUSING AUTHORITY
RESIDENT ADVISORY BOARD (RAB) MEMBERS**

Attachment C

Title	Last Name	First Name	Address	Zip
Chairman	Schank	John	72 F Jasper Parrish	14207
Treasurer	Jones	Joanan	180 Jefferson Apt. 508	14204
Co-Secretary	Caro	Patricia	88 Holling Dr.	14216
	Jones	Phyllis	828 Amherst St.	14216
	Hawkins	Searcy	1076 C Fillmore Ave.	14211
Vice Chairman	Garland	Dana	38 A Jasper Parrish	14207
	Jones	Ruby	312 Rother	14211
	Jordan	Wilson	316 Oakmont	14215
	Fenty	Marcella	203 A Langfield Dr.	14215
	Bozeman	Dorothy	245 Elmwood #218	14222
	Tango	Patricia	167 W. Humboldt	14208
Secretary	Henneghan	Diane	245 Elmwood #708	14222
	Whitley	Vivian	167 W. Humboldt #206	14208
	Williams	Leonard	275 Oakmont Ave.	14215
	King	Frank	53 Willert Pk.	14204
	Smith	Samuel	245 Elmwood #208	14222

Attachment "D"

**BUFFALO MUNICIPAL HOUSING AUTHORITY
Resident Membership of the Governing Board**

Name	Method of Selection	Term	Expires
Leonard Williams	Elected	2 Years	6/30/08
Joseph Mascia	Elected	2 Years	6/30/08

Attachment “E”

BUFFALO MUNICIPAL HOUSING AUTHORITY Community Service and Self Sufficiency Requirement

POLICY

Overview:

The Quality Housing and Work Responsibility Act of 1998 established requirements that mandate all non-exempt public housing residents between the ages of 18 and 61 years of age to contribute eight (8) hours of community service each month or participate in a self-sufficiency program for eight (8) hours each month. The work requirement mandate is applicable to residents residing in federal developments only.

Under this provision of law, noncompliance with the community service and self-sufficiency requirement is a violation and grounds for non-renewal of the lease at the end of a 12-month lease term, but not for termination of tenancy during the course of the 12-month lease term.

Exempt Adult Residents:

- . Elderly (62 years and older);
- . Is blind or disabled as defined under the Social Security Act and who certifies that because of this disability she or he is unable to comply with the service provisions;
- . Is a primary caretaker of such disabled individual;
- . Is engaged in work activities (minimum 8 hours per month)
- . Meets requirements for being exempt from having to engage in a work activity under the State program funded under the Social Security Act; or
- . Is a member of a family receiving assistance, benefits or services under a State program funded under the Social Security Act, including a state administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

Implementation Schedule:

The BMHA and residents must comply with the community service and self-sufficiency requirements beginning on October 31, 2003 (pursuant to HUD regulations).

Benefits to Residents:

The community service and self-sufficiency requirement can provide another option for residents who are unemployed and not exempt from the service requirement. These individuals can explore and experience work environments and training opportunities that may not have been possible for them without this provision.

Benefits to Buffalo Municipal Housing Authority:

Residents with more experience and exposure to the world of work would ultimately enhance the quality of life for themselves and their families. This could lead to long range benefits to improving the economic and social environment of the public housing community.

Community Service/Self Sufficiency Work Requirements For Residents of the Buffalo Municipal Housing Authority

IMPLEMENTATION

Notification to Residents of Work Requirement

- Residents (between the ages of 18-61) are sent a letter notifying them of the 8-hour per month work requirement and that a determination will be made whether or not they are exempt and what they need to do in order to comply.

- Non-exempt residents will be sent an appointment letter to determine the Community Service or Self-Sufficiency program they will be participating in to comply with the work requirement.

Determination of Exempt and Non-Exempt Status

. Process for Determination:

Resident will attend scheduled appointment to confirm non-exempt status and referral to Community Service or Self-Sufficiency program.

Resident will complete the "Training and Employment Status" form.

Exempt residents will provide supporting documentation and submit with copy of the "Employment and Training Status" form.

Non-exempt residents will be given a choice of the following programs to select from to satisfy the work requirement:

Self-Sufficiency Programs:	Employment Centers/Job Search Computer Literacy Section 3 Program ATTAIN Technology Lab GED Preparation Occupational Training Academic Training Life Skills Training
Community Service:	Community Agencies (on-site)

Referral to Community Service or Self-Sufficiency Program

- A Transmittal Form will be forwarded to Training Provider and an appointment will be scheduled for resident to enroll in program. Transmittal Form will be returned to confirm residents' initial attendance.
- Residents will be given a Time Sheet for instructor to sign that will verify continued participation in program.

Monitoring of eight (8) hour per month CSSR Requirement

- Residents will be responsible for having Instructors/Employers sign the Time Sheet on a monthly basis to verify participation and attendance.
- Residents will submit the Time Sheet monthly to the Employment Center.
- The Employment Centers will notify Management Offices (annually in December) of residents that have not completed 8 hours a month of Community Service or Self-Sufficiency and are in non-compliance of the work requirement.
- Management will identify residents (subsequent to the Annual Survey) who are of non exempt status for participation in 8 hours per month of Community Service or Self-Sufficiency.

Community Service/Self Sufficiency Work Requirements For Residents of the Buffalo Municipal Housing Authority

Non-Compliance

Adult residents found to be out of compliance will be notified in writing of the non-compliance by the housing authority. They will be advised that the Buffalo Municipal Housing Authority will not renew their lease unless they provide one of the following:

- A written plan to cure the non-compliance that the housing authority will agree to and the resident will comply with.
Written documentation that the non-compliant resident no longer resides in the unit.
- Residents will further be advised that serious or repeated failure of a family member to comply with the service requirement provisions is grounds for non-renewal of the lease and termination at the end of the twelve-month lease term.
- Residents may request a grievance hearing on the Buffalo Municipal Housing Authority determination, and they may exercise any available judiciary remedy to seek timely redress for the housing authority's nonrenewal of the lease of such determination.

NOTE: Residents who reside in State developments and Section 8 residents are not mandated to participate in the Community Service/Self-Sufficiency Work Requirement.

Attachment "F"

BUFFALO MUNICIPAL HOUSING AUTHORITY

PET RULES AND AGREEMENT

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

A. Security Deposit

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

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

B. General Rules

1. The Tenant Council of each development shall determine whether tenants of that development will be allowed to have pets, subject to the requirements of 24 CFR 942. Tenant Councils in Federal Developments cannot prohibit pets in elderly family households.
2. In developments where pets are allowed, each tenant household shall be limited to one dog that shall not weigh more than fifty (50) pounds. With exception of documented cases where a dog is necessary to assist an individual with a handicapping condition, no new dogs will be permitted at the Kenfield and Langfield Homes. Housebound domesticated animals defined in the Pet Policy may be allowed with written permission from Management.
3. Only domesticated dogs as outlined in items 1 and 2 above, cats, birds, fish, rabbits, hamsters, and guinea pigs are allowed. Hoofed animals, chickens, roosters, snakes, lizards, alligators, and any other animal described as exotic are not allowed. Any animal deemed to be potentially harmful to the health and safety of others are not allowed. Animals trained for attack or with vicious tendencies including, but not limited to pit bulls, dobermans, rottweilers and wolfdogs are strictly forbidden.
4. New tenants or current tenants who do not have but wish to acquire a pet, must obtain written approval of the Housing Manager before moving a pet into their apartment. In developments where pets are allowed, these tenants may be given permission to

have one dog not to exceed fifty (50) pounds or up to two cats. In addition to a dog or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds may be permitted.

5. Pets of current residents may be allowed to remain as long as they are common domesticated animals and are not animals trained for attack or with vicious tendencies as indicated in item 3 above. These pets must be registered with the Housing Manager by a time specified by the Authority. Through attrition, current residents must adhere to the criteria detailed in item 4 above; one dog (except as prohibited in items 1 and 2) whose weight does not exceed fifty (50) pounds or up to two cats, one twenty (20) gallon fish tank and up to four (4) finch size or two (2) cockatiel size birds.
6. Tenants must request approval to keep or acquire new pets on an application form which can be obtained from their Housing Manager. This form must be fully completed before the Housing Authority will approve the request.
7. Pets must be kept in the owner's apartment or, when walked, on a leash at all times; no outdoor cages or doghouses may be constructed. Pets will not be allowed in common areas.
8. All animal waste is to be picked up and disposed of in sealed plastic bags placed in the trash bins and cans. Litter from boxes or cages must be disposed in the same manner as animal waste.
9. Any pet disturbing the peace of neighbors through noise, smell, animal waste, or other nuisance must be removed from the premises. Substantial complaints by neighbors or Housing Authority personnel will result in the owner being required to remove the pet or move themselves.
10. Any insect infestation extermination due to a pet in the pet owner's unit and or other adjacent units will be the financial responsibility of the pet owner and charged to their account.
11. Animal Control Officers may enter a unit to transfer any animal that is left unattended for 24 hours. The Housing Authority accepts no responsibility for pets so removed.
12. Management and tenant agree to utilize the Grievance Procedure described in the Lease Agreement to resolve any dispute between tenant and management regarding a pet, unless the dispute involves a threat to the health, safety, or welfare of the tenants or BMHA staff.

C. HEALTH AND OTHER REQUIREMENTS

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

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

D. ADDITIONAL RULES:

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

E. TENANT AGREEMENT

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

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

Date _____ Tenant's
Signature _____

Date _____ Tenant's
Signature _____

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

Revised: 2/7/02

The
Buffalo Municipal Housing Authority


Resident Advisory Board

Of

Buffalo, New York

2008-2009 Annual Plan's
Comments and Recommendations.

Approve this day March 11, 2008



John Shank President

Mr. Hail Payne

Chairman Committee of Operation

Mr. Mike Seaman

Chairman of the Board of Commissioners Buffalo Municipal Housing;

Ms. Dawn Sanders

Executive Director Buffalo Municipal Housing;

300 Perry

Buffalo, New York 14204-2299

March 16, 2008

Dear Chairman Payne,

The Resident Advisory Board of Buffalo would again like to thank you for receiving our comments and recommendations in accordance with CFR-24-903.13. We look forward to your very thorough and thoughtful consideration of these sets of comments and recommendations.

As we this year, unlike past years, the BMHA Plan includes revisions to the Admissions and Continued Occupancy Plan (ACOP), the Section 8 Administrative Plan, the BMHA Dwelling Lease and the Memorandum of Understanding between BMHA and its tenant councils that will take effect on July 1, 2008, we have divided our comments and recommendations into corresponding sections. We follow this with some comment on the plan and annual recommendations we believe will improve the quality of life for the more than 4000 families who live in the 27 developments.

Again we thank you for this opportunity.

Document I

Recommended Revision to Memorandum of Understanding between the Buffalo Municipal Housing Authority and the BMHA Resident/Tenant Councils:

- 1) Section Introduction Page 3, item F: strike the words “during the course of” and add the word “at the beginning of each”.

- 2) Section 2 Policy Statement,
 - A) Page 5, item I: strike the words “Submit, annually, the names of residents who are responsible tenants and who have expressed interest in serving on the Tenant Review Board”.

- 3) Section 3 Implementation of Policy,

Under the BMHA shall

 - A) Page 5, item C - strike the word “structural”, and “resident apartments as specified in the dwelling lease”, - and add of the BMHA offices,
 - B) Page 6 add an item G to read “the Buffalo Municipal Housing Authority Shall not retaliate against any Tenant Council or any resident for comments or statements made at or during a Tenant Council meeting that Housing Authority attends, nor may it withhold Tenant Service or Participant Funds because of comments or statements made at or during any Tenant Council meeting”.

Under the Tenant Council Shall:

 - C) Page 6 - Item B strike the word “on a routine basis per lease agreement ”,
 - D) Page 7 - item D strike the word “hold”, and insert the word schedule,

- 4) Section 5 Relationship with Tenant Councils
 - A. Page 9 Strike the 3rd and 4th paragraphs and the words “items to be put on the agenda are at the discretion of the Tenant Council” in the last paragraph of that section.
 - B. Page Section 6: requesting and expending Tenant Service and Tenant Participation Funds. change the amount of Participant Funds from \$15.00

to \$25 per 24 CFR 964.150 and insert the following phrase “\$25 per occupied unit for Tenant Participation Funds (of which \$15.00 will go to the Tenant Council of each development and \$10 will be retained by the Authority to pay for costs incurred in carrying out tenant participation activities under subpart B of this part, including the expenses for conducting elections, recalls or arbitration required under 964.130 in subpart B (Funds may be subject to pro-ration by HUD)”.

Document II

Recommended Revision to ACOP:

1. Page 6, last paragraph remove: “and the schedule of other charges to the tenants that are reflective of actual cost”
2. Page 14 – add an item 3 to read: “a one-point waitlist preference will be granted to any honorably discharge veteran who have served in the armed forces of the United States, included veterans call to active duty from a State National Guard, who receives a general discharge or above”.
3. Page 38 – remove idem d
4. Page 44 – remove the words “or residents in” and end the paragraph after the word leasing.
5. Page 45, 4th paragraph – remove the word “ at any time”, and add the words ”at no time shall the Authority assess or require a security deposit retroactively of a resident that already has a lease for a housing unit in a BMHA development.
6. Page 47, bottom of the first paragraph – change the last sentence to read “at all times the Authority shall act in an affirmative manner to assist tenants, subject to the minimum rents provision, avail themselves of their rights under these provisions.

Document III

Recommended Revision to BMHA Lease:

1. Page 27 Section V.5 – After the words “without written consent of the management;” add the words “management is however encouraged to, as much as is feasible, allow tenants to install, on the side of a BMHA building, on a roof top of a building, or on a pole adjoin to a BMHA building- manager’s discretion - a small Satellite Dish receiver. The Dish must be professionally installed, and must be installed in a manner that does not interfere with the ingress or egress of other tenants, nor detract from the appearance of the property.

Document IV

Comments on the plan and Annual Recommendations

1. Reestablish a BMHA Patrol Force:

24 CFR 903.7 9(m) generally calls for PHAs to explain how residents are to be kept safe. Two years ago BMHA, because of budget cuts, downsized and then eliminated its public safety force. To date it has not replace the force and the response time of the Buffalo Police Department is deplorable. Residents do not feel safe. Many residents went from apprehensive as we wrote in our 2005 comments to down right mad today. Rev. Warner Perry, one of our Tenant Relation Specialist, writing in a memo to staff and the Resident Commissioners, make our point best, he wrote "the crime rate in Kenfield - Langfield Community has steadily increased. *Many of our* Residents feel that violent crime has become a problem that is overbearing. Long time residents are afraid and are seeking transfers to sites that they once were afraid to consider. Many Residents are afraid to report incidents, because of the retaliation factor and the fear that nothing will be done. Residents of the 353-369 Langfield Drive court complain of teens gambling, and illegal activity they believe is taking place in a unit in their court, and on the service road in back. There are reports of gang activity, drug activity, and people selling drugs from apartments in some of the Kenfield walk-ups, threatening, Burglaries, and domestic violence". Since that memo RAB is very aware of at lease to other major crimes; A Postal worker robbed at gun point, and the armed robbery of two 13 year old visitors of former resident Commissioner Aqiel A. Qdair. These are the crimes we know of, and they come from just two side by side developments. We believe conditions are just as bad in all of the other families developments and some of the senior development as well. RAB is aware the BMHA employee have complained to Commissioners that they do not feel safe working in our development or going into our empty apartments.

Up until now, the RAB has not spoken on the issue of a BMHA Patrol Force, however today we must. RAB believes that crime has risen significantly over the two years since

the BMHA Public Safety Force was disbanded. Therefore the RAB believe it must recommend:

- a) BMHA support the RAB effort, started last year, to get congress to reestablish the Drug Elimination Funds that many PHAs used to fund its Security Force and Resident Patrols. The RAB has lobbied the WNY Congressional delegation for the reinstatement of such funds for the past two years and we ask BMHA Board and Executive Staff to lend its voice to this effort.
- b) Regardless of the out come of this effort, the RAB must demands that BMHA reestablish a BMHA Patrol Force to provide foot and vehicle patrolling of our developments before school is out, the days get warmer and longer, allowing more time for criminals and violent gangs to be out of doors, and able to prey on our residents. We are aware of BMHA's trend to become more reliant on the Buffalo Police Department and on "crime deterrent cameras", however with the response time residents have receive from the BPD many residents have just given up calling 911 for help, and we believe that deploying cameras are years away from implementation. Our residents believe we live on BMHA property and that it is BMHA's responsible to provide the safe and secure environment we have a right to expect. Therefore with the ever increasing amount of crime occurring in our developments, and the lack of faith our residents have in the BPD response the RAB can see no alterative but to call for a BMHA Patrol Force, "boots on the ground", and now!

2. Board Action on a One for One Replacement Policy.

Starting with the recommendation in the 2004 Annual Plan, and continuing each year there after, the RAB has ask the Board of Commissioners to codify a commitment made to it by the then Executive Director Sharon West for a one for one unit replacement policy. RAB ask that it become BMHA policy because we know Executive Directors come and go, but policies are everlasting. Since that time BMHA had a new Executive Director and six of its seven Board Members are new. It's time to act!

Recently, the United States House of Representatives when passing H.R. 3524, (The Hope VI Improvement and Reauthorization Act of 2008) recognize the need to set out Congresses' intent to provide for one for one replacement of public housing unit in that it included the following language in the bill. "The proposed plan shall provide a plan that provides for replacement in accordance with subsection (j) of 100 percent of all dwelling units in existence as of January 1, 2005, that are subject to the revitalization plan and that have been or will be demolished or disposed of, on the site of the original public housing or within the jurisdiction of the public housing agency." It further provide that In limited circumstances, the number of replacement units may be reduced, but by no more than 10%.¹ The replacement units may be public housing units or units subject to requirements similar to public housing regarding eligibility, tenant share of rent and long term affordability," Project-based vouchers are authorized to the extent needed to comply with one for one requirement." Further the legislation provide for "Right to Replacement Unit: Tenants have the right for a preference to return to the revitalized site or for occupancy in a replacement unit." Displaced families will be subject to public housing continued occupancy rules and may not be rescreened for credit and other requirements relating to initial occupancy." This bill although it past the House is stalled in the Senate. However, the RAB believes that the BMHA Board of Commissioners should past a modified version of this provision to include all development and redevelopment of all BMHA properties as its policy.

3. Adopt the 2030 Challenge

Also as part of The Hope VI Improvement and Reauthorization Act of 2008 the Congress mandated that all Hope 6 grants must comply with the national Green Communities criteria check list for residential construction. Such a provision show just how important Congress believes in developing green communities and energy conservation is to our country. The US Conference of Mayors past a resolution call on all municipalities to adopt the "2030 Challenge" for building performance targets: after reviewing the challenge the RAB believe it should become the policy of the BMHA given all the redevelopment BMHA will be doing over the next 15 to 20 years. Therefore the RAB ask the BMHA Board of Commissioners to act now and past the 2030 Challenge.

4 Develop a program of Cycle Painting:

Finally! For the past four years the RAB has requested BMHA develop a program to get our apartments, many of them having not been painted for 15 to 20 years, painted. We renew that call. We know money is a problem, but we believe that painting just the apartments that have not been painted in 10 years or more should be manageable. The RAB further ask that, in the spirit of self-Sufficiency, the cycle painting program that you develop use BMHA's Section 3 companies and residents to do much of the painting.

Mr. Chairman as was stated earlier these are a few issues and projects RAB believe need addressing in order to improve the quality of living at BMHA and to make BMHA Housing a better place to live, and the Authority a better asset to the city. But Rome was not built in a day, and many things take time. RAB, representing the residents, are partners with you and management in making this a better Housing Authority. Nothing in this document should be seen as criticizing. This has been a reorganizing year for the Authority, and the RAB understand that. We stand with you and in support of you. It has been our pleasure working with the BMHA staff over the four or so years, and we look forward to doing so far into the future. So let's get to work.

Respectfully Submitted

The Resident Advisory Board of Buffalo

John Shank President

cc

Mayor Byron Brown

Buffalo News

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center; font-size: 1.2em;">2003</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	1,541,621	1,541,621	1,541,621	1,541,621
3	1408 Management Improvements Soft Costs	790,600	798,982	798,982	798,982
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	1,122,330	1,142,330	1,142,330	1,142,330
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	648,588	649,724	649,724	649,724
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	1,652,997	1,062,307	1,062,307	1,062,307
10	1460 Dwelling Structures	1,842,575	2,189,536	2,189,536	2,189,536
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	30,000	698	698	698
13	1475 Non-dwelling Equipment	1,500	320,915	320,915	320,915
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	1,990	1,990	1,990
18	1498 Development Activities	-0-	-0-	-0-	-0-
19	1502 Contingency	77,892	-0-	-0-	-0-
20	Amount of Annual Grant: (sum of line 1 – 19)	7,708,103	7,708,103	7,708,103	7,708,103
21	Amount of Line 20 Related to LBP Activities	-0-	521,596		
22	Amount of Line 20 Related to Section 504 compliance	30,000	30,000		
23	Amount of Line 20 Related to Security—Soft Costs	1,296,797	1,296,797		
25	Amount of Line 20 Related to Energy Conservation	48,000	48,000		
26	Collateralization Expenses or Debt Service	-0-	-0-		

Dawn E. Sanders, Executive Director

Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
OPERATIONS	Operations:	1406		<u>1,541,621</u>	<u>1,541,621</u>	1,541,621	1,541,621	100%
CF-03-40a			Total 1406	1,541,621	1,541,621			
MANAGEMENT IMPROVE.	Departmental Staffing: (Incl. Fringe @ 40%, Longevity)	1408		596,675	596,675	596,675	596,675	100%
CF-03-35a								
	1. Occupancy & Marketing: (1) Occupancy Assistant [\$76,089] (1) Housing Aide [\$47,125] (1) Supervisor of Construction Mod [\$66,912]							
	2. Executive: (1) Employment Training Coordinatr [\$76,089] (1) Admin. of Employ. & Training [\$87,037] (1) Grant Coordinator [50%- \$35,226] (1) Asst. Exec Director/Planning & Development [\$114,079]							
	3. M.I.S: (1) Senior System Analyst [\$70,000] (2) Junior Programmer [\$49,000]							

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
MANAGEMENT IMPROVE. (continued)								
CF-03-35b	Occupancy & Marketing: 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans.	1408		75,000	75,000	75,000	75,000	100%
CF-03-35c	Capital Improvements: 1. Training	1408		5,000	13,476	13,476	13,476	100%
CF-03-35d	Executive: 1. BURA (\$67,000) 1. Drug Testing (\$10,000)	1408		77,000	76,906	76,906	76,906	100%
CF-03-35e	MIS: 1. Software	1408		<u>36,925</u>	<u>36,925</u>	<u>36,925</u>	<u>36,925</u>	100%
			Total 1408 Soft Costs	790,600	798,982	798,982	798,982	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
ADMIN. CF-03-36a	Administration: 1. Salaries (benefits, overtime, auto and uniform allowance) 2. Advertising 3. Publications 4. Office Equipment & Supplies	1410 1410 1410 1410		1,094,830 15,000 2,500 <u>10,000</u>	1,094,830 15,000 2,500 <u>30,000</u>	1,094,830 15,000 2,500 <u>30,000</u>	1,094,830 15,000 2,500 <u>30,000</u>	100% 100% 100% 100%
			Total 1410	1,122,330	1,142,330	1,142,330	1,142,330	
FEES AND COSTS CF-03-37a	Fees and Costs: 1. A/E fees, costs and services 2. (3) Site Construction Managers (benefits, overtime, auto and uniform allowance)	1430 1430		400,000 <u>248,588</u>	401,136 <u>248,588</u>	401,136 <u>248,588</u>	401,136 <u>248,588</u>	100% 100%
			Total 1430	648,588	649,724	649,724	649,724	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-2 A.D. Price Courts CF-03-2	a. Site beautification	1450	4.11 Acres	915	914	914	914	100%
	b. Smoke detectors	1460	170 Units	28,292	46,845	46,845	46,845	100%
	c. Replace Thermo-Panes (Phase I)	1460	102 Units	<u>166,478</u>	<u>15,891</u>	<u>15,891</u>	<u>15,891</u>	100%
	Project Total			195,685	63,650	63,650	63,650	
NY2-3 Commodore Perry Homes CF-03-3	a. Site beautification	1450	31.28 Acres	6,965	6,961	6,961	6,961	100%
	b. Smoke detectors	1460	330 Units	98,836	98,836	98,836	98,836	100%
	c. Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	Deleted
	Project Total			105,801	105,797	105,797	105,797	
NY2-4 A.D. Price Extension CF-03-4	a. Site beautification	1450	6.68 Acres	1,487	1,473	1,473	1,473	100%
	b. Smoke Detectors/CO Detectors	1460	198 Units	58,193	61,056	61,056	61,056	100%
	c. Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	Deleted
	Project Total			59,680	62,529	62,529	62,529	
NY2-5 Commodore Perry Extension CF-03-5	a. Site beautification	1450	14.2 Acres	3,162	-0-	-0-	-0-	Deleted
	b. Smoke Detectors/CO Detectors	1460	413 Units	116,831	132,561	132,561	132,561	100%
	c. Rehab Laundry Room	1470		-0-	-0-	-0-	-0-	Deleted
	d. Interim Lead Abatement	1460		-0-	-0-	-0-	-0-	Deleted
	e. Capital Improvements Office Renovation	1470		<u>-0-</u>	<u>698</u>	<u>698</u>	<u>698</u>	100%
	Project Total			119,993	133,259	133,259	133,259	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-6 Jasper Parrish CF-03-6	a. Site beautification	1450	14.38 Acres	3,202	2,894	2,894	2,894	100%
	b. Smoke Detectors/CO Detectors	1460	193 Units	<u>113,837</u>	<u>128,437</u>	<u>128,437</u>	<u>128,437</u>	100%
	Project Total			117,039	131,331	131,331	131,331	
NY2-8 Shaffer Village CF-03-8	a. Site beautification	1450	9.89 Acres	2,202	282	282	282	100%
	b. W/U Intercoms	1460	125 Units	31,500	-0-	-0-	-0-	Deleted
	c. Bldg. Water/Main Lateral Valves	1460	23	10,000	-0-	-0-	-0-	Deleted
	d. Smoke Detectors/CO Detectors @ walk-ups	1460	233	<u>88,463</u>	<u>103,063</u>	<u>103,063</u>	<u>103,063</u>	100%
	Project Total			132,165	103,345	103,345	103,345	
NY2-10 Kenfield Homes CF-03-10	a. Site beautification	1450	47.45 Acres	10,566	9,360	9,360	9,360	100%
	b. Site work (Phase IV)	1450		1,600,000	982,974	982,974	982,974	100%
	c. Smoke detectors	1460	658 Units	264,491	16,095	16,095	16,095	100%
	d. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	131	131	131	100%
	e. Interim Lead Abatement	1460		-0-	336,329	336,329	336,329	100%
	f. Energy Performance Contract	1460		-0-	<u>98,183</u>	<u>98,183</u>	<u>98,183</u>	100%
Project Total			1,875,057	1,443,072	1,443,072	1,443,072		
NY2-11 LaSalle Courts CF-03-11	a. Site beautification	1450	13.64 Acres	3,037	1,792	1,792	1,792	100%
	b. Smoke Detectors	1460	206 Units	77,555	83,740	83,740	83,740	100%
	c. Prime Storm Doors	1460		-0-	99,699	99,699	99,699	100%
	d. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	<u>407</u>	<u>407</u>	<u>407</u>	100%
	Project Total			80,592	185,638	185,638	185,638	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-12 Langfield Homes CF-03-12	a. Site beautification	1450	33.93 Acres	7,555	7,553	7,553	7,553	100%
	b. Smoke detectors	1460	310 Units	131,059	-0-	-0-	-0-	Deleted
	c. Roofs/Soffits (Phase II)	1460		-0-	55,044	55,044	55,044	100%
	d. Site Lighting	1450		-0-	7,050	7,050	7,050	100%
	e. C.H. Byron settlement	1460		-0-	<u>129,453</u>	<u>129,453</u>	<u>129,453</u>	100%
	Project Total				138,614	199,100	199,100	199,100
NY2-13 Kelly Gardens CF-03-13	a. Site beautification	1450	1.77 Acres	394	392	392	392	100%
	b. Smoke Detectors	1460	30 Units	6,780	5,860	5,860	5,860	100%
	c. Prime Storm Doors	1460		-0-	75,526	75,526	75,526	100%
	d. Site Improvements	1450		-0-	21,000	21,000	21,000	100%
	e. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	<u>212</u>	<u>212</u>	<u>212</u>	100%
	Project Total				7,174	102,990	102,990	102,990
NY2-14 Schwab Terrace CF-03-14	a. Site beautification	1450	1.88 Acres	419	413	413	413	100%
	b. Smoke Detectors	1460	34 Units	5,742	4,822	4,822	4,822	100%
	c. Prime Storm Doors	1460		-0-	<u>67,488</u>	<u>67,488</u>	<u>67,488</u>	100%
	Project Total				6,161	72,723	72,723	72,723
NY2-16 Sedita Apts. CF-03-16	a. Site beautification	1450	1.22 Acres	271	269	269	269	100%
	b. Smoke Detectors	1460	101 Units	14,281	30,208	30,208	30,208	100%
	c. Elevator Rehab	1460	2	70,000	8,784	8,784	8,784	100%
	d. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	<u>772</u>	<u>772</u>	<u>772</u>	100%
	Project Total				84,552	40,033	40,033	40,033

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-18 Holling Homes CF-03-18	a. Site beautification	1450	6.31 Acres	1,405	1,400	1,400	1,400	100%
	b. Smoke Detectors	1460	132 Units	22,321	42,541	42,541	42,541	100%
	c. Prime Storm Doors	1460		-0-	88,008	88,008	88,008	100%
	Project Total			23,726	131,949	131,949	131,949	
NY2-19 Kowal Apts. CF-03-19	a. Site beautification	1450	.72 Acres	161	156	156	156	100%
	b. Smoke Detectors	1460	24 Units	3,699	2,348	2,348	2,348	100%
	c. Site Work	1450		-0-	11,170	11,170	11,170	100%
	d. Bathroom Storage Cabinets	1460		-0-	20,600	20,600	20,600	100%
	Project Total			3,860	34,274	34,274	34,274	
NY2-20 Elmhurst Apts. CF-03-20	a. Site beautification	1450	.55 Acres	122	119	119	119	100%
	b. C/L Fence/Gate	1450		5,000	-0-	-0-	-0-	0%
	c. Exterior Building Rehab. (window/siding/roof)	1460	3 Bldgs.	251,300	-0-	-0-	-0-	0%
	d. Smoke Detectors	1460	24 Units	3,808	-0-	-0-	-0-	deleted
	Project Total			260,230	119	119	119	
NY2-21 Slater Courts CF-03-21	a. Site beautification	1450	.7 Acres	156	154	154	154	deleted
	b. Smoke Detectors	1460	24 Units	3,808	-0-	-0-	-0-	deleted
	c. Electrical Grounding	1460		2,700	-0-	-0-	-0-	
	Project Total			6,664	154	154	154	

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-22 L.B. Johnson CF-03-22	a. Site beautification	1450	3.5 Acres	679	679	679	679	100%
	b. Smoke Detectors	1460	206 Units	31,636	43,586	43,586	43,586	100%
	c. H/C Rehab 1 st Floor Rest Rooms	1470	2	30,000	-0-	-0-	-0-	0%
	d. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	468	468	468	100%
	Project Total				62,315	44,733	44,733	44,733
NY2-26 Camden Apts. CF-03-26	a. Site beautification	1450	.38 Acres	84	84	84	84	100%
	b. Intercoms	1460	12 Units	8,636	-0-	-0-	-0-	deleted
	c. Smoke Detectors	1460	12 Units	3,184	3,184	3,184	3,184	100%
	d. Roof Replacement	1460		-0-	4,259	4,259	4,259	100%
	Project Total				11,904	7,527	7,527	7,527
NY2-27 Stuyvesant Apts. CF-03-27	a. Site beautification	1450	1.61 Acres	358	353	353	353	100%
	b. Boiler Replacement	1460		48,000	-0-	-0-	-0-	deleted
	c. Smoke Detectors	1460	148 Units	19,911	23,894	23,894	23,894	100%
	d. Relocation for LBP abatement/ Smoke detectors/CO monitors	1495.1		-0-	-0-	-0-	-0-	deleted
	Project Total				68,269	24,247	24,247	24,247
NY2-31 Msgr. Geary Apts. CF-03-31	a. Site beautification	1450	1.32 Acres	294	544	544	544	100%
	b. Smoke Detectors	1460	100 Units	20,098	20,098	20,098	20,098	100%
	c. Exterior Building Rehab	1460		-0-	-0-	-0-	-0-	0%
	Project Total				20,392	2,642	20,642	20,642

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-32A (Site A) Redwood Village CF-03-32A	a. Site beautification	1450	3.47 Acres	772	767	767	767	100%
	b. Smoke Detectors	1460	30 Units	<u>19,213</u>	<u>19,213</u>	<u>19,213</u>	<u>19,213</u>	100%
	Total Project			19,985	19,980	19,980	19,980	
NY2-32B (Site B) Woodson CF-03-32B	a. Site beautification	1450	3.9 Acres	868	867	867	867	100%
	b. Smoke Detectors	1460	30 Units	<u>17,753</u>	<u>17,753</u>	<u>17,753</u>	<u>17,753</u>	100%
	Total Project			18,621	18,620	18,620	18,620	
NY2-32C (Site C) Various CF-03-32C	a. Site beautification	1450	1.73 Acres	385	-0-	-0-	-0-	deleted
	b. Smoke Detectors	1460	19 Units	9,912	9,912	9,912	9,912	100%
	c. Roofs	1460		<u>-0-</u>	<u>559</u>	<u>559</u>	<u>559</u>	100%
Total Project				10,297	9,912	9,912	9,912	
NY2-34 Mullen Manor CF-03-34	a. Site beautification	1450	1.8 Acres	401	399	399	399	100%
	b. Smoke Detectors	1460	40 Units	<u>7,937</u>	<u>6,689</u>	<u>6,689</u>	<u>6,689</u>	100%
	Total Project			8,338	7,088	7,088	7,088	
NY2-45 Ferry Grider Homes CF-03-45	a. Site beautification	1450	9.59 Acres	2,137	2,288	2,288	2,288	100%
	b. Smoke Detectors/CO Monitors	1460	210 Units	86,321	119,984	119,984	119,984	100%
	c. LBP Abatement	1460		<u>-0-</u>	<u>168,989</u>	<u>168,989</u>	<u>168,989</u>	100%

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity Total Project	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
				88,458	291,261	291,261	291,261	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Non-Dwelling Equipment								
CF-03-38a	Capital Improvements: 1. Misc. equipment	1475		1,500	28	28	28	100%
CF-03-40a	MIS Hardware	1475		-0-	15,871	15,871	15,871	100%
CF-03-41a	Operations & Maintenance: Vehicle Lease	1475		-0-	<u>305,016</u>	<u>305,016</u>	<u>305,016</u>	100%
			Total 1475	1,500	320,915	320,915	320,915	
BMHA Wide Contingency								
CF-03-39a	1. Contingency	1502		<u>77,892</u>	-0-	-0-	-0-	deleted
			Total 1502	77,892	-0-	-0-	-0-	
			TOTAL CAPITAL FUND	7,708,103	7,708,103	7,708,103	7,708,103	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003 Set-Aside
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	100,000	310,977	310,977	310,977
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	35,750	-0-	-0-	-0-
10	1460 Dwelling Structures	1,734,321	1,604,409	1,604,409	1,604,209
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	121,200	100,135	100,135	100,135
13	1475 Non-dwelling Equipment	-0-	35,895	35,895	35,895
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	-0-	-0-	-0-	-0-
19	1502 Contingency	75,000	14,855	-0-	-0-
20	Amount of Annual Grant: (sum of line 1 - 19)	2,066,271	2,066,271	2,066,271	2,066,251
21	Amount of Line 20 Related to LBP Activities		206,227		
22	Amount of Line 20 Related to Section 504 compliance	15,000	15,000		
23	Amount of Line 20 Related to Security—Soft Costs				
25	Amount of Line 20 Related to Energy Conservation	1,500,521	499,832		
26	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 Set-Aside		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
FEES and COSTS								
CF(S)-03-37A	A & E Fees, Costs & Services	1430		<u>100,000</u>	<u>310,977</u>	<u>310,977</u>	<u>310,977</u>	100%
	TOTAL			100,000	310,977	310,977	310,977	
NY2-5 Commodore Perry Extension								
CF(S)-03-5a	Replace Thermo-Panes (Phase I)	1460	15%	50,000	22,231	22,231	22,231	100%
CF(S)-03-5b	476 Louisiana St., Site Work	1450	100%	35,750	-0-	-0-	-0-	deleted
CF(S)-03-5c	476 Louisiana St., Exterior Rehab (Dryvit Sys.)	1470	1 Bldg.	121,200	100,135	100,135	100,135	100%
CF(S)-03-5d	Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			206,950	158,116	158,116	158,116	
NY2-8 Shaffer Village								
CF(S)-03-8a	Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			-0-	-0-	-0-	-0-	
NY2-10 Kenfield Homes								
CF(S)-03-10a	Replace Boiler #2	1460	1	769,321	-0-	-0-	-0-	deleted
CF(S)-03-10b	Energy Performance Contract	1460		-0-	1,420,026	1,420,026	1,420,026	100%
CF(S)-03-10c	Interim Lead Abatement	1460		<u>-0-</u>	<u>63,712</u>	<u>63,712</u>	<u>63,512</u>	99.69%
	TOTAL			769,321	1,483,738	1,483,738	1,483,538	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Set-Aside			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-11 LaSalle Courts CF(S)-03-11a CF(S)-03-11b	Prime Storm Doors	1460		-0-	85,000	85,000	85,000	100%
	Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			-0-	85,000	85,000	85,000	
NY2-12 Langfield CF(S)-03-12a	Interim Lead Abatement	1460		<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			-0-	-0-	-0-	-0-	
NY2-16 Sedita Apts. CF(S)-3-16a CF(S)-3-16b	Exterior Building Rehab. (Dryvit System)	1460	1 Bldg.	560,000	-0-	-0-	-0-	deleted
	Elevators (Phase II)	1460	2	<u>90,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			650,000	-0-	-0-	-0-	
NY2-21 Slater Courts CF(S)-03-21a	Radon Remediation	1460		<u>-0-</u>	<u>90</u>	<u>90</u>	<u>90</u>	100%
	TOTAL			-0-	90	90	90	
NY2-31 Msg. Geary CF(S)-03-31a CF(S)-03-31b	Exterior Building Rehab., Repair Caulk Joints, Concrete Panels & Weatherproof Concrete Panels	1460	1 Bldg.	250,000	-0-	-0-	-0-	deleted
	Install H/C Automatic Door Openers	1460	2	<u>15,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
	TOTAL			265,000	-0-	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003 Set-Aside			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-32a Redwood Village CF(S)-03-32Aa	Interim Lead Abatement TOTAL	1460		<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	deleted
NY2-32b Woodson Gardens CF(S)-03-32Ba	Interim Lead Abatement TOTAL	1460		<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	deleted
NY2-32c Scattered Site "C" CF(S)-03-32Ca	Interim Lead Abatement TOTAL	1460		<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	<u>-0-</u> -0-	deleted
NY2-46 515 Clinton CF(S)-03-46a	Smoke/Carbon Monoxide Detectors TOTAL	1460		<u>-0-</u> -0-	<u>13,350</u> 13,350	<u>13,350</u> 13,350	<u>13,350</u> 13,350	100%
BMHA-WIDE CF(S)-03-38a	Maintenance & Operations Vehicle Leases	1475		<u>-0-</u> -0-	<u>35,895</u> 35,895	<u>35,895</u> 35,895	<u>35,895</u> 35,895	100%
Contingency CF(S)-03-39a	Contingency	1502		<u>75,000</u>	<u>14,855</u>	<u>-0-</u>	<u>-0-</u>	0%
			TOTAL 2003 CFP SET-ASIDE	2,066,271	2,066,271	2,051,416	1,987,704	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement:
 Performance and Evaluation Report for Period Endng: **06/30/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	1,835,844	1,835,844	1,835,844	1,835,844
3	1408 Management Improvements Soft Costs	817,252	1,182,560	1,182,560	1,182,560
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	952,164	946,564	946,564	946,564
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	765,932	530,806	530,806	530,806
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	788,267	129,677	129,677	129,677
10	1460 Dwelling Structures	3,677,412	4,547,131	4,547,131	4,534,125
11	1465.1 Dwelling Equipment—Non-expendable	46,840	-0-	-0-	-0-
12	1470 Non-dwelling Structures	6,500	3,350	3,350	3,350
13	1475 Non-dwelling Equipment	1,500	3,289	3,289	3,289
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	-0-	-0-	-0-	-0-
19	1502 Contingency	287,510	-0-	-0-	-0-
20	Amount of Annual Grant: (sum of line 1 - 19)	9,179,221	9,179,221	9,179,221	9,166,125
21	Amount of Line 20 Related to LBP Activities	-0-	-0-		
22	Amount of Line 20 Related to Section 504 compliance	102,604	102,604		
23	Amount of Line 20 Related to Security—Soft Costs	-0-	-0-		
24	Amount of Line 20 Related to Security-- Hard Costs	252,000	252,000		
25	Amount of Line 20 Related to Energy Conservation	3,217,372	6,832,668		
26	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
OPERATIONS		1406		<u>1,835,844</u>	<u>1,835,844</u>	<u>1,835,844</u>	<u>1,835,844</u>	
CF-04-40a	Operations:		TOTAL 1406	1,835,844	1,835,844	1,835,844	1,835,844	
MANAGEMENT IMPROVE.		1408						
CF-04-35a	Departmental Staffing: (Incl. Fringe @ 50%, Longevity)							
	1. Occupancy & Marketing: (1) Occupancy Assistant [\$55,383] (1) Supervisor of Construction Mod [\$74,110]		Subtotal	186,031	129,493	129,493	129,493	
	2. Executive: (1) Contract Compliance Monitor [50%-\$34,612] (1) Admin. of Employ. & Training [\$95,202] (1) Grant Coordinator [50%- \$37,909] (1) Asst. Exec Director/Planning & Development [\$122,226] (1) Assistant Legal Counsel (\$100,365) (new title)		Subtotal	289,949	390,314	390,314	390,314	
	3. M.I.S.: (1) Asst. Computer Programmer [\$61,118]		Subtotal	61,118	61,118	61,118	61,118	
	4. Capital Improvements: (1) Coordinator Housing Services (\$85,359) (1) Supervisor of Construction Mod (\$72,295)		Subtotal	157,654	157,654	157,654	157,654	
	5. Management: (1) Housing Aide [\$56,538]		Subtotal	-0-	56,538	56,538	56,538	
			TOTAL STAFF	694,752	795,117	795,117	795,117	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
MANAGEMENT IMPROVE. (continued)								
CF-04-35b	Occupancy & Marketing: 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans.	1408		<u>75,000</u>	<u>17,229</u>	<u>17,229</u>	<u>17,229</u>	100%
			Subtotal	75,000	17,229	17,229	17,229	
CF-04-35c	Capital Improvements: 1. Training 2. Publications	1408 1408		5,000 <u>2,500</u>	3,483 <u>2,401</u>	3,483 <u>2,401</u>	3,483 <u>2,401</u>	100% 100%
			Subtotal	7,500	5,884	5,884	5,884	
CF-04-35d	Executive: 1. Drug Testing 2. PHA Finance – Project Based Consultant	1408 1408		10,000 -0-	3,450 <u>195,287</u>	3,450 <u>195,287</u>	3,450 <u>195,287</u>	100% 100%
			Subtotal	10,000	198,737	198,737	198,737	
CF-04-35e	MIS: 1. Software	1408		<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	100%
			Subtotal	30,000	30,000	30,000	30,000	
			TOTAL 1408	817,252	1,112,904	1,112,904	1,112,904	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
ADMIN.								
CF-04-36a	Administration: Salaries (Fringe @ 50%, Longevity & Auto Allowance)	1410		937,164	937,164	937,164	937,164	100%
CF-04-36b	Advertising	1410		<u>15,000</u>	<u>9,400</u>	<u>9,400</u>	<u>9,400</u>	100%
			Total 1410	952,164	946,564	946,564	946,564	
CF-04-37a	Fees and Costs: A/E fees, costs and services	1430		500,000	264,874	264,874	264,874	100%
CF-04-37b	(3) Site Construction Managers (Salaries, Fringe @ 50%, Longevity & Auto Allowance)	1430		<u>265,932</u>	<u>265,932</u>	<u>265,932</u>	<u>265,932</u>	100%
			Total 1430	765,932	530,806	530,806	530,806	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-2								
A.D. Price Courts								
CF-04-2a	Site beautification	1450	4.11 Acres	915	-0-	-0-	-0-	deleted
CF-04-2b	Exterior rehab. Roofs/Brick – Phase I	1460		393,637	-0-	-0-	-0-	deleted
CF-04-2c	Repair Interior Steps	1460	13 Buildings	10,000	26,000	26,000	26,000	100%
CF-04-2d	Replace Thermo-Panes (Phase II)	1460	68 Units	108,022	-0-	-0-	-0-	deleted
CF-04-2e	Replace Boiler @ Building J	1460	1	<u>125,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	637,574	26,000	26,000	26,000	
NY2-3								
Commodore Perry Homes								
CF-04-3a	Site beautification	1450	31.28 Acres	6,965	-0-	-0-	-0-	deleted
CF-04-3b	Alarm system boiler room	1460	1	<u>2,500</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	9,465	-0-	-0-	-0-	
NY2-4								
A.D. Price Extension								
CF-04-4a	Site beautification	1450	6.68 Acres	<u>1,487</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	1,487	-0-	-0-	-0-	
NY2-5								
Commodore Perry Extension								
CF-04-(20)-05a	Site beautification	1450	14.2 Acres	1,581	-0-	-0-	-0-	deleted
CF-04-(21)-105a	Site beautification	1450		1,581	-0-	-0-	-0-	deleted
CF-04-(21)105b	Thermo-Panes glazing R/H	1460		22,500	-0-	-0-	-0-	deleted
CF-04-(21)-105c	Rear R/H Address Signage	1460	84 Apts.	11,000	-0-	-0-	-0-	deleted
CF-04-(21)-105d	Window caulking R/H	1460	84 Apts.	<u>35,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	71,662	-0-	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-6 Jasper Parrish								
CF-04-6a	Site beautification	1450	14.38 Acres	3,202	-0-	-0-	-0-	deleted
CF-04-6b	Rear Address Signage	1460	187 Apts.	15,000	-0-	-0-	-0-	deleted
CF-04-6c	Vacant Apartment Prep	1408	8 Apts.	-0-	<u>14,000</u>	<u>14,000</u>	<u>14,000</u>	100%
			Project Total	18,202	14,000	14,000	14,000	
NY2-8 Shaffer Village								
CF-04-8a	Site beautification	1450	9.89 Acres	2,202	-0-	-0-	-0-	deleted
CF-04-8b	Boiler @ 112 Isabelle	1460	1	12,500	-0-	-0-	-0-	deleted
CF-04-8c	Hot water tanks @ walk-ups	1460	7	90,000	-0-	-0-	-0-	deleted
CF-04-8d	Intercoms @ walk-ups	1460		-0-	34,265	34,265	34,265	100%
CF-04-8e	Building water/main lateral valves	1460		-0-	10,000	10,000	10,000	100%
CF-04-8f	Vacant Apartment Prep	1408	11 Apts.	-0-	<u>19,971</u>	<u>19,971</u>	<u>19,971</u>	100%
			Project Total	104,702	64,236	64,236	64,236	
NY2-10 Kenfield Homes								
CF-04-10a	Site beautification	1450	47.45 Acres	10,566	1,875	1,875	1,875	100%
CF-04-10b	Mailboxes @ walk-up buildings	1460	16 Bldgs.	21,360	-0-	-0-	-0-	deleted
CF-04-10c	H/W tanks & boilers	1460	3	75,000	-0-	-0-	-0-	deleted
CF-04-10d	R/H rear address signage	1460	536	24,800	-0-	-0-	-0-	deleted
CF-04-10e	Boiler #3 control	1460	1	84,681	-0-	-0-	-0-	deleted
CF-04-10f	Re-Tube #3 boiler	1460	1	38,000	-0-	-0-	-0-	deleted
CF-04-10g	Replace underground steam & return lines	1460		210,000	116,954	116,954	116,954	100%
CF-04-10h	Energy Performance Contract	1460		-0-	2,587,871	2,587,871	2,587,871	100%
CF-04-10i	Site Work (Ph 4)	1450		-0-	127,802	127,802	127,802	100%
CF-04-10j	Vacant Apartment Prep	1408	18 Apts.	-0-	<u>31,500</u>	<u>31,500</u>	<u>31,500</u>	100%
			Project Total	464,407	2,866,002	2,866,002	2,866,002	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-11 LaSalle Courts								
CF-04-11a	Site beautification	1450	13.64 Acres	3,037	-0-	-0-	-0-	deleted
CF-04-11b	Parking lots, sidewalks, curbs	1450		525,000	-0-	-0-	-0-	deleted
CF-04-11c	Rubber surface playground	1450	1	32,000	-0-	-0-	-0-	deleted
CF-04-11d	Front porch lights	1460	206	52,000	-0-	-0-	-0-	deleted
CF-04-11e	Rear address signage	1460	188	12,500	-0-	-0-	-0-	deleted
CF-04-11f	Vacant Apartment Prep	1408	8 Apts.	-0-	<u>17,388</u>	<u>17,388</u>	<u>17,388</u>	100%
			Project Total	624,537	17,388	17,388	17,388	
NY2-12 Langfield Homes								
CF-04-12a	Site beautification	1450	33.93 Acres	7,555	-0-	-0-	-0-	deleted
CF-04-12b	Service drive lights	1450	12	112,000	-0-	-0-	-0-	deleted
CF-04-12c	Rear address signage	1460		31,000	-0-	-0-	-0-	deleted
CF-04-12d	Replace doors & install concrete mowing strips@ breaker boxes	1460	9	18,000	-0-	-0-	-0-	deleted
CF-04-12e	Vacant Apartment Prep	1408	4 Apts.	-0-	<u>13,612</u>	<u>13,612</u>	<u>13,612</u>	100%
			Project Total	168,555	13,612	13,612	13,612	
NY2-13 Kelly Gardens								
CF-04-13a	Site beautification	1450	1.77 Acres	394	-0-	-0-	-0-	deleted
CF-04-13b	Parking lot lights	1450		25,000	-0-	-0-	-0-	deleted
CF-04-13c	Rear address signage	1460		<u>3,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	28,394	-0-	-0-	-0-	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-14 Schwab Terrace								
CF-04-14a	Site beautification	1450	1.88 Acres	419	-0-	-0-	-0-	deleted
CF-04-14b	Ranges	1465.1	34	15,000	-0-	-0-	-0-	deleted
CF-04-14c	Community room rehab. (partition wall separating community room from laundry room)	1470	1	<u>5,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	20,419	-0-	-0-	-0-	
NY2-16 Sedita Apts.								
CF-04-16a	Site beautification	1450	1.22 Acres	271	-0-	-0-	-0-	deleted
CF-04-16b	Site work	1460		20,000	-0-	-0-	-0-	deleted
CF-04-16c	Exterior building rehab/dryvit system	1460		<u>-0-</u>	<u>552,506</u>	<u>552,506</u>	<u>552,506</u>	100%
			Project Total	20,271	552,506	552,506	552,506	
NY2-18 Holling Homes								
CF-04-18a	Site beautification	1450	6.31 Acres	1,405	-0-	-0-	-0-	deleted
CF-04-18a	Bath/kitchen ceiling fans	1460	132 Apts.	<u>158,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	159,405	-0-	-0-	-0-	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-19 Kowal Apts. CF-04-19a	Site beautification	1450	.72 Acres Project Total	<u>161</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
				161	-0-	-0-	-0-	
NY2-20 Elmhurst Apts. CF-04-20a CF-04-20b CF-04-20c	Site beautification Community room lights Exterior building rehab	1450 1470 1460	.55 Acres 4 Project Total	122	-0-	-0-	-0-	deleted 100% 87.66%
				1,500	1,500	1,500	1,500	
				<u>-0-</u>	<u>105,419</u>	<u>105,419</u>	<u>92,413</u>	
				1,622	106,919	106,919	93,913	
NY2-21 Slater Courts CF-04-21a CF-04-21b CF-04-21c CF-04-21d CF-04-21e CF-04-21f CF-04-21g CF-04-21h	Site beautification Site work fencing & pave parking lot Community room ventilation Dryer vents Boiler room vents Meter/pull boxes Replace windows, glass block & siding Radon remediation	1450 1450 1460 1460 1460 1460 1460 1460	.7 Acres 1 24 3 24 3 Bldgs. 3 Bldgs.	156	-0-	-0-	-0-	deleted deleted deleted deleted deleted deleted deleted 100%
				46,000	-0-	-0-	-0-	
				2,286	-0-	-0-	-0-	
				12,524	-0-	-0-	-0-	
				5,375	-0-	-0-	-0-	
				5,000	-0-	-0-	-0-	
				150,000	-0-	-0-	-0-	
				<u>-0-</u>	<u>27,168</u>	<u>27,168</u>	<u>27,168</u>	
				221,341	27,168	27,168	27,168	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-22 L.B. Johnson								
CF-04-22a	Site beautification	1450	3.5 Acres	679	-0-	-0-	-0-	delete
CF-04-22b	Replace windows and patio doors (226 windows & 198 doors)	1460		650,000	-0-	-0-	-0-	delete
CF-04-22c	Rehab first floor handicap bathroom	1470		<u>-0-</u>	<u>591</u>	<u>591</u>	<u>591</u>	100%
			Project Total	650,679	591	591	591	
NY2-26 Camden Apts.								
CF-04-26a	Site beautification	1450	.38 Acres	84	-0-	-0-	-0-	deleted
CF-04-26b	Intercoms	1460		<u>8,636</u>	<u>8,636</u>	<u>8,636</u>	<u>8,636</u>	100%
			Project Total	8,720	8,636	8,636	8,636	
NY2-27 Stuyvesant Apts.								
CF-04-27a	Site beautification	1450	1.61 Acres	358	-0-	-0-	-0-	deleted
CF-04-27b	Lightning protection	1460	1	9,710	-0-	-0-	-0-	deleted
CF-04-27c	Hallway railings	1460	6 Floors	52,500	-0-	-0-	-0-	deleted
CF-04-27d	Office remodeling Occupancy & Marketing	1460		5,000	-0-	-0-	-0-	deleted
CF-04-27e	H/C ramps/doors/lift, rear of building	1460		65,000	-0-	-0-	-0-	deleted
CF-04-27f	Replace 2 roof-top hallway fans	1460	2	42,000	-0-	-0-	-0-	deleted
CF-04-27g	Replace 1 st floor HVAC system @ S/end & N/end of bldg. (inc. Frame)	1460	3	67,000	-0-	-0-	-0-	deleted
CF-04-27h	Replace potable water booster pump	1460	1	<u>18,000</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	deleted
			Project Total	259,568	-0-	-0-	-0-	

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-31 Msgr. Geary Apts.								
CF-04-31a	Site beautification	1450	1.32 Acres	294	-0-	-0-	-0-	deleted
CF-04-31b	Heat system Management Office	1460	1	2,500	-0-	-0-	-0-	deleted
CF-04-31c	Replace rear gate	1460	2	2,000	-0-	-0-	-0-	deleted
CF-04-31d	Replace all windows & patio doors (144 windows & 100 doors)	1460		325,000	-0-	-0-	-0-	deleted
CF-04-31e	Exterior building rehab	1460		-0-	280,331	280,331	280,331	100%
CF-04-31f	H/C automatic door openers	1460		-0-	15,000	15,000	15,000	100%
CF-04-31g	Vacant Apartment Prep	1408	5 Apts.	-0-	7,168	7,168	7,168	100%
			Project Total	329,794	302,499	302,499	302,499	
NY2-32A (Site A) Redwood Village								
CF-04-32Aa	Site beautification	1450	3.47 Acres	772	-0-	-0-	-0-	deleted
CF-04-32Ab	Roof replacement	1460	9 Bldgs.	125,000	430,240	430,240	430,240	100%
CF-04-32Ac	Ranges	1465.1	30	17,490	-0-	-0-	-0-	deleted
CF-04-32Ad	Vacant Apartment Prep	1408	5 Apts.	-0-	-0-	-0-	-0-	deleted
			Total Project	143,262	430,240	430,240	430,240	
NY2-32B (Site B) Woodson								
CF-04-32Ba	Site beautification	1450	3.9 Acres	868	-0-	-0-	-0-	deleted
CF-04-32Bb	Roof replacement	1460	16 Bldgs.	140,000	-0-	-0-	-0-	deleted
CF-04-32Bc	Vacant Apartment Prep	1408	2 Apts.	-0-	1,310	1,310	1,310	100%
			Total Project	140,868	1,310	1,310	1,310	
NY2-32C (Site C) Various								
CF-04-32Ca	Site beautification	1450	1.73	385	-0-	-0-	-0-	deleted
CF-04-32Cb	Roof replacement	1460	8 Bldgs.	90,000	142,150	142,150	142,150	100%
CF-04-32Cc	Vacant Apartment Prep	1408	3 Apts.	-0-	3,998	3,998	3,998	100%
			Total Project	90,385	146,148	146,148	146,148	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-34 Mullen Manor								
CF-04-34a	Site beautification	1450	1.8 Acres	401	-0-	-0-	-0-	deleted
CF-04-34b	Stoves	1465.1	41	14,350	-0-	-0-	-0-	deleted
CF-04-34c	Re-surface parking lot/site lighting H/C curb cuts	1460		30,000	-0-	-0-	-0-	deleted
CF-04-34d	Community space screens	1470		-0-	1,850	1,850	1,850	100%
			Total Project	44,751	1,850	1,850	1,850	
NY2-45 Ferry Grider Homes								
CF-04-45a	Site beautification	1450	9.6 Acres	2,137	-0-	-0-	-0-	deleted
CF-04-45b	Front/rear storm doors	1460	420	174,317	210,000	210,000	210,000	100%
CF-04-45c	Vacant Apartment Prep	1408	14 Apts.	-0-	24,500	24,500	24,500	100%
			Total Project	176,454	432,378	432,378	432,378	
NY2-46 515 Clinton								
CF-04-46a	Site beautification	1450	1.21	270	-0-	-0-	-0-	deleted
CF-04-46b	Emergency generator	1460	1	30,000	-0-	-0-	-0-	deleted
CF-04-46c	Battery back-up emergency lights	1460	31	9,200	-0-	-0-	-0-	deleted
CF-04-46d	Replace compactor & chute doors	1460	1	31,500	-0-	-0-	-0-	deleted
CF-04-46e	Exterior rehab. brickwork & stucco	1460		10,000	-0-	-0-	-0-	deleted
CF-04-46f	Install security system & cameras	1460	1	50,000	-0-	-0-	-0-	deleted
CF-04-46g	Vacant Apartment Prep	1408	1 Apt.	-0-	2,146	2,146	2,146	100%
			Total Project	130,970	2,146	2,146	2,146	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Non-Dwelling Equipment								
CF-04-38a	Capital Improvements: Misc. equipment	1475		1,500	632	632	632	100%
CF-04-(11)-14751	AMP 11-wide: Mowing & Groundskeeping Equipment	1475		<u>0</u>	<u>2,657</u>	<u>2,657</u>	<u>2,657</u>	100%
			Total 1475	1,500	3,289	3,289	3,289	
BMHA Wide Contingency								
CF-04-39a	Contingency	1502		<u>287,510</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	100%
			Total 1502	287,510	-0-	-0-	-0-	
			TOTAL CAPITAL FUND	9,179,221	9,179,221	9,179,221	9,179,221	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement

Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	872,026	889,026	889,026	889,026
3	1408 Management Improvements Soft Costs	858,028	1,007,738	660,393	660,393
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	1,079,050	1,079,050	636,919	636,919
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	1,015,932	803,020	688,026	688,026
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	722,000	156,000	5,000	4,500
10	1460 Dwelling Structures	5,727,720	6,272,500	2,069,861	2,003,001
11	1465.1 Dwelling Equipment—Non-expendable	46,840	46,840	-0-	-0-
12	1470 Non-dwelling Structures	17,400	71,400	30,000	30,000
13	1475 Non-dwelling Equipment	1,500	31,559	31,330	31,330
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	41,550	21,250	21,250
18	1498 Development Activities	-0-	-0-	-0-	-0-
19	1502 Contingency	300,000	241,813	-0-	-0-
20	Amount of Annual Grant: (sum of line 1 - 19)	10,640,496	10,640,496	5,031,805	4,964,445
21	Amount of Line 20 Related to LBP Activities	-0-			
22	Amount of Line 20 Related to Section 504 compliance	65,000			
23	Amount of Line 20 Related to Security—Soft Costs	-0-			
24	Amount of Line 20 Related to Security-- Hard Costs	294,000			
25	Amount of Line 20 Related to Energy Conservation	1,542,408			
26	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
OPERATIONS CF-05-40a	Operations:	1406		<u>872,026</u>	<u>889,026</u>	<u>889,026</u>	<u>889,026</u>	100%
			Total 1406	872,026	889,026	889,026	889,026	
MANAGEMENT IMPROVE. CF-05-35a	Departmental Staffing: (Incl. Fringe @ 50%, Longevity)	1408						
	1. Management & FSS: (1) Housing Aide [\$56,538] (1) Supervisor of Construction Mod [\$74,110]		Subtotal	130,648	130,648	81,002	81,002	62.00%
	2. Executive: (1) Contract Compliance Monitor [50%-\$34,612] (1) Admin. of Employ. & Training [\$95,202] (1) Grant Coordinator [50%- \$37,909] (1) Asst. Exec Director/Planning & Development [\$122,226] (1) Assistant Legal Counsel [\$101,039]		Subtotal	390,988	390,988	246,228	246,228	62.98%
	3. M.I.S: (1) Asst. Computer Programmer [\$61,118]		Subtotal	61,118	61,118	37,893	37,893	62.00%
	4. Capital Improvements: (1) Coordinator Housing Services [\$85,359]		Subtotal	151,774	85,359	52,923	52,923	62.00%
	5. Maintenance & Operations (1) Contract Coordinator [\$74,110]		Subtotal	-0-	74,110	45,948	45,948	62.00%
			TOTAL STAFFING	\$734,528	742,223	463,994	463,994	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
MANAGEMENT IMPROVE. (continued)								
CF-05-35b	Management & FSS: 1. Public Relations Consultant 2. Screening 3. Advertising 4. Outreach 5. Printing 6. Tenant & Applicant Trans.	1408		<u>75,000</u>	<u>75,000</u>	<u>22,558</u>	<u>22,558</u>	30.08%
			Subtotal	75,000	75,000	22,558	22,558	
CF-05-35c	Capital Improvements: 1. Training (\$5,000) 2. Publications (\$2,500)	1408		5,000	5,000	3,585	3,585	71.70%
				<u>2,500</u>	<u>2,500</u>	<u>421</u>	<u>421</u>	16.84%
			Subtotal	7,500	7,500	4,006	4,006	
CF-05-35d	Executive: 1. Drug Testing 2. Section 3 Supplies 3. Cleaning contract (1 center) 4. Intrusion Alarm Maintenance fee (1 center) 5. Telephone/Internet (4 centers)	1408		10,000	5,000	5,000	2,940	58.80%
		1408		1,000	6,870	6,831	6,831	99.43%
		1408		-0-	900	150	150	16.67%
		1408		-0-	50	39	39	78.00%
		1408		<u>-0-</u>	<u>4,550</u>	<u>1,636</u>	<u>1,636</u>	35.96%
			Subtotal	11,000	17,370	13,656	11,596	
CF-05-35e	MIS: 1. Software	1408		<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>22,252</u>	74.17%
			Subtotal	30,000	30,000	30,000	22,252	
			Total 1408	858,028	872,093			

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
ADMIN.								
CF-05-36a	Administration: Salaries (Fringe @ 50%, Longevity & Auto Allowance)	1410		1,064,050	1,064,050	629,806	629,806	59.19%
CF-05-36b	Advertising	1410		<u>15,000</u>	<u>15,000</u>	<u>7,113</u>	<u>7,113</u>	47.42%
			Total 1410	1,079,050	1,079,050	636,919	636,919	
CF-05-37a	Fees and Costs: A/E fees, costs and services	1430		750,000	537,088	422,094	422,094	78.59%
CF-05-37b	(3) Site Construction Managers (Salaries, Fringe @ 50%, Longevity & Auto Allowance)	1430		<u>265,932</u>	<u>265,932</u>	<u>265,932</u>	<u>265,932</u>	100%
			Total 1430	1,015,932	803,020	688,026	688,026	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-2 A.D. Price Courts CF-05-2a CF-05-2b	Exterior Rehab; Roofs/Brick – Phase II Replace Thermo-Panes - Phase II	1460 1460	68 Units	393,637 <u>108,022</u>	44,605 <u>-0-</u>	44,605 <u>-0-</u>	44,605 <u>-0-</u>	100% deleted
			Project Total	501,659	44,605	44,605	44,605	
NY2-3 Commodore Perry Homes CF-05-3a CF-05-3b CF-05-3c CF-05-3d	Roof replacement – Phase I Alarm system boiler room Exterior building rehab/masonry repairs Vacant Apartment Prep	1460 1460 1460 1408	24 Buildings 1 30 Apts.	298,000 2,500 250,000 <u>-0-</u>	84,861 2,500 250,000 <u>48,530</u>	-0- -0- -0- <u>42,915</u>	-0- -0- -0- <u>42,915</u>	0% 0% 0% 100%
			Project Total	550,000	385,891	42,915	42,915	
NY2-4 A.D. Price Extension CF-05-4a	Masonry repairs	1460		<u>100,000</u>	<u>78,516</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	100,000	78,516	-0-	-0-	
NY2-5 Commodore Perry Extension CF-05-(20)-05a CF-05-(21)-105b CF-05-(21)-105c CF-05-(20)-05d CF-05-(21)-105d	High Rise roof replacement Thermo-Panes glazing – rowhouse Window caulking – rowhouse Vacant Apartment Prep Vacant Apartment Prep	1460 1460 1460 1408 1408	6 Buildings 84 Apts. 30 Apts. 30 Apts.	467,000 22,500 35,000 -0- <u>-0-</u>	467,000 -0- -0- 23,784 <u>16,921</u>	-0- -0- -0- 21,911 <u>16,921</u>	-0- -0- -0- 21,911 <u>16,921</u>	deleted deleted deleted 92.12% 100%
			Project Total	524,500	507,705	38,832	38,832	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-6 Jasper Parrish CF-05-6a	Replace roofs	1460		<u>-0-</u>	<u>850,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	-0-	850,000	-0-	-0-	
NY2-8 Shaffer Village								
CF-05-8a	Replace trash compactor	1460	1	174,000	-0-	-0-	-0-	deleted
CF-05-8b	Replace GFCI @ laundry rooms	1470		12,400	12,400	-0-	-0-	0%
CF-05-8c	Intercoms @ walk-ups	1460		-0-	-0-	-0-	-0-	deleted
CF-05-8d	Replace roofs @ walk-ups	1460		-0-	400,000	-0-	-0-	0%
CF-05-8e	Fence corrals & trash bins	1460		-0-	40,000	-0-	-0-	0%
CF-05-8f	Vacant Apartment Prep	1408	4 Apts.	<u>-0-</u>	<u>7,771</u>	<u>7,771</u>	<u>7,771</u>	100%
			Project Total	186,400	460,171	7,771	7,771	
NY2-10 Kenfield Homes								
CF-05-10a	Energy Performance – Phase 1	1460		507,186	507,186	507,186	507,186	100%
CF-05-10b	Energy Performance – Municipal Bond (amortization amount)	1460		941,666	941,666	941,666	941,666	100%
CF-05-10c	Replace intercoms @ walk-up buildings	1460	16 Buildings	200,000	200,000	-0-	-0-	0%
CF-05-10d	Vacant Apartment Prep	1408	2 Apts.	<u>-0-</u>	<u>6,418</u>	<u>6,418</u>	<u>6,418</u>	100%
			Project Total	1,648,852	1,655,270			
NY2-11 LaSalle Courts								
CF-05-11a	Gypsum board repairs – Phase 1	1460		50,000	50,000	-0-	-0-	0%
CF-05-11b	Parking lots, sidewalks, curbs	1450		525,000	-0-	-0-	-0-	deleted
CF-05-11c	Rubber surface playground	1450	1	32,000	32,000	-0-	-0-	0%
CF-05-11d	Front porch lights	1460	206	<u>52,000</u>	<u>52,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	659,000	134,000			

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-12 Langfield Homes								
CF-05-12a	Replace doors & install concrete mowing strips @ breaker boxes	1460	9	18,000	18,000	-0-	-0-	0%
CF-05-12b	Service Drive Lights	1460		-0-	100,000	-0-	-0-	0%
CF-05-12c	Vacant Apartment Prep	1408	7 Apts.	-0-	<u>21,741</u>	<u>21,513</u>	<u>21,513</u>	98.95%
			Project Total	18,000	139,741	21,513	21,513	
NY2-13 Kelly Gardens								
CF-05-13a	Second floor – porch/rails	1460		25,000	25,000	-0-	-0-	0%
CF-05-13b	Parking lot lights	1450		<u>25,000</u>	<u>25,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	50,000	50,000	-0-	-0-	
NY2-14 Schwab Terrace								
CF-05-14a	Ranges	1465.1	34	15,000	15,000	-0-	-0-	0%
CF-05-14b	Community room rehab. (partition wall separating community room from laundry room)	1470	1	<u>5,000</u>	<u>5,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	20,000	20,000	-0-	-0-	
NY2-16 Sedita Apts.								
CF-05-16a	Replace trash compactor	1460	1	25,000	25,000	-0-	-0-	0%
CF-05-16b	Site work	1450		<u>20,000</u>	<u>20,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	45,000	45,000	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-18 Holling Homes CF-05-18a	Bath/kitchen ceiling fans	1460	132 Apts.	<u>158,000</u>	<u>158,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	158,000	158,000	-0-	-0-	
NY2-19 Kowal Apts. CF-05-19a	Backflow preventors	1460		15,000	15,000	-0-	-0-	0%
CF-05-19b	Vacant Apartment Prep	1408	2 Apts.	<u>-0-</u>	<u>1,730</u>	<u>1,730</u>	<u>1,730</u>	0%
			Project Total	15,000	16,730	1,730	1,730	100%
NY2-20 Elmhurst Apts. CF-05-20a	Basement waterproofing, foundation drains & repair basement floors	1460	3 Buildings	74,000	65,571	-0-	-0-	0%
CF-05-20b	Site work; sidewalks, parking lot	1450		42,000	42,000	-0-	-0-	0%
CF-05-20c	Replace porches	1460		-0-	30,000	-0-	-0-	0%
CF-05-20d	Exterior Building Rehab	1460		-0-	244,875	244,875	218,592	89.26%
CF-05-20e	Gate/Fence	1450		<u>-0-</u>	<u>5,000</u>	<u>5,000</u>	<u>4,500</u>	90.00%
			Project Total	116,000	387,446			
NY2-21 Slater Courts CF-05-21a	Site work; fencing & pave parking lot	1450		46,000	-0-	-0-	-0-	deleted
CF-05-21b	Community room ventilation	1460	1	2,286	2,286	-0-	-0-	0%
CF-05-21c	Dryer vents	1460	24	12,524	12,524	-0-	-0-	0%
CF-05-21d	Boiler room vents	1460	3	5,375	5,375	-0-	-0-	0%
CF-05-21e	Meter/pull boxes	1460	24	5,000	5,000	-0-	-0-	0%
CF-05-21f	Replace windows, glass block & siding	1460	3 Buildings	150,000	-0-	-0-	-0-	deleted
CF-05-21g	Replace stoops & railings	1460	3 Buildings	40,000	40,000	-0-	-0-	0%
CF-05-21h	Install perimeter chain link fence	1460		-0-	20,000	-0-	-0-	0%
CF-05-21i	Electrical grounding	1460		<u>-0-</u>	<u>2,700</u>	<u>-0-</u>	<u>-0-</u>	0%
			Project Total	261,185	87,885	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-22 L.B. Johnson								
CF-05-22a	Exterior bldg. rehab/pre-cast panels – Phase 1	1460		324,614	324,614	-0-	-0-	0%
CF-05-22b	Replace windows and patio doors – Phase 1 (113 windows & 100 doors)	1460		325,000	-0-	-0-	-0-	deleted
CF-05-22c	Handicap bathrooms, 1 st floor	1470		-0-	30,000	30,000	30,000	100%
CF-05-22d	Vacant Apartment Prep	1408	4 Apts.	-0-	7,000	7,000	7,000	100%
			Project Total	649,614	361,614	37,000	37,000	
NY2-26 Camden Apts.								
CF-05-26a	Intercoms	1460		12,000	12,000	12,000	10,500	90.00%
			Project Total	12,000	12,000	12,000	10,500	
NY2-27 Stuyvesant Apts.								
CF-05-27a	Lightning protection	1460	1	9,710	9,710	-0-	-0-	0%
CF-05-27b	Hallway railings	1460	6 Floors	52,500	52,500	-0-	-0-	0%
CF-05-27c	H/C ramps/doors/lift, rear of building	1460		65,000	65,000	-0-	-0-	0%
CF-05-27d	Replace 2 roof-top hallway fans	1460	2	42,000	42,000	-0-	-0-	0%
CF-05-27e	Modification of 1 st floor HVAC system @ S/end & N/end of bldg. (inc. Frame)	1460	3	67,000	15,000	-0-	-0-	0%
CF-05-27f	Replace potable water booster pump	1460	1	18,000	18,000	-0-	-0-	0%
			Project Total	254,210	202,210	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities NY2-31	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Msgr. Geary Apts.								
CF-05-31a	Heat system Management Office	1460	1	2,500	2,500	-0-	-0-	0%
CF-05-31b	Replace rear gate	1450	2	2,000	2,000	-0-	-0-	0%
CF-05-31c	Replace all windows & patio doors (144 windows & 100 doors)	1460		325,000	-0-	-0-	-0-	0%
CF-05-31d	Replace emergency generator	1460	1	80,000	80,000	-0-	-0-	0%
CF-05-31e	Exterior building rehab	1460		-0-	<u>12,978</u>	<u>12,978</u>	<u>12,978</u>	100%
			Project Total	409,500	97,478	12,978	12,978	
NY2-32A (Site A)								
Redwood Village								
CF-05-32Aa	Interior floor rehab	1460		10,000	-0-	-0-	-0-	deleted
CF-05-32Ab	Ranges	1465.1	30	17,490	17,490	-0-	-0-	0%
CF-05-32Ac	Roof Replacement	1460		-0-	133,354	133,354	133,354	100%
CF-05-32Ad	Tenant Relocation	1495.1		-0-	<u>41,550</u>	<u>21,250</u>	<u>21,250</u>	51.14%
			Total Project	27,490	192,394	154,604	154,604	
NY2-32B (Site B)								
Woodson								
CF-05-32Ba	Interior floor rehab	1460		14,000	-0-	-0-	-0-	deleted
CF-05-32Bb	Vacant Apartment Prep	1408	2 Apts.	-0-	-0-	-0-	-0-	deleted
			Total Project	14,000	-0-	-0-	-0-	
NY2-32C (Site C)								
Various								
CF-05-32Ca	Install GFCI receptacles in kitchens & baths	1460	38	4,000	4,000	-0-	-0-	0%
CF-05-32Cb	Roof replacement	1460		-0-	<u>182,291</u>	<u>173,197</u>	<u>134,120</u>	73.57%
			Total Project	4,000	186,291	173,197	134,120	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-34 Mullen Manor CF-05-34a CF-05-34b	Stoves	1465.1	41	14,350	14,350	-0-	-0-	0%
	Re-surface parking lot/site lighting H/C curb cuts	1450		<u>30,000</u>	<u>30,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Total Project	44,350	44,350	-0-	-0-	
NY2-45 Ferry Grider Homes CF-05-45a CF-05-45b CF-05-45c CF-05-45d	GFCI receptacles in basement laundry areas	1460	210 apts	24,000	24,000	-0-	-0-	0%
	Roof replacement, Phase I	1460		-0-	336,188	-0-	-0-	0%
	Vacant Apartment Prep	1408	1 Apt.	-0-	1,750	-0-	-0-	0%
	Brick sheds	1470		<u>-0-</u>	<u>24,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Total Project	24,000	385,938	-0-	-0-	
NY2-46 515 Clinton CF-05-46a CF-05-46b CF-05-46c CF-05-46d CF-05-46e	Emergency generator	1460	1	30,000	30,000	-0-	-0-	0%
	Battery back-up emergency lights	1460	31	9,200	9,200	-0-	-0-	0%
	Replace compactor & chute doors	1460	1	31,500	31,500	-0-	-0-	0%
	Exterior rehab. brickwork & stucco– Phase 1	1460		100,000	100,000	-0-	-0-	0%
	Install security system & cameras	1460	1	<u>50,000</u>	<u>50,000</u>	<u>-0-</u>	<u>-0-</u>	0%
			Total Project	220,700	220,700	-0-	-0-	

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
Non-Dwelling Equipment								
CF-05-38a	Capital Improvements: Misc. equipment	1475		1,500	1,500	1,271	1,271	84.73%
CF-05-41a	Maintenance & Operations: Van GPS	1475		-0-	-0-	-0-	-0-	deleted
CF-05-42a	Executive Equipment	1475		-0-	478	478	478	100%
CF-05-(10)-1475a	AMP 10-wide: Mowing & Groundskeeping Equip	1475		-0-	498	498	498	100%
CF-05-(11)-1475a	AMP 10-wide: Mowing & Groundskeeping Equip	1475		-0-	5,057	5,057	5,057	100%
CF-05-(30)-1475a	AMP 10-wide: Mowing & Groundskeeping Equip	1475		-0-	16,424	16,424	16,424	100%
CF-05-(31)-1475a	AMP 10-wide: Mowing & Groundskeeping Equip	1475		-0-	7,602	7,602	7,602	100%
			Total 1475	1,500	31,559	31,330	31,330	
BMHA Wide Contingency								
CF-05-39a	Contingency	1502		<u>300,000</u>	<u>275,305</u>	<u>-0-</u>	<u>-0-</u>	0%
			Total 1502	300,000	275,305	-0-	-0-	
			TOTAL CAPITAL FUND	10,640,496	10,640,496			

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

HUD 52837

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement
 Budget Revision #9
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	947,000	947,000	947,000	947,000
3	1408 Management Improvements - Soft Costs	935,075	972,996	30,092	30,092
	1408 Management Improvements - Hard Costs	-	-		
4	1410 Administration	985,188	985,188	-	-
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	812,878	812,878	-	-
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	199,345	199,345	-	-
10	1460 Dwelling Structures	5,510,397	5,455,442	726,513	726,513
11	1465.1 Dwelling Equipment - Non-Expendable	-	-	-	-
12	1470 Non-dwelling Structures	62,775	62,775	-	-
13	1475 Non-dwelling Equipment	106,500	123,534	-	-
14	1485 Demolition	-	-		
15	1490 Replacement Reserve	-	-		
16	1492 Moving to Work Demonstration	-	-		
17	1495.1 Relocations Costs	-	-	-	-
18	1498 Development Activities	-	-	-	-
19	1502 Contingency	292,726	292,726	-	-
20	Amount of Annual Grant (sum of line 1-19)	9,851,884	9,851,884	1,703,605	1,703,605
21 !	Amount of Line 20 Related to LBP Activities				
22 @	Amount of Line 20 Related to Section 504 Compliance	96,050	96,050		
23 #	Amount of Line 20 Related to Security - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs	21,735	21,735		
25 @@	Amount of Line 20 Related to Energy Conservation	455,975	455,975		
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250206 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 CFP Supplemental
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.)
 Performance and Evaluation Report for Period Ending: **06/30/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	29,107	29,107	-	-
3	1408 Management Improvements - Soft Costs	-	-		
	1408 Management Improvements - Hard Costs				
4	1410 Administration	-	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	-	-		
10	1460 Dwelling Structures	261,957	261,957	-	-
11	1465.1 Dwelling Dequipment - Non-Expendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocations Costs	-	-	-	-
18	1498 Development Activities	-	-	-	-
19	1502 Contingency	-	-	-	-
20	Amount of Annual Grant (sum of line 1-19)	291,064	291,064	-	-
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 - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs				
25 @@	Amount of Line 20 Related to Energy Conservation				
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250206 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006 CFP Supplemental	
AMP/Development Numbers Name/ HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts								
AMP 11	NY2-18 Holling Homes NY2-20 Elmhurst NY2-26 Camden								
AMP 12	NY2-06 Jasper Parrish								
AMP 20	NY2-2005 C. Perry Ext. (senior) NY2-21 Slater Courts NY2-34 Mullen Manor								
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family)								
AMP 22	NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C" NY2-46 FDT (515 Clinton only)								
AMP 23	NY2-02 AD Price Courts								
AMP 24	NY2-04 AD Price Extension								
AMP 30	NY2-10 Kenfield 38 Tower Street								
AMP 31	NY2-12 Langfield								
AMP 32	NY2-45 Ferry Grider Homes								
AMP 33	NY2-14 Schwab Terrace NY2-19 Kowal NY2-31 Msgr. Geary								
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ								
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant								
AMP 40	NY2-48 Lakeview Phase III								
AMP 41	NY2-43 Lakeview Phase I								
AMP 42	NY2-47 Lakeview Phase II								
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)								

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:

BUFFALO MUNICIPAL HOUSING AUTHORITY

Original 5-Year Plan

Revision No.:

AMP/Development Numbers Name/ HA-Wide Activities		Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
BMHA WIDE - Operating 1406			29,107	29,107	29,107	29,107
BMHA WIDE - Mgt. Improvements 1408			-	-	-	-
BMHA WIDE - Administration 1410			-	-	-	-
BMHA WIDE - Fees & Costs 1430			-	-	-	-
BMHA WIDE - Development Activity 1498		(LBJ Apts)	-	-	-	-
BMHA WIDE - Equipment 1475			-	-	-	-
BMHA WIDE - Contingency 1502			-	-	-	-
AMP 10	NY2-08 Shaffer Village		234,000	-	172,000	-
	NY2-11 LaSalle Courts		-	-	3,200,000	-
AMP 11	NY2-18 Holling Homes		-	1,436,193	165,668	1,200,000
	NY2-20 Elmhurst		-	-	-	-
	NY2-26 Camden		-	-	-	-
AMP 12	NY2-06 Jasper Parrish		1,500,000	1,700,000	1,000,000	245,000
AMP 20	NY2-2005 C. Perry Ext. (senior)		15,000	-	-	-
	NY2-21 Slater Courts		200,000	-	-	-
	NY2-34 Mullen Manor		311,000	-	50,000	549,000
AMP 21	NY2-03 C. Perry Homes		-	-	-	-
	NY2-2105 C. Perry Ext. (family)		-	-	-	-
AMP 22	NY2-32A Redwood Village		-	-	-	-
	NY2-32B Woodson Gardens		-	-	-	-
	NY2-32C Scattered Site "C"		-	-	-	-
	NY2-46 FDT (515 Clinton only)		-	-	-	-
AMP 23	NY2-02 AD Price Courts		-	-	-	-
AMP 24	NY2-04 AD Price Extension		-	-	-	-
AMP 30	NY2-10 Kenfield		-	65,000	450,125	2,085,793
	38 Tower Street		-	-	-	-
AMP 31	NY2-12 Langfield		260,000	-	-	-
AMP 32	NY2-45 Ferry Grider Homes		1,575,593	1,500,000	-	-
AMP 33	NY2-14 Schwab Terrace		5,000	-	-	-
	NY2-19 Kowal		-	361,600	-	-
	NY2-31 Msgr. Geary		-	-	25,000	-
AMP 34	NY2-13 Kelly Gardens		-	-	-	-
	NY2-22 LBJ		-	-	-	-

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:

BUFFALO MUNICIPAL HOUSING AUTHORITY

Original 5-Year Plan

Revision No.:

AMP/Development Numbers Name/ HA-Wide Activities		Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
AMP 35	NY2-16 Sedita		-	-	-	50,000
	NY2-27 Stuyvesant		962,200	-	-	933,000
AMP 40	NY2-48 Lakeview Phase III		-	-	-	-
AMP 41	NY2-43 Lakeview Phase I		-	-	-	-
AMP 42	NY2-47 Lakeview Phase II		-	-	-	-
AMP 999	300 Perry (non-dwelling)		-	-	-	-
	476 Louisiana (non-dwelling)		-	-	-	-
TOTAL CFP FUNDS (Estimated)			5,091,900	5,091,900	5,091,900	5,091,900

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
			Item Description	Amount	Item Description	Amount
			AMP 10	NY2-08 Shaffer Village	Rowhouse rear canopy	\$ 234,000
	NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 11	NY2-18 Holling Homes	No work scheduled	\$ -	Kitchen rehab, utility room shelves & 7 handicap apts.	\$ 1,303,393	
	NY2-20 Elmhurst	No work scheduled	\$ -	Ranges	\$ 52,800	
	NY2-26 Camden	No work scheduled	\$ -	Community Room ADA compliant	\$ 80,000	
AMP 12	NY2-06 Jasper Parrish	Siding & windows - Ph I	\$ 1,500,000	Siding & windows - Ph II	\$ 1,700,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	Rear entrance doors (320 Perry/124 Fulton)	\$ 15,000	No work scheduled	\$ -	
	NY2-21 Slater Courts	Electrical rehab	\$ 200,000	No work scheduled	\$ -	
	NY2-34 Mullen Manor	(5) H/C automatic door openers	\$ 47,000	No work scheduled	\$ -	
		Elevators - ADA Compliance	\$ 264,000			
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 30	NY2-10 Kenfield	No work scheduled	\$ -	Smoke alarms, walk-up hallways	\$ 65,000	
	38 Tower Street	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 31	NY2-12 Langfield	Storm doors	\$ 260,000	No work scheduled	\$ -	
AMP 32	NY2-45 Ferry Grider Homes	Demo storage bldgs/sitework Ph I	\$ 1,575,593	Site lighting, sitework Ph II	\$ 1,500,000	
	NY2-14 Schwab Terrace	Com. Room H/C bathroom	\$ 5,000	No work scheduled	\$ -	
AMP 33	NY2-19 Kowal	No work scheduled	\$ -	Kitchen rehab, 1 handicap apt	\$ 210,000	
				Ranges	\$ 9,600	
				Apt floor tiles, hallway safety treads	\$ 142,000	
	NY2-31 Msgr. Geary	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 35	NY2-16 Sedita	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-27 Stuyvesant	Kitchen rehab	\$ 903,000	No work scheduled	\$ -	
		Ranges	\$ 59,200			
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
			Item Description	Amount	Item Description	Amount
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled No work scheduled	\$ - \$ -	No work scheduled No work scheduled	\$ - \$ -
		AMP TOTALS	AMP 10	\$ 234,000	AMP 10	\$ -
			AMP 11	\$ -	AMP 11	\$ 1,436,193
			AMP 12	\$ 1,500,000	AMP 12	\$ 1,700,000
			AMP 20	\$ 526,000	AMP 20	\$ -
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ -
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
			AMP 30	\$ -	AMP 30	\$ 65,000
			AMP 31	\$ 260,000	AMP 31	\$ -
			AMP 32	\$ 1,575,593	AMP 32	\$ 1,500,000
			AMP 33	\$ 5,000	AMP 33	\$ 361,600
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ 962,200	AMP 35	\$ -
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
		AMP 42	\$ -	AMP 42	\$ -	
		AMP 999	\$ -	AMP 999	\$ -	
		BMHA WIDE	Operating: 1406	\$ 29,107	Operating: 1406	\$ 29,107
			Management Improvements: 1408	\$ -	Management Improvements: 1408	\$ -
			Administration: 1410	\$ -	Administration: 1410	\$ -
			Fees & Costs: 1430	\$ -	Fees & Costs: 1430	\$ -
			Development Activity: 1498	\$ -	Development Activity: 1498	\$ -
			Equipment: 1475	\$ -	Equipment: 1475	\$ -
		Contingency: 1502	\$ -	Contingency: 1502	\$ -	
		TOTAL CFP FUNDS (Estimated)		\$ 5,091,900		\$ 5,091,900

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/2010		Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/2011	
			Item Description	Amount	Item Description	Amount
			AMP 10	NY2-08 Shaffer Village	Sitework & benches @ walk-ups	\$ 80,000
	NY2-11 LaSalle Courts	Rowhouse laundry tubs	\$ 92,000	No work scheduled	\$ -	
		Siding & windows	\$ 3,200,000	No work scheduled	\$ -	
AMP 11	NY2-18 Holling Homes	Sitework, site lighting, grading	\$ 165,668	Windows, siding & brickpointing	\$ 1,200,000	
	NY2-20 Elmhurst	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 12	NY2-06 Jasper Parrish	Bathroom rehab - 24 buildings	\$ 1,000,000	Relocate sewer cleanout above ground	\$ 245,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-21 Slater Courts	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-34 Mullen Manor	Replace intercoms & mailboxes	\$ 50,000	Kitchen rehab	\$ 300,000	
				Bathroom rehab	\$ 249,000	
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 30	NY2-10 Kenfield	Storm doors	\$ 450,125	Bathroom rehab - Ph I	\$ 1,542,793	
	38 Tower Street	No work scheduled	\$ -	R/H laundry tubs	\$ 543,000	
AMP 31	NY2-12 Langfield	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 32	NY2-45 Ferry Grider Homes	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 33	NY2-14 Schwab Terrace	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-19 Kowal	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-31 Msgr. Geary	Replace intercoms	\$ 25,000	No work scheduled	\$ -	
AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 35	NY2-16 Sedita	No work scheduled	\$ -	Rear exit door, alarm system, camera	\$ 50,000	
	NY2-27 Stuyvesant	No work scheduled	\$ -	Bathroom rehab - 142 apts	\$ 883,000	
				Camera rear entrance door	\$ 50,000	
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010		FFY Grant: 2011	
			PHA FY: 07/01/2010		PHA FY: 07/01/2011	
		Item Description	Amount	Item Description	Amount	
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
			AMP 10	\$ 3,372,000	AMP 10	\$ -
			AMP 11	\$ 165,668	AMP 11	\$ 1,200,000
			AMP 12	\$ 1,000,000	AMP 12	\$ 245,000
			AMP 20	\$ 50,000	AMP 20	\$ 549,000
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ -
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
		AMP TOTALS	AMP 30	\$ 450,125	AMP 30	\$ 2,085,793
			AMP 31	\$ -	AMP 31	\$ -
			AMP 32	\$ -	AMP 32	\$ -
			AMP 33	\$ 25,000	AMP 33	\$ -
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ -	AMP 35	\$ 983,000
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ -
			AMP 999	\$ -	AMP 999	\$ -
			Operating: 1406	\$ 29,107	Operating: 1406	\$ 29,107
			Management Improvements: 1408	\$ -	Management Improvements: 1408	\$ -
			Administration: 1410	\$ -	Administration: 1410	\$ -
			Fees & Costs: 1430	\$ -	Fees & Costs: 1430	\$ -
			Development Activity: 1498	\$ -	Development Activity: 1498	\$ -
			Equipment: 1475	\$ -	Equipment: 1475	\$ -
			Contingency: 1502	\$ -	Contingency: 1502	\$ -
		BMHA WIDE				
		TOTAL CFP FUNDS (Estimated)		\$ 5,091,900		\$ 5,091,900

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

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.)
 Performance and Evaluation Report for Period Ending: **12/31/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Exp
1	Total non-CFP Funds				
2	1406 Operations	1,835,576	1,835,576	-	
3	1408 Management Improvements - Soft Costs	6,000	6,000	-	
	1408 Management Improvements - Hard Costs				
4	1410 Administration	1,034,953	1,034,953	-	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	612,000	612,000	-	
8	1440 Site Acquisition				
9	1450 Site Improvement	489,307	489,307	-	
10	1460 Dwelling Structures	5,378,149	5,378,149		
11	1465.1 Dwelling Dequipment - Non-Expendable	56,400	56,400	-	
12	1470 Non-dwelling Structures	147,500	147,500		
13	1475 Non-dwelling Equipment	1,500	1,500	-	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocations Costs	-	-		
18	1498 Development Activities	-	-		
19	1502 Contingency	788,148	788,148		
20	Amount of Annual Grant (sum of line 1-19)	10,349,533	10,349,533	-	
21 !	Amount of Line 20 Related to LBP Activities				
22 @	Amount of Line 20 Related to Section 504 Compliance	580,000	556,000		
23 #	Amount of Line 20 Related to Security - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs				
25 @@	Amount of Line 20 Related to Energy Conservation				
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

HUD 52837

2007

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Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Central Office							
CF-07-(999)-1406a	Operations	1406		1,835,576	1,835,576	-	-	
	Total			1,835,576	1,835,576	-	-	
CF-07-(999)-1502a	Contingency	1502		788,148	788,148	-	-	
	Total			788,148	788,148	-	-	
AMP 999	Capital Improvments [Dept 970]							
CF-07-(999)-970a	Training	1408		6,000	6,000	-	-	
CF-07-(999)-970b	ADMINISTRATION -Salaries (Incl Fringe @ 57%, Longevity & Auto)	1410		988,435	988,435	-	-	
CF-07-(999)-970c	Advertising	1410		15,000	15,000	-	-	
CF-07-(999)-970d	FEES & COSTS - A/E Fees, Costs & Services	1430		400,000	400,000	-	-	
CF-07-(999)-970e	FEES & COSTS - Salaries	1430		212,000	212,000	-	-	
CF-07-(999)-970f	Equipment	1475		1,500	1,500	-	-	
	TOTALS: Capital Improvments [Dept 970]			1,622,935	1,622,935	-	-	
AMP 999	Finance [Dept 940]							
CF-07-(999)-940a	ADMINISTRATION -Salaries (Incl Fringe @ 57%, Longevity & Auto)	1410		31,518	31,518	-	-	
	TOTALS: Finance [Dept 940]			31,518	31,518	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	300 Perry Street							
CF-07-(999)-300a	No work scheduled			-	-	-	-	
	TOTALS: 300 Perry Street			-	-	-	-	
AMP 999	476 Louisiana Street							
CF-07-(999)-476a	No work scheduled			-	-	-	-	
	TOTALS: 476 Louisiana Street			-	-	-	-	
	AMP 999 TOTALS	1406		1,835,576	1,835,576	-	-	
		1408		6,000	6,000	-	-	
		1410		1,034,953	1,034,953	-	-	
		1430		612,000	612,000	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1470		-	-	-	-	
		1475		1,500	1,500	-	-	
		1502		788,148	788,148	-	-	
				4,278,177	4,278,177	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 10							
Shaffer Village NY 2-08								
CF-07-(10)-8a	Replace & relocate circuit breakers in walk-up apartments	1460	117	210,000	210,000	-	-	
CF-07-(10)-8b	Replace storm doors @ row houses, including new security screens	1460	216	93,130	93,130	-	-	
CF-07-(10)-8c @	Replace 2 H/C lifts	1460	2	24,000	24,000	-	-	
	Project Totals			327,130	327,130	-	-	
LaSalle Courts NY 2-11								
CF-07-(10)-11a	Replace roofs, soffits, gutters & downspouts	1460	45 bldgs	1,041,437	1,041,437	-	-	
CF-07-(10)-11b	Replace rear prime doors, storm doors & stoops	1460	188	475,000	475,000	-	-	
CF-07-(10)-11c	Replace door @ Management Office & rear door to community room	1470	2	7,500	7,500	-	-	
CF-07-(10)-11d	Direct vented hot water tanks	1460	206	343,563	343,563	-	-	
	Project Totals			1,867,500	1,867,500	-	-	
	AMP 10 TOTALS	1408 1450 1460 1465.1 1470		- - 2,187,130 - 7,500 2,194,630	- - 2,187,130 - 7,500 2,194,630	- - - - - -	- - - - - -	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 11							
Holling Homes NY 2-18 CF-07-(11)-18a	No Work Scheduled			-	-	-	-	
Project Totals				-	-	-	-	
Elmhurst NY 2-20 CF-07-(11)-20a	No Work Scheduled			-	-	-	-	
Project Totals				-	-	-	-	
Camden NY 2-26 CF-07-(11)-26a CF-07-(11)-26b CF-07-(11)-26c	Kitchen rehab Ranges Parking lot, entrance stoops, fencing & site lighting	1460 1465.1 1450	12 12	83,000 6,000 41,307	83,000 6,000 41,307	- - -	- - -	
Project Totals				130,307	130,307	-	-	
AMP 11 TOTALS		1408 1450 1460 1465.1 1470		- 41,307 83,000 6,000 -	- 41,307 83,000 6,000 -	- - - - -	- - - - -	
				130,307	130,307	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 12							
Jasper Parrish NY 2-06 CF-07-(12)-06a	Build block house to store maintenance equipment	1470	1	15,000	15,000	-	-	
	Project Totals			15,000	15,000	-	-	
	AMP 12 TOTALS	1408 1450 1460 1465.1 1470		- - - - 15,000 15,000	- - - - 15,000 15,000	- - - - - -	- - - - - -	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 20							
C. Perry Ext. NY2-005 (senior) CF-07-(20)-005a	Backflow preventors	1460	6	55,476	55,476	-	-	
Project Totals				55,476	55,476	-	-	
Slater Courts NY 2-21								
CF-07-(20)-21a	Storm door replacement	1460	12	4,980	4,980	-	-	
CF-07-(20)-21b	Kitchen rehab (including LR floor tile); and bathroom medicine cabinets	1460	23	146,000	146,000	-	-	
CF-07-(20)-21c @ CF-07-(20)-21d	Handicap apartment conversion Ranges	1460 1465.1	1 24	65,000 12,000	65,000 12,000	- -	- -	
Project Totals				227,980	227,980	-	-	
Mullen Manor NY 2-34								
CF-07-(20)-34a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
AMP 20 TOTALS		1408 1450 1460 1465.1 1470		- - 271,456 12,000 -	- - 271,456 12,000 -	- - - - -	- - - - -	
				283,456	283,456	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 21							
C. Perry Homes NY 2-03								
CF-07-(21)-3a	Replace roofs @ 6 W/U buildings	1460	6	300,000	300,000	-	-	
CF-07-(21)-3b	Exterior rehab	1460	6	208,563	208,563	-	-	
	Project Totals			508,563	508,563	-	-	
C. Perry Ext. NY2-105 (family)								
CF-07-(21)-105a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 21 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		508,563	508,563	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				508,563	508,563	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 22							
Scattered Site A NY 2-32A								
CF-07-(22)-32Aa	Building renovations, alterations & additions	1460		800,000	800,000	-	-	
	Project Totals			800,000	800,000	-	-	
Scattered Site B NY 2-32B								
CF-07-(22)-32Ba	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Scattered Site C NY 2-32C								
CF-07-(22)-32Ca	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
515 Clinton NY 2-46								
CF-07-(22)-46a	Site work & grading, curb cuts & parking lot	1450		130,000	130,000	-	-	
	Project Totals			130,000	130,000	-	-	
	AMP 22 TOTALS	1408		-	-	-	-	
		1450		130,000	130,000	-	-	
		1460		800,000	800,000	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				930,000	930,000	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 23							
AD Price Courts NY 2-02 CF-07-(23)-2a	No work scheduled			-	-	-	-	
	Project Totals			-	-			
	AMP 23 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 24							
AD Price Ext. NY 2-04 CF-07-(24)-4a	No work scheduled			-	-	-	-	
	Project Totals			-	-			
	AMP 24 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 30							
Kenfield NY 2-10 CF-07-(30)-10a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
38 Tower CF-07-(30)-38a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
	AMP 30 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 31							
Langfield NY 2-12 CF-07-(31)-12a	No work scheduled			-	-	-	-	
	Project Totals			-	-			
	AMP 31 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 32							
Ferry Grider NY 2-45								
CF-07-(32)-45a	Install GFCI's in basements	1460	210	52,000	52,000	-	-	
CF-07-(32)-45b @	Make Community Room 504 H/C compliant	1470	1	75,000	75,000	-	-	
Project Totals				127,000	127,000	-	-	
	AMP 32 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		52,000	52,000	-	-	
		1465.1		-	-	-	-	
		1470		75,000	75,000	-	-	
				127,000	127,000	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 33							
Schwab Terrace NY 2-14 CF-07-(33)-14a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
Kowal NY 2-19 CF-07-(33)-19a	Replace community building roof, gutters & downspouts	1470	1	10,000	10,000	-	-	
Project Totals				10,000	10,000	-	-	
Msgr. Geary NY 2-31 CF-07-(33)-31a CF-07-(33)-31b CF-07-(33)-31c	Replace parking lots and site lighting Rehab elevators Replace trash compactor	1450 1460 1460	2 2 1	111,000 275,000 27,000	111,000 275,000 27,000	- - -	- - -	
Project Totals				413,000	413,000	-	-	
AMP 33 TOTALS		1408 1450 1460 1465.1 1470		- 111,000 302,000 - 10,000 423,000	- 111,000 302,000 - 10,000 423,000	- - - - - -	- - - - - -	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 34							
Kelly Gardens NY 2-13 CF-07-(34)-13a	Replace community building roof	1470	1	40,000	40,000	-	-	
	Project Totals			40,000	40,000	-	-	
LBJ NY 2-22 CF-07-(34)-22a	No work scheduled			-	-	-	-	
	Project Totals			-	-			
	AMP 34 TOTALS	1408 1450 1460 1465.1 1470 1498		- - - - 40,000 -	- - - - 40,000 -	- - - - - -	- - - - - -	
				40,000	40,000	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 35							
Sedita NY 2-16								
CF-07-(35)-16a	Replace emergency generator	1460	1	78,000	78,000	-	-	
CF-07-(35)-16b	Kitchen rehab	1460	91 apts	562,000	562,000	-	-	
CF-07-(35)-16c @	5 H/C apartments, 2 H/C public bathrooms and make main building entrance doors ADA compliant	1460		416,000	416,000	-	-	
CF-07-(35)-16d	Ranges	1465.1	96	38,400	38,400	-	-	
Project Totals				1,094,400	1,094,400	-	-	
Stuyvesant NY 2-27								
CF-07-(35)-27a	Replace parking lot	1450	1	207,000	207,000	-	-	
CF-07-(35)-27b	Emergency generator	1460	1	78,000	78,000	-	-	
CF-07-(35)-27c	Second floor roof, north side	1460		40,000	40,000	-	-	
Project Totals				325,000	325,000	-	-	
AMP 35 TOTALS		1408		-	-	-	-	
		1450		207,000	207,000	-	-	
		1460		1,174,000	1,174,000	-	-	
		1465.1		38,400	38,400	-	-	
		1470		-	-	-	-	
				1,419,400	1,419,400	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 40							
Lakeview Ph III NY 2-48 CF-07-(40)-48a	No work scheduled			-	-	-	-	
	Project Totals			-	-			
	AMP 40 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 41							
Lakeview Ph I NY 2-43	No work scheduled			-	-	-	-	
CF-07-(41)-43a								
	Project Totals			-	-	-	-	
	AMP 41 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
	AMP 42							
Lakeview Ph II NY 2-47 CF-07-(42)-47a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 42 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name:		Grant Type and Number						Federal FY of Grant:
BUFFALO MUNICIPAL HOUSING AUTHORITY		Capital Fund Program Grant No: NY06P00250107						2007
		Replacement Housing Factor Grant No:						
AMP/Development Numbers	Name/ HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
AMP 10	NY2-08 Shaffer Village	09/12/2009			09/12/2011			
	NY2-11 LaSalle Courts	09/12/2009			09/12/2011			
AMP 11	NY2-18 Holling Homes	09/12/2009			09/12/2011			
	NY2-20 Elmhurst	09/12/2009			09/12/2011			
	NY2-26 Camden	09/12/2009			09/12/2011			
AMP 12	NY2-06 Jasper Parrish	09/12/2009			09/12/2011			
AMP 20	NY2-2005 C. Perry Ext. (senior)	09/12/2009			09/12/2011			
	NY2-21 Slater Courts	09/12/2009			09/12/2011			
	NY2-34 Mullen Manor	09/12/2009			09/12/2011			
AMP 21	NY2-03 C. Perry Homes	09/12/2009			09/12/2011			
	NY2-2105 C. Perry Ext. (family)	09/12/2009			09/12/2011			
AMP 22	NY2-32A Redwood Village	09/12/2009			09/12/2011			
	NY2-32B Woodson Gardens	09/12/2009			09/12/2011			
	NY2-32C Scattered Site "C"	09/12/2009			09/12/2011			
	NY2-46 FDT (515 Clinton only)	09/12/2009			09/12/2011			
AMP 23	NY2-02 AD Price Courts	09/12/2009			09/12/2011			
AMP 24	NY2-04 AD Price Extension	09/12/2009			09/12/2011			
AMP 30	NY2-10 Kenfield	09/12/2009			09/12/2011			
	38 Tower Street	09/12/2009			09/12/2011			
AMP 31	NY2-12 Langfield	09/12/2009			09/12/2011			
AMP 32	NY2-45 Ferry Grider Homes	09/12/2009			09/12/2011			
AMP 33	NY2-14 Schwab Terrace	09/12/2009			09/12/2011			
	NY2-19 Kowal	09/12/2009			09/12/2011			
	NY2-31 Msgr. Geary	09/12/2009			09/12/2011			
AMP 34	NY2-13 Kelly Gardens	09/12/2009			09/12/2011			
	NY2-22 LBJ	09/12/2009			09/12/2011			
AMP 35	NY2-16 Sedita	09/12/2009			09/12/2011			
	NY2-27 Stuyvesant	09/12/2009			09/12/2011			
AMP 40	NY2-48 Lakeview Phase III	09/12/2009			09/12/2011			
AMP 41	NY2-43 Lakeview Phase I	09/12/2009			09/12/2011			
AMP 42	NY2-47 Lakeview Phase II	09/12/2009			09/12/2011			
AMP 999	300 Perry (non-dwelling)	09/12/2009			09/12/2011			
	476 Louisiana (non-dwelling)	09/12/2009			09/12/2011			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:			
BUFFALO MUNICIPAL HOUSING AUTHORITY					
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
BMHA WIDE - Operating 1406		1,835,576	1,835,576	1,835,576	1,835,576
BMHA WIDE - Mgt. Improvements 1408		6,000	6,000	6,000	6,000
BMHA WIDE - Administration 1410		1,034,953	1,034,953	1,034,953	1,034,953
BMHA WIDE - Fees & Costs 1430		612,000	612,000	612,000	612,000
BMHA WIDE - Development Activity 1498		-	-	-	-
BMHA WIDE - Equipment 1475		1,500	1,500	1,500	1,500
BMHA WIDE - Contingency 1502		788,148	788,148	788,148	788,148
AMP 10 NY2-08 Shaffer Village		234,000	138,555	172,000	-
NY2-11 LaSalle Courts		-	-	3,318,563	-
AMP 11 NY2-18 Holling Homes		-	1,436,193	165,668	1,200,000
NY2-20 Elmhurst		-	-	-	-
NY2-26 Camden		-	-	-	-
AMP 12 NY2-06 Jasper Parrish		1,500,000	1,710,408	1,000,000	245,000
AMP 20 NY2-2005 C. Perry Ext. (senior)		15,000	-	-	-
NY2-21 Slater Courts		200,000	-	-	-
NY2-34 Mullen Manor		311,000	-	50,000	549,000
AMP 21 NY2-03 C. Perry Homes		-	-	-	-
NY2-2105 C. Perry Ext. (family)		-	-	-	-
AMP 22 NY2-32A Redwood Village		843,568	800,000	800,000	800,000
NY2-32B Woodson Gardens		-	18,200	-	-
NY2-32C Scattered Site "C"		-	11,400	-	-
NY2-46 FDT (515 Clinton only)		-	-	-	-
AMP 23 NY2-02 AD Price Courts		-	-	-	-
AMP 24 NY2-04 AD Price Extension		-	-	-	-
AMP 30 NY2-10 Kenfield		-	65,000	450,125	2,294,356
38 Tower Street		-	-	-	-
AMP 31 NY2-12 Langfield		260,000	30,000	-	-
AMP 32 NY2-45 Ferry Grider Homes		1,575,593	1,500,000	-	-
AMP 33 NY2-14 Schwab Terrace		5,000	-	-	-
NY2-19 Kowal		-	361,600	40,000	-
NY2-31 Msgr. Geary		-	-	25,000	-
AMP 34 NY2-13 Kelly Gardens		-	-	50,000	-
NY2-22 LBJ		-	-	-	-

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:			
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
AMP 35 NY2-16 Sedita		80,000	-	-	50,000
NY2-27 Stuyvesant		1,047,195	-	-	933,000
AMP 40 NY2-48 Lakeview Phase III		-	-	-	-
AMP 41 NY2-43 Lakeview Phase I		-	-	-	-
AMP 42 NY2-47 Lakeview Phase II		-	-	-	-
AMP 999	300 Perry (non-dwelling)	-	-	-	-
	476 Louisiana (non-dwelling)	-	-	-	-
TOTAL CFP FUNDS (Estimated)		10,349,533	10,349,533	10,349,533	10,349,533

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2		Work Statement for Year 3	
			FFY Grant: 2008		FFY Grant: 2009	
			PHA FY: 07/01/2008		PHA FY: 07/01/2009	
		Item Description	Amount	Item Description	Amount	
	AMP 10	NY2-08 Shaffer Village	Rowhouse rear canopy	\$ 234,000	Ranges	\$ 138,555
		NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	
	AMP 11	NY2-18 Holling Homes	No work scheduled	\$ -	Kitchen rehab, utility room shelves & 7 handicap apts.	\$ 1,303,393
		NY2-20 Elmhurst	No work scheduled	\$ -	Ranges	\$ 52,800
		NY2-26 Camden	No work scheduled	\$ -	Community Room ADA compliant	\$ 80,000
	AMP 12	NY2-06 Jasper Parrish	Siding & windows - Ph I	\$ 1,500,000	Siding & windows - Ph II	\$ 1,710,408
	AMP 20	NY2-2005 C. Perry Ext. (senior)	Rear entrance doors (320 Perry/124 Fulton)	\$ 15,000	No work scheduled	\$ -
		NY2-21 Slater Courts	Electrical rehab	\$ 200,000	No work scheduled	\$ -
		NY2-34 Mullen Manor	(5) H/C automatic door openers Elevators - ADA Compliance	\$ 47,000 \$ 264,000	No work scheduled	\$ -
	AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 22	NY2-32A Redwood Village	Building renovations/alterations	\$ 843,568	Building renovations/alterations	\$ 800,000
		NY2-32B Woodson Gardens	No work scheduled	\$ -	Ranges	\$ 18,200
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	Ranges	\$ 11,400
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 30	NY2-10 Kenfield 38 Tower Street	No work scheduled No work scheduled	\$ - \$ -	Smoke alarms, walk-up hallways No work scheduled	\$ 65,000 \$ -
	AMP 31	NY2-12 Langfield	Storm doors	\$ 260,000	Demo glass shop	\$ 30,000
	AMP 32	NY2-45 Ferry Grider Homes	Demo storage bldgs/sitework Ph I	\$ 1,575,593	Site lighting, sitework Ph II	\$ 1,500,000
	AMP 33	NY2-14 Schwab Terrace	Com. Room H/C bathroom	\$ 5,000	No work scheduled	\$ -
		NY2-19 Kowal	No work scheduled	\$ -	Kitchen rehab, 1 handicap apt	\$ 210,000
		NY2-31 Msgr. Geary	No work scheduled	\$ -	Ranges	\$ 9,600
					Apt floor tiles, hallway safety treads	\$ 142,000
			No work scheduled	\$ -	No work scheduled	\$ -
	AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 35	NY2-16 Sedita	Community room roof	\$ 80,000	No work scheduled	\$ -
		NY2-27 Stuyvesant	Ext. Rehab, brick point & waterproof NW corner	\$ 85,000	No work scheduled	\$ -
			Kitchen rehab	\$ 903,000		
			Ranges	\$ 59,195		
	AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
			Item Description	Amount	Item Description	Amount
	AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		AMP TOTALS	AMP 10	\$ 234,000	AMP 10	\$ 138,555
			AMP 11	\$ -	AMP 11	\$ 1,436,193
			AMP 12	\$ 1,500,000	AMP 12	\$ 1,710,408
			AMP 20	\$ 526,000	AMP 20	\$ -
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ 843,568	AMP 22	\$ 829,600
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
			AMP 30	\$ -	AMP 30	\$ 65,000
			AMP 31	\$ 260,000	AMP 31	\$ 30,000
			AMP 32	\$ 1,575,593	AMP 32	\$ 1,500,000
			AMP 33	\$ 5,000	AMP 33	\$ 361,600
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ 1,127,195	AMP 35	\$ -
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ -
		AMP 999	\$ -	AMP 999	\$ -	
		BMHA WIDE	Operating: 1406	\$ 1,835,576	Operating: 1406	\$ 1,835,576
			Management Improvements: 1408	\$ 6,000	Management Improvements: 1408	\$ 6,000
			Administration: 1410	\$ 1,034,953	Administration: 1410	\$ 1,034,953
			Fees & Costs: 1430	\$ 612,000	Fees & Costs: 1430	\$ 612,000
			Development Activity: 1498	\$ -	Development Activity: 1498	\$ -
			Equipment: 1475	\$ 1,500	Equipment: 1475	\$ 1,500
		Contingency: 1502	\$ 788,148	Contingency: 1502	\$ 788,148	
		TOTAL CFP FUNDS (Estimated)		\$ 10,349,533		\$ 10,349,533

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010			FFY Grant: 2011
			PHA FY: 07/01/2010			
			Item Description	Amount	Item Description	
AMP 10	NY2-08 Shaffer Village	Sitework & benches @ walk-ups	\$	80,000	No work scheduled	
		Rowhouse laundry tubs	\$	92,000		
AMP 11	NY2-11 LaSalle Courts	Sitework	\$	118,563	No work scheduled	
		Siding & windows	\$	3,200,000		
AMP 12	NY2-18 Holling Homes	Sitework, site lighting, grading	\$	165,668	Windows, siding & brickpointing	
		NY2-20 Elmhurst	No work scheduled	\$	-	No work scheduled
		NY2-26 Camden	No work scheduled	\$	-	No work scheduled
AMP 12	NY2-06 Jasper Parrish	Bathroom rehab - 24 buildings	\$	1,000,000	Relocate sewer cleanout above ground	
AMP 20	NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$	-	No work scheduled	
		NY2-21 Slater Courts	No work scheduled	\$	-	No work scheduled
		NY2-34 Mullen Manor	Replace intercoms & mailboxes	\$	50,000	Kitchen rehab Bathroom rehab
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$	-	No work scheduled	
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$	-	No work scheduled
AMP 22	NY2-32A Redwood Village	Building renovations/alterations	\$	800,000	Building renovations/alterations	
		NY2-32B Woodson Gardens	No work scheduled	\$	-	No work scheduled
		NY2-32C Scattered Site "C"	No work scheduled	\$	-	No work scheduled
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$	-	No work scheduled
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$	-	No work scheduled	
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$	-	No work scheduled	
AMP 30	NY2-10 Kenfield	Storm doors	\$	450,125	Bathroom rehab - Ph I R/H laundry tubs	
		38 Tower Street	No work scheduled	\$	-	No work scheduled
AMP 31	NY2-12 Langfield	No work scheduled	\$	-	No work scheduled	
AMP 32	NY2-45 Ferry Grider Homes	No work scheduled	\$	-	No work scheduled	
AMP 33	NY2-14 Schwab Terrace	No work scheduled	\$	-	No work scheduled	
		NY2-19 Kowal	Site work	\$	40,000	No work scheduled
		NY2-31 Msgr. Geary	Replace intercoms	\$	25,000	No work scheduled
AMP 34	NY2-13 Kelly Gardens	Site work	\$	50,000	No work scheduled	
		NY2-22 LBJ	No work scheduled	\$	-	No work scheduled
AMP 35	NY2-16 Sedita	No work scheduled	\$	-	Rear exit door, alarm system, camera	
		NY2-27 Stuyvesant	No work scheduled	\$	-	Bathroom rehab - 142 apts Camera rear entrance door
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$	-	No work scheduled	
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$	-	No work scheduled	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/2010		Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/2011
			Item Description	Amount	Item Description
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled
		AMP TOTALS	AMP 10	\$ 3,490,563	AMP 10
			AMP 11	\$ 165,668	AMP 11
			AMP 12	\$ 1,000,000	AMP 12
			AMP 20	\$ 50,000	AMP 20
			AMP 21	\$ -	AMP 21
			AMP 22	\$ 800,000	AMP 22
			AMP 23	\$ -	AMP 23
			AMP 24	\$ -	AMP 24
			AMP 30	\$ 450,125	AMP 30
			AMP 31	\$ -	AMP 31
			AMP 32	\$ -	AMP 32
			AMP 33	\$ 65,000	AMP 33
			AMP 34	\$ 50,000	AMP 34
			AMP 35	\$ -	AMP 35
			AMP 40	\$ -	AMP 40
			AMP 41	\$ -	AMP 41
			AMP 42	\$ -	AMP 42
		AMP 999	\$ -	AMP 999	
		BMHA WIDE	Operating: 1406	\$ 1,835,576	Operating: 1406
			Management Improvements: 1408	\$ 6,000	Management Improvements: 1408
			Administration: 1410	\$ 1,034,953	Administration: 1410
			Fees & Costs: 1430	\$ 612,000	Fees & Costs: 1430
			Development Activity: 1498	\$ -	Development Activity: 1498
			Equipment: 1475	\$ 1,500	Equipment: 1475
			Contingency: 1502	\$ 788,148	Contingency: 1502
	TOTAL CFP FUNDS (Estimated)			\$ 10,349,533	

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Amount

\$	-
\$	-
\$	1,200,000
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\$	245,000
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\$	800,000
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\$	1,751,356
\$	543,000
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\$	50,000
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Amount	
\$	-
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\$	-
\$	1,200,000
\$	245,000
\$	549,000
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\$	800,000
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\$	-
\$	2,294,356
\$	-
\$	-
\$	-
\$	-
\$	983,000
\$	-
\$	-
\$	-
\$	-
\$	1,835,576
\$	6,000
\$	1,034,953
\$	612,000
\$	-
\$	1,500
\$	788,148
\$	10,349,533

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250202	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: **06/30/2007**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Development Activities	1,792,060	1,792,060	1,792,060	1,229,391
19	1502 Contingency				
20					
21	Amount of Annual Grant (sum of lines 1 – 20)	1,792,060	1,792,060	1,792,060	1,229,391
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250202				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NY2-43	Redevelopment/LV, ADP, CP		1498		1,792,060	1,792,060	1,792,060	1,229,391	68% obl
				TOTAL	1,792,060	1,792,060	1,792,060	1,229,391	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203	Federal FY of Grant: <p style="text-align: center;">2003 – 1st Increment</p>
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	1,425,909	1,425,909	1,425,909	88
19	1502 Contingency				
20					
21	Amount of Annual Grant (sum of lines 1 – 20)	1,425,909	1,425,909	1,425,909	88
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

Dawn E. Sanders Executive Director

Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203					Federal FY of Grant: 2003 1st Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NY2-43	Redevelopment/LV, ADP, CP		1498		1,425,909	1,425,909	1,425,909	88	.01 %
				TOTAL	1,425,909	1,425,909	1,425,909	88	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203	Federal FY of Grant: 2003 2 nd Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	649,033	649,033	649,033	1,828
19	1502 Contingency				
20					
21	Amount of Annual Grant: (sum of lines 1 – 20)	649,033	649,033	649,033	1,828
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203				Federal FY of Grant: 2003 2nd Increment			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
NY2-43	Redevelopment/LV, ADP, CP		1498		649,033	649,033	649,033	1,828	0.28 %
	TOTAL				649,033	649,033	649,033	1,828	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250104	Federal FY of Grant: 2004 1st Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (Revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	888,270	888,270	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	1,704,148	815,878	815,878	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20	Amount of Annual Grant (sum of line 1 - 19)	1,704,148	1,704,148	1,704,148	-0-
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—Soft Costs				
24	Amount of Line 20 Related to Security— Hard Costs				
25	Amount of Line 20 Related to Energy Conservation		888,270		
26	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250104				Federal FY of Grant: 2004 1st Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
NY2-TBD	Redevelopment: JP, ADP, CP	1498		1,704,148	815,878	815,878	-0-	100% obl
			Total 1498	1,704,148	815,878	815,878	-0-	
NY2-10 Kenfield	Energy Performance Contract (new line)	1460		-0-	888,270	888,270	-0-	100% obl
			Total 1460	-0-	888,270	888,270	-0-	
			TOTAL RHF GRANT	1,704,148	1,704,148	1,704,148	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250204	Federal FY of Grant: 2004 2nd Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (Revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	779,909	779,909	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	779,909	-0-	-0-	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20	Amount of Annual Grant (sum of line 1 - 19)	779,909	779,909	779,909	-0-
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—Soft Costs				
24	Amount of Line 20 Related to Security— Hard Costs				
25	Amount of Line 20 Related to Energy Conservation		779,909		
26	Collateralization Expenses or Debt Service				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250204				Federal FY of Grant: 2004 2nd Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	ORIGINAL	REVISED	
NY2-TBD	Redevelopment: JP, ADP, CP	1498		779,909	-0-	-0-	-0-	0%
			Total 1498	779,909	-0-	-0-	-0-	
NY2-10 Kenfield	Energy Performance Contract (new line)	1460		-0-	779,909	779,909	-0-	100% obl
			Total 1460	-0-	779,909	779,909	-0-	
			TOTAL RHF GRANT	779,909	779,909	779,909	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250105	Federal FY of Grant: 2005 1st Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
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 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	1,312,162	1,312,162	38,933	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20		-0-	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 1 – 20)	1,312,162	1,312,162	38,933	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250105				Federal FY of Grant: 2005 1st Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-TBD	Redevelopment/ JP, ADP, CP,	1498		1,312,162	1,312,162	38,933	-0-	2% obl
			TOTAL	1,312,162	1,312,162	38,933	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250205	Federal FY of Grant: 2005 2nd Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	330,398	330,398	330,398	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20					
21	Amount of Annual Grant: (sum of lines 1 – 20)	330,398	330,398	330,398	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

Gillian D. Brown, Esq., Interim Executive Director

Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250205				Federal FY of Grant: 2005 2nd Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-TBD	Redevelopment/ JP, ADP, CP	1498		330,398	330,398	330,398	-0-	100% obl
			TOTAL	330,398	330,398	330,398	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250106	Federal FY of Grant: 2006 1 st Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	838,488	838,488	-0-	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20		-0-	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 1 – 20)	838,488	838,488	-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250106				Federal FY of Grant: 2006 1st Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-TBD	Redevelopment/ JP, ADP, CP	1498		838,488	838,488	-0-	-0-	0%
			TOTAL	838,488	838,488	-0-	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250206	Federal FY of Grant: 2006 2 nd Increment
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-	-0-	-0-
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	420,161	420,161	-0-	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20					
21	Amount of Annual Grant: (sum of lines 1 – 20)	420,161	420,161	-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250206				Federal FY of Grant: 2006 2nd Increment		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-TBD	Redevelopment/ JP, ADP, CP	1498		420,161	420,161	-0-	-0-	0%
			TOTAL	420,161	420,161	-0-	-0-	

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

HUD 52837

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 RHF(1st Increment) Supplemental
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.)
 Performance and Evaluation Report for Period Ending: 12/31/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements - Soft Costs	-	-	-	-
	1408 Management Improvements - Hard Costs				
4	1410 Administration	-	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Dequipment - Non-Expendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocations Costs	-	-	-	-
18	1498 Development Activities	24,772	24,772	-	-
19	1502 Contingency	-	-	-	-
20	Amount of Annual Grant (sum of line 1-19)	24,772	24,772	-	-
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 - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs				
25 @@	Amount of Line 20 Related to Energy Conservation				
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Central Office							
RHF1(S)-06-(999)-1406a	Operations	1406		-	-	-	-	
	Total			-	-	-	-	
RHF1(S)-06-(999)-1502a	Contingency	1502		-	-	-	-	
	Total			-	-	-	-	
AMP 999	Capital Improvments [Dept 970]							
RHF1(S)-06-(999)-970a	No allocation			-	-	-	-	
	TOTALS: Capital Improvments [Dept 970]			-	-	-	-	
AMP 999	Executive [Dept 915]							
RHF1(S)-06-(999)-915a	No allocation			-	-	-	-	
	TOTALS: Executive [Dept 915]			-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Finance [Dept 940]							
RHF1(S)-06-(999)-940a	No allocation			-	-	-	-	
	TOTALS: Finance [Dept 940]			-	-	-	-	
AMP 999	Management [Dept 950]							
RHF1(S)-06-(999)-950a	No allocation			-	-	-	-	
	TOTALS: Management [Dept 950]			-	-	-	-	
AMP 999	MIS [Dept 925]							
RHF1(S)-06-(999)-925a	No allocation			-	-	-	-	
	TOTALS: MIS [Dept 925]			-	-	-	-	
AMP 999	Personnel [Dept 945]							
RHF1(S)-06-(999)-945a	No allocation			-	-	-	-	
	TOTALS: Personnel [Dept 945]			-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	300 Perry Street							
RHF1(S)-06-(999)-300a	No allocation			-	-	-	-	
	TOTALS: 300 Perry Street			-	-	-	-	
AMP 999	476 Louisiana Street							
RHF1(S)-06-(999)-476a	No allocation			-	-	-	-	
	TOTALS: 476 Louisiana Street			-	-	-	-	
	AMP 999 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1410		-	-	-	-	
		1430		-	-	-	-	
		1475		-	-	-	-	
		1502		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(10)-1408a	AMP 10	1408						
	No allocation			-	-	-	-	
				-	-	-	-	
Shaffer Village NY 2-08	No work scheduled							
RHF1(S)-06-(10)-8a				-	-	-	-	
	Project Totals			-	-	-	-	
LaSalle Courts NY 2-11	No work scheduled							
RHF1(S)-06-(10)-11a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 10 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(11)-1408a	AMP 11 No allocation	1408		-	-	-	-	
				-	-	-	-	
Holling Homes NY 2-18								
RHF1(S)-06-(11)-18a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Elmhurst NY 2-20								
RHF1(S)-06-(11)-20a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Camden NY 2-26								
RHF1(S)-06-(11)-26a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 11 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(12)-1408a	AMP 12 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Jasper Parrish NY 2-06	No Work Scheduled							
RHF1(S)-06-(12)-06a				-	-	-	-	
Project Totals				-	-	-	-	
	AMP 12 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(20)-1408a	AMP 20 No allocation	1408		-	-	-	-	
				-	-	-	-	
C. Perry Ext. NY2-005 (senior)								
RH1F(S)-06-(20)-005a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Slater Courts NY 2-21								
RHF1(S)-06-(20)-21a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Mullen Manor NY 2-34								
RHF1(S)-06-(20)-34a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 20 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(21)-1408a	AMP 21 No Allocation	1408		-	-	-	-	
				-	-	-	-	
C. Perry Homes NY 2-03	No work scheduled							
CF(S)-06-(21)-3a				-	-	-	-	
	Project Totals			-	-	-	-	
C. Perry Ext. NY2-105 (family)	No work scheduled							
RHF1(S)-06-(21)-105a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 21 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(22)-1408a	AMP 22 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Scattered Site A NY 2-32A								
RHF1(S)-06-(22)-32Aa	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Scattered Site B NY 2-32B								
RHF1(S)-06-(22)-32Ba	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Scattered Site C NY 2-32C								
RHF1(S)-06-(22)-32Ca	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
515 Clinton NY 2-46 RHF1(S)-06-(22)-46a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
AMP 22 TOTALS		1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(23)-1408a	AMP 23 No Allocation	1408		-	-	-	-	
				-	-	-	-	
AD Price Courts NY 2-02 RHF1(S)-06-(23)-2a	No work scheduled			-	-	-	-	
Project Totals								
	AMP 23 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(24)-1408a	AMP 24	1408		-	-	-	-	
	No Allocation			-	-	-	-	
				-	-	-	-	
AD Price Ext. NY 2-04								
RHF1(S)-06-(24)-4a	Redevelopment	1498		24,772	24,772	-	-	
Project Totals				24,772	24,772	-	-	
AMP 24 TOTALS		1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
		1498		24,772	24,772	-	-	
				24,772	24,772	-	-	

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HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(30)-1408a	AMP 30 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Kenfield NY 2-10	No work scheduled							
RHF1(S)-06-(30)-10a				-	-	-	-	
	Project Totals			-	-	-	-	
38 Tower	No work scheduled							
RHF1(S)-06-(30)-38a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 30 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(31)-1408a	AMP 31 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Langfield NY 2-12								
RHF1(S)-06-(31)-12a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 31 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(32)-1408a	AMP 32 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Ferry Grider NY 2-45	No work scheduled							
RHF1(S)-06-(32)-45a				-	-	-	-	
Project Totals				-	-	-	-	
	AMP 32 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(33)-1408a	AMP 33 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Schwab Terrace NY 2-14								
RHF1(S)-06-(33)-14a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Kowal NY 2-19								
RHF1(S)-06-(33)-19a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Msgr. Geary NY 2-31								
RHF1(S)-06-(33)-31a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 33 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(34)-1408a	AMP 34 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Kelly Gardens NY 2-13	No work scheduled							
RHF1(S)-06-(34)-13a				-	-	-	-	
	Project Totals			-	-	-	-	
LBJ NY 2-22	No work scheduled							
RHF1(S)-06-(34)-22a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 34 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
		1498		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(35)-1408a	AMP 35 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Sedita NY 2-16								
RHF1(S)-06-(35)-16a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Stuyvesant NY 2-27								
RHF1(S)-06-(35)-27a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 35 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(40)-1408a	AMP 40 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Lakeview Ph III NY 2-48								
RHF1(S)-06-(40)-48a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 40 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(41)-1408a	AMP 41 No allocation	1408		-				
				-				
Lakeview Ph I NY 2-43								
RHF1(S)-06-(41)-43a	No work scheduled			-				
	Project Totals			-				
	AMP 41 TOTALS	1408		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
				-	-			

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (1st Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF1(S)-06-(42)-1408a	AMP 42 No allocation	1408		-				
				-				
Lakeview Ph II NY 2-47								
RHF1(S)-06-(42)-47a	No work scheduled			-				
	Project Totals			-				
	AMP 42 TOTALS	1408		-	-			
		1450		-	-			
		1460		-	-			
		1465.1		-	-			
		1470		-	-			
				-	-			

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

Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250306 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006 RHF (1st Increment) Supplemental	
AMP/Development Numbers Name/ HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts								
AMP 11	NY2-18 Holling Homes NY2-20 Elmhurst NY2-26 Camden								
AMP 12	NY2-06 Jasper Parrish								
AMP 20	NY2-2005 C. Perry Ext. (senior) NY2-21 Slater Courts NY2-34 Mullen Manor								
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family)								
AMP 22	NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C" NY2-46 FDT (515 Clinton only)								
AMP 23	NY2-02 AD Price Courts								
AMP 24	NY2-04 AD Price Extension								
AMP 30	NY2-10 Kenfield 38 Tower Street								
AMP 31	NY2-12 Langfield								
AMP 32	NY2-45 Ferry Grider Homes								
AMP 33	NY2-14 Schwab Terrace NY2-19 Kowal NY2-31 Msgr. Geary								
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ								
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant								
AMP 40	NY2-48 Lakeview Phase III								
AMP 41	NY2-43 Lakeview Phase I								
AMP 42	NY2-47 Lakeview Phase II								
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)								

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:				
BUFFALO MUNICIPAL HOUSING AUTHORITY						
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11	
BMHA WIDE - Operating 1406		-	-	-	-	
BMHA WIDE - Mgt. Improvements 1408		-	-	-	-	
BMHA WIDE - Administration 1410		-	-	-	-	
BMHA WIDE - Fees & Costs 1430		-	-	-	-	
BMHA WIDE - Development Activity 1498	(LBJ Apts)	24,772	24,772	24,772	24,772	
BMHA WIDE - Equipment 1475		-	-	-	-	
BMHA WIDE - Contingency 1502		-	-	-	-	
AMP 10	NY2-08 Shaffer Village	234,000	-	172,000	-	
	NY2-11 LaSalle Courts	-	-	3,200,000	-	
AMP 11	NY2-18 Holling Homes	-	1,436,193	165,668	1,200,000	
	NY2-20 Elmhurst	-	-	-	-	
	NY2-26 Camden	-	-	-	-	
AMP 12	NY2-06 Jasper Parrish	1,500,000	1,700,000	1,000,000	245,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	15,000	-	-	-	
	NY2-21 Slater Courts	200,000	-	-	-	
	NY2-34 Mullen Manor	311,000	-	50,000	549,000	
AMP 21	NY2-03 C. Perry Homes	-	-	-	-	
	NY2-2105 C. Perry Ext. (family)	-	-	-	-	
AMP 22	NY2-32A Redwood Village	-	-	-	-	
	NY2-32B Woodson Gardens	-	-	-	-	
	NY2-32C Scattered Site "C"	-	-	-	-	
	NY2-46 FDT (515 Clinton only)	-	-	-	-	
AMP 23	NY2-02 AD Price Courts	-	-	-	-	
AMP 24	NY2-04 AD Price Extension	-	-	-	-	
AMP 30	NY2-10 Kenfield	-	65,000	450,125	2,085,793	
	38 Tower Street	-	-	-	-	
AMP 31	NY2-12 Langfield	260,000	-	-	-	
AMP 32	NY2-45 Ferry Grider Homes	1,575,593	1,500,000	-	-	
AMP 33	NY2-14 Schwab Terrace	5,000	-	-	-	
	NY2-19 Kowal	-	361,600	-	-	
	NY2-31 Msgr. Geary	-	-	25,000	-	
AMP 34	NY2-13 Kelly Gardens	-	-	-	-	
	NY2-22 LBJ	-	-	-	-	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:			
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
AMP 35 NY2-16 Sedita		-	-	-	50,000
NY2-27 Stuyvesant		962,200	-	-	933,000
AMP 40 NY2-48 Lakeview Phase III		-	-	-	-
AMP 41 NY2-43 Lakeview Phase I		-	-	-	-
AMP 42 NY2-47 Lakeview Phase II		-	-	-	-
AMP 999	300 Perry (non-dwelling)	-	-	-	-
	476 Louisiana (non-dwelling)	-	-	-	-
TOTAL CFP FUNDS (Estimated)		5,087,565	5,087,565	5,087,565	5,087,565

I Fund Program Five-Year Action Plan

: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
		Item Description	Amount	Item Description	Amount
AMP 10	NY2-08 Shaffer Village	Rowhouse rear canopy	\$ 234,000	No work scheduled	\$ -
	NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 11	NY2-18 Holling Homes	No work scheduled	\$ -	Kitchen rehab, utility room shelves & 7 handicap apts.	\$ 1,303,393
				Ranges	\$ 52,800
	NY2-20 Elmhurst	No work scheduled	\$ -	Community Room ADA compliant	\$ 80,000
	NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -
AMP 12	NY2-06 Jasper Parrish	Siding & windows - Ph I	\$ 1,500,000	Siding & windows - Ph II	\$ 1,700,000
AMP 20	NY2-2005 C. Perry Ext. (senior)	Rear entrance doors (320 Perry/124 Fulton)	\$ 15,000	No work scheduled	\$ -
	NY2-21 Slater Courts	Electrical rehab	\$ 200,000	No work scheduled	\$ -
	NY2-34 Mullen Manor	(5) H/C automatic door openers Elevators - ADA Compliance	\$ 47,000 \$ 264,000	No work scheduled	\$ -
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
AMP 30	NY2-10 Kenfield	No work scheduled	\$ -	Smoke alarms, walk-up hallways	\$ 65,000
	38 Tower Street	No work scheduled	\$ -	No work scheduled	\$ -
AMP 31	NY2-12 Langfield	Storm doors	\$ 260,000	No work scheduled	\$ -
AMP 32	NY2-45 Ferry Grider Homes	Demo storage bldgs/sitework Ph I	\$ 1,575,593	Site lighting, sitework Ph II	\$ 1,500,000
AMP 33	NY2-14 Schwab Terrace	Com. Room H/C bathroom	\$ 5,000	No work scheduled	\$ -
	NY2-19 Kowal	No work scheduled	\$ -	Kitchen rehab, 1 handicap apt	\$ 210,000
					Ranges
	NY2-31 Msgr. Geary	No work scheduled	\$ -	Apt floor tiles, hallway safety treads	\$ 142,000
AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -
AMP 35	NY2-16 Sedita	No work scheduled	\$ -	No work scheduled	\$ -
	NY2-27 Stuyvesant	Kitchen rehab Ranges	\$ 903,000 \$ 59,200	No work scheduled	\$ -
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -

I Fund Program Five-Year Action Plan
: Supporting Pages - Work Activities

AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
		Item Description	Amount	Item Description	Amount
AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
	476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
AMP TOTALS		AMP 10	\$ 234,000	AMP 10	\$ -
		AMP 11	\$ -	AMP 11	\$ 1,436,193
		AMP 12	\$ 1,500,000	AMP 12	\$ 1,700,000
		AMP 20	\$ 526,000	AMP 20	\$ -
		AMP 21	\$ -	AMP 21	\$ -
		AMP 22	\$ -	AMP 22	\$ -
		AMP 23	\$ -	AMP 23	\$ -
		AMP 24	\$ -	AMP 24	\$ -
		AMP 30	\$ -	AMP 30	\$ 65,000
		AMP 31	\$ 260,000	AMP 31	\$ -
		AMP 32	\$ 1,575,593	AMP 32	\$ 1,500,000
		AMP 33	\$ 5,000	AMP 33	\$ 361,600
		AMP 34	\$ -	AMP 34	\$ -
		AMP 35	\$ 962,200	AMP 35	\$ -
		AMP 40	\$ -	AMP 40	\$ -
		AMP 41	\$ -	AMP 41	\$ -
		AMP 42	\$ -	AMP 42	\$ -
		AMP 999	\$ -	AMP 999	\$ -
BMHA WIDE		Operating: 1406	\$ -	Operating: 1406	\$ -
		Management Improvements: 1408	\$ -	Management Improvements: 1408	\$ -
		Administration: 1410	\$ -	Administration: 1410	\$ -
		Fees & Costs: 1430	\$ -	Fees & Costs: 1430	\$ -
		Development Activity: 1498	\$ 24,772	Development Activity: 1498	\$ 24,772
		Equipment: 1475	\$ -	Equipment: 1475	\$ -
		Contingency: 1502	\$ -	Contingency: 1502	\$ -
TOTAL CFP FUNDS (Estimated)			\$ 5,087,565		\$ 5,087,565

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010		FFY Grant: 2011	
			PHA FY: 07/01/2010		PHA FY: 07/01/2011	
		Item Description	Amount	Item Description	Amount	
AMP 10		NY2-08 Shaffer Village	Sitework & benches @ walk-ups	\$ 80,000	No work scheduled	\$ -
			Rowhouse laundry tubs	\$ 92,000		
		NY2-11 LaSalle Courts	Siding & windows	\$ 3,200,000	No work scheduled	\$ -
AMP 11		NY2-18 Holling Homes	Sitework, site lighting, grading	\$ 165,668	Windows, siding & brickpointing	\$ 1,200,000
		NY2-20 Elmhurst	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -
AMP 12		NY2-06 Jasper Parrish	Bathroom rehab - 24 buildings	\$ 1,000,000	Relocate sewer cleanout above ground	\$ 245,000
AMP 20		NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-21 Slater Courts	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-34 Mullen Manor	Replace intercoms & mailboxes	\$ 50,000	Kitchen rehab	\$ 300,000
				Bathroom rehab	\$ 249,000	
AMP 21		NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 22		NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 23		NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 24		NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
AMP 30		NY2-10 Kenfield	Storm doors	\$ 450,125	Bathroom rehab - Ph I	\$ 1,542,793
		38 Tower Street	No work scheduled	\$ -	R/H laundry tubs	\$ 543,000
AMP 31		NY2-12 Langfield	No work scheduled	\$ -	No work scheduled	\$ -
AMP 32		NY2-45 Ferry Grider Homes	No work scheduled	\$ -	No work scheduled	\$ -
AMP 33		NY2-14 Schwab Terrace	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-19 Kowal	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-31 Msgr. Geary	Replace intercoms	\$ 25,000	No work scheduled	\$ -
AMP 34		NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -
AMP 35		NY2-16 Sedita	No work scheduled	\$ -	Rear exit door, alarm system, camera	\$ 50,000
					Bathroom rehab - 142 apts	\$ 883,000
		NY2-27 Stuyvesant	No work scheduled	\$ -	Camera rear entrance door	\$ 50,000
AMP 40		NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -
AMP 41		NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
AMP 42		NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010		FFY Grant: 2011	
			PHA FY: 07/01/2010		PHA FY: 07/01/2011	
		Item Description	Amount	Item Description	Amount	
AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -	
	476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP TOTALS	AMP 10		\$ 3,372,000	AMP 10	\$ -	
	AMP 11		\$ 165,668	AMP 11	\$ 1,200,000	
	AMP 12		\$ 1,000,000	AMP 12	\$ 245,000	
	AMP 20		\$ 50,000	AMP 20	\$ 549,000	
	AMP 21		\$ -	AMP 21	\$ -	
	AMP 22		\$ -	AMP 22	\$ -	
	AMP 23		\$ -	AMP 23	\$ -	
	AMP 24		\$ -	AMP 24	\$ -	
	AMP 30		\$ 450,125	AMP 30	\$ 2,085,793	
	AMP 31		\$ -	AMP 31	\$ -	
	AMP 32		\$ -	AMP 32	\$ -	
	AMP 33		\$ 25,000	AMP 33	\$ -	
	AMP 34		\$ -	AMP 34	\$ -	
	AMP 35		\$ -	AMP 35	\$ 983,000	
	AMP 40		\$ -	AMP 40	\$ -	
	AMP 41		\$ -	AMP 41	\$ -	
	AMP 42		\$ -	AMP 42	\$ -	
AMP 999		\$ -	AMP 999	\$ -		
BMHA WIDE	Operating: 1406		\$ -	Operating: 1406	\$ -	
	Management Improvements: 1408		\$ -	Management Improvements: 1408	\$ -	
	Administration: 1410		\$ -	Administration: 1410	\$ -	
	Fees & Costs: 1430		\$ -	Fees & Costs: 1430	\$ -	
	Development Activity: 1498		\$ 24,772	Development Activity: 1498	\$ 24,772	
	Equipment: 1475		\$ -	Equipment: 1475	\$ -	
Contingency: 1502		\$ -	Contingency: 1502	\$ -		
TOTAL CFP FUNDS (Estimated)			\$ 5,087,565		\$ 5,087,565	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006 RHF(2nd Increment) Supplemental
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision No.)
 Performance and Evaluation Report for Period Ending: 06/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements - Soft Costs	-	-	-	-
	1408 Management Improvements - Hard Costs				
4	1410 Administration	-	-	-	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Dequipment - Non-Expendable	-	-	-	-
12	1470 Non-dwelling Structures	-	-	-	-
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocations Costs	-	-	-	-
18	1498 Development Activities	12,413	12,413	-	-
19	1502 Contingency	-	-	-	-
20	Amount of Annual Grant (sum of line 1-19)	12,413	12,413	-	-
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 - Soft Costs				
24 ^	Amount of Line 20 Related to Security - Hard Costs				
25 @@	Amount of Line 20 Related to Energy Conservation				
26 ##	Collateralization Expenses or Debt Services				

Dawn E. Sanders, Executive Director

Date

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Central Office							
RHF2(S)-06-(999)-1406a	Operations	1406		-	-	-	-	
	Total			-	-	-	-	
RHF2(S)-06-(999)-1502a	Contingency	1502		-	-	-	-	
	Total			-	-	-	-	
AMP 999	Capital Improvments [Dept 970]							
RHF2(S)-06-(999)-970a	No allocation			-	-	-	-	
	TOTALS: Capital Improvments [Dept 970]			-	-	-	-	
AMP 999	Executive [Dept 915]							
RHF2(S)-06-(999)-915a	No allocation			-	-	-	-	
	TOTALS: Executive [Dept 915]			-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	Finance [Dept 940]							
RHF2(S)-06-(999)-940a	No allocation			-	-	-	-	
	TOTALS: Finance [Dept 940]			-	-	-	-	
AMP 999	Management [Dept 950]							
RHF2(S)-06-(999)-950a	No allocation			-	-	-	-	
	TOTALS: Management [Dept 950]			-	-	-	-	
AMP 999	MIS [Dept 925]							
RHF2(S)-06-(999)-925a	No allocation			-	-	-	-	
	TOTALS: MIS [Dept 925]			-	-	-	-	
AMP 999	Personnel [Dept 945]							
RHF2(S)-06-(999)-945a	No allocation			-	-	-	-	
	TOTALS: Personnel [Dept 945]			-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
AMP 999	300 Perry Street							
RHF2(S)-06-(999)-300a	No allocation			-	-	-	-	
	TOTALS: 300 Perry Street			-	-	-	-	
AMP 999	476 Louisiana Street							
RHF2(S)-06-(999)-476a	No allocation			-	-	-	-	
	TOTALS: 476 Louisiana Street			-	-	-	-	
	AMP 999 TOTALS	1406		-	-	-	-	
		1408		-	-	-	-	
		1410		-	-	-	-	
		1430		-	-	-	-	
		1475		-	-	-	-	
		1502		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(10)-1408a	AMP 10	1408						
	No allocation			-	-	-	-	
				-	-	-	-	
Shaffer Village NY 2-08	No work scheduled							
RHF2(S)-06-(10)-8a				-	-	-	-	
	Project Totals			-	-	-	-	
LaSalle Courts NY 2-11	No work scheduled							
RHF2(S)-06-(10)-11a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 10 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(11)-1408a	AMP 11 No allocation	1408		-	-	-	-	
				-	-	-	-	
Holling Homes NY 2-18								
RHF2(S)-06-(11)-18a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Elmhurst NY 2-20								
RHF2(S)-06-(11)-20a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Camden NY 2-26								
RHF2(S)-06-(11)-26a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 11 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(12)-1408a	AMP 12 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Jasper Parrish NY 2-06	No Work Scheduled							
RHF2(S)-06-(12)-06a				-	-	-	-	
Project Totals				-	-	-	-	
	AMP 12 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(20)-1408a	AMP 20 No allocation	1408		-	-	-	-	
				-	-	-	-	
C. Perry Ext. NY2-005 (senior) RHF2(S)-06-(20)-005a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Slater Courts NY 2-21 RHF2(S)-06-(20)-21a	No Work Scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Mullen Manor NY 2-34 RHF2(S)-06-(20)-34a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 20 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(21)-1408a	AMP 21 No Allocation	1408		-	-	-	-	
				-	-	-	-	
C. Perry Homes NY 2-03	No work scheduled							
RHF2(S)-06-(21)-3a				-	-	-	-	
	Project Totals			-	-	-	-	
C. Perry Ext. NY2-105 (family)	No work scheduled							
RHF2(S)-06-(21)-105a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 21 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(22)-1408a	AMP 22 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Scattered Site A NY 2-32A								
RHF2(S)-06-(22)-32Aa	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Scattered Site B NY 2-32B								
RHF2(S)-06-(22)-32Ba	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Scattered Site C NY 2-32C								
RHF2(S)-06-(22)-32Ca	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
515 Clinton NY 2-46	No work scheduled							
RHF2(S)-06-(22)-46a				-	-	-	-	
Project Totals				-	-	-	-	
AMP 22 TOTALS		1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(23)-1408a	AMP 23 No Allocation	1408		-	-	-	-	
				-	-	-	-	
AD Price Courts NY 2-02 RHF2(S)-06-(23)-2a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
AMP 23 TOTALS		1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(24)-1408a	AMP 24	1408		-	-	-	-	
	No Allocation			-	-	-	-	
AD Price Ext. NY 2-04	Redevelopment	1498		12,413	12,413	-	-	
RHF2(S)-06-(24)-4a				Project Totals	12,413	12,413	-	
AMP 24 TOTALS		1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
		1498		12,413	12,413	-	-	
				12,413	12,413	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(30)-1408a	AMP 30 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Kenfield NY 2-10								
RHF2(S)-06-(30)-10a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
38 Tower								
RHF2(S)-06-(30)-38a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 30 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(31)-1408a	AMP 31 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Langfield NY 2-12								
RHF2(S)-06-(31)-12a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 31 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(32)-1408a	AMP 32 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Ferry Grider NY 2-45								
RHF2(S)-06-(32)-45a	No work scheduled			-	-	-	-	
Project Totals				-	-	-	-	
	AMP 32 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(33)-1408a	AMP 33 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Schwab Terrace NY 2-14								
RHF2(S)-06-(33)-14a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Kowal NY 2-19								
RHF2(S)-06-(33)-19a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
Msgr. Geary NY 2-31								
RHF2(S)-06-(33)-31a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 33 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(34)-1408a	AMP 34 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Kelly Gardens NY 2-13	No work scheduled							
RHF2(S)-06-(34)-13a				-	-	-	-	
	Project Totals			-	-	-	-	
LBJ NY 2-22	No work scheduled							
RHF2(S)-06-(34)-22a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 34 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
		1498		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(35)-1408a	AMP 35 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Sedita NY 2-16	No work scheduled							
RHF2(S)-06-(35)-16a				-	-	-	-	
	Project Totals			-	-	-	-	
Stuyvesant NY 2-27	No work scheduled							
RHF2(S)-06-(35)-27a				-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 35 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(40)-1408a	AMP 40 No Allocation	1408		-	-	-	-	
				-	-	-	-	
Lakeview Ph III NY 2-48								
RHF2(S)-06-(40)-48a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 40 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(41)-1408a	AMP 41 No allocation	1408		-	-	-	-	
				-	-	-	-	
Lakeview Ph I NY 2-43								
RHF2(S)-06-(41)-43a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 41 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006 RHF (2nd Inc.) Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
RHF2(S)-06-(42)-1408a	AMP 42 No allocation	1408		-	-	-	-	
				-	-	-	-	
Lakeview Ph II NY 2-47								
RHF2(S)-06-(42)-47a	No work scheduled			-	-	-	-	
	Project Totals			-	-	-	-	
	AMP 42 TOTALS	1408		-	-	-	-	
		1450		-	-	-	-	
		1460		-	-	-	-	
		1465.1		-	-	-	-	
		1470		-	-	-	-	
				-	-	-	-	

Annual Statement/Performance and Evaluation Report

HUD 52837

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

Part III: Implementation Schedule

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: NY06R00250406 Replacement Housing Factor Grant No:						Federal FY of Grant: 2006 RHF (2nd Increment) Supplemental	
AMP/Development Numbers Name/ HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
		Original	Revised	Actual	Original	Revised	Actual		
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts								
AMP 11	NY2-18 Holling Homes NY2-20 Elmhurst NY2-26 Camden								
AMP 12	NY2-06 Jasper Parrish								
AMP 20	NY2-2005 C. Perry Ext. (senior) NY2-21 Slater Courts NY2-34 Mullen Manor								
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family)								
AMP 22	NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C" NY2-46 FDT (515 Clinton only)								
AMP 23	NY2-02 AD Price Courts								
AMP 24	NY2-04 AD Price Extension								
AMP 30	NY2-10 Kenfield 38 Tower Street								
AMP 31	NY2-12 Langfield								
AMP 32	NY2-45 Ferry Grider Homes								
AMP 33	NY2-14 Schwab Terrace NY2-19 Kowal NY2-31 Msgr. Geary								
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ								
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant								
AMP 40	NY2-48 Lakeview Phase III								
AMP 41	NY2-43 Lakeview Phase I								
AMP 42	NY2-47 Lakeview Phase II								
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)								

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name:		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:				
BUFFALO MUNICIPAL HOUSING AUTHORITY						
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11	
BMHA WIDE - Operating 1406		-	-	-	-	
BMHA WIDE - Mgt. Improvements 1408		-	-	-	-	
BMHA WIDE - Administration 1410		-	-	-	-	
BMHA WIDE - Fees & Costs 1430		-	-	-	-	
BMHA WIDE - Development Activity 1498	(LBJ Apts)	12,413	12,413	12,413	12,413	
BMHA WIDE - Equipment 1475		-	-	-	-	
BMHA WIDE - Contingency 1502		-	-	-	-	
AMP 10	NY2-08 Shaffer Village	234,000	-	172,000	-	
	NY2-11 LaSalle Courts	-	-	3,200,000	-	
AMP 11	NY2-18 Holling Homes	-	1,436,193	165,668	1,200,000	
	NY2-20 Elmhurst	-	-	-	-	
	NY2-26 Camden	-	-	-	-	
AMP 12	NY2-06 Jasper Parrish	1,500,000	1,700,000	1,000,000	245,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	15,000	-	-	-	
	NY2-21 Slater Courts	200,000	-	-	-	
	NY2-34 Mullen Manor	311,000	-	50,000	549,000	
AMP 21	NY2-03 C. Perry Homes	-	-	-	-	
	NY2-2105 C. Perry Ext. (family)	-	-	-	-	
AMP 22	NY2-32A Redwood Village	-	-	-	-	
	NY2-32B Woodson Gardens	-	-	-	-	
	NY2-32C Scattered Site "C"	-	-	-	-	
	NY2-46 FDT (515 Clinton only)	-	-	-	-	
AMP 23	NY2-02 AD Price Courts	-	-	-	-	
AMP 24	NY2-04 AD Price Extension	-	-	-	-	
AMP 30	NY2-10 Kenfield	-	65,000	450,125	2,085,793	
	38 Tower Street	-	-	-	-	
AMP 31	NY2-12 Langfield	260,000	-	-	-	
AMP 32	NY2-45 Ferry Grider Homes	1,575,593	1,500,000	-	-	
AMP 33	NY2-14 Schwab Terrace	5,000	-	-	-	
	NY2-19 Kowal	-	361,600	-	-	
	NY2-31 Msgr. Geary	-	-	25,000	-	
AMP 34	NY2-13 Kelly Gardens	-	-	-	-	
	NY2-22 LBJ	-	-	-	-	

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No.:			
AMP/Development Numbers Name/ HA-Wide Activities	Year 1: 2007 See Annual Statement	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/08	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/09	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 07/01/10	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 07/01/11
AMP 35	NY2-16 Sedita	-	-	-	50,000
	NY2-27 Stuyvesant	962,200	-	-	933,000
AMP 40	NY2-48 Lakeview Phase III	-	-	-	-
AMP 41	NY2-43 Lakeview Phase I	-	-	-	-
AMP 42	NY2-47 Lakeview Phase II	-	-	-	-
AMP 999	300 Perry (non-dwelling)	-	-	-	-
	476 Louisiana (non-dwelling)	-	-	-	-
TOTAL CFP FUNDS (Estimated)		5,075,206	5,075,206	5,075,206	5,075,206

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
			Item Description	Amount	Item Description	Amount
			AMP 10	NY2-08 Shaffer Village	Rowhouse rear canopy	\$ 234,000
	NY2-11 LaSalle Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 11	NY2-18 Holling Homes	No work scheduled	\$ -	Kitchen rehab, utility room shelves & 7 handicap apts.	\$ 1,303,393	
	NY2-20 Elmhurst	No work scheduled	\$ -	Ranges	\$ 52,800	
	NY2-26 Camden	No work scheduled	\$ -	Community Room ADA compliant	\$ 80,000	
AMP 12	NY2-06 Jasper Parrish	Siding & windows - Ph I	\$ 1,500,000	Siding & windows - Ph II	\$ 1,700,000	
AMP 20	NY2-2005 C. Perry Ext. (senior)	Rear entrance doors (320 Perry/124 Fulton)	\$ 15,000	No work scheduled	\$ -	
	NY2-21 Slater Courts	Electrical rehab	\$ 200,000	No work scheduled	\$ -	
	NY2-34 Mullen Manor	(5) H/C automatic door openers	\$ 47,000	No work scheduled	\$ -	
		Elevators - ADA Compliance	\$ 264,000			
AMP 21	NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 22	NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 23	NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 24	NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 30	NY2-10 Kenfield	No work scheduled	\$ -	Smoke alarms, walk-up hallways	\$ 65,000	
	38 Tower Street	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 31	NY2-12 Langfield	Storm doors	\$ 260,000	No work scheduled	\$ -	
AMP 32	NY2-45 Ferry Grider Homes	Demo storage bldgs/sitework Ph I	\$ 1,575,593	Site lighting, sitework Ph II	\$ 1,500,000	
	NY2-14 Schwab Terrace	Com. Room H/C bathroom	\$ 5,000	No work scheduled	\$ -	
AMP 33	NY2-19 Kowal	No work scheduled	\$ -	Kitchen rehab, 1 handicap apt	\$ 210,000	
				Ranges	\$ 9,600	
				Apt floor tiles, hallway safety treads	\$ 142,000	
	NY2-31 Msgr. Geary	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 34	NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 35	NY2-16 Sedita	No work scheduled	\$ -	No work scheduled	\$ -	
	NY2-27 Stuyvesant	Kitchen rehab	\$ 903,000	No work scheduled	\$ -	
		Ranges	\$ 59,200			
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -	
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 07/01/2008		Work Statement for Year 3 FFY Grant: 2009 PHA FY: 07/01/2009	
			Item Description	Amount	Item Description	Amount
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -
	AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled No work scheduled	\$ - \$ -	No work scheduled No work scheduled	\$ - \$ -
		AMP TOTALS	AMP 10	\$ 234,000	AMP 10	\$ -
			AMP 11	\$ -	AMP 11	\$ 1,436,193
			AMP 12	\$ 1,500,000	AMP 12	\$ 1,700,000
			AMP 20	\$ 526,000	AMP 20	\$ -
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ -
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
			AMP 30	\$ -	AMP 30	\$ 65,000
			AMP 31	\$ 260,000	AMP 31	\$ -
			AMP 32	\$ 1,575,593	AMP 32	\$ 1,500,000
			AMP 33	\$ 5,000	AMP 33	\$ 361,600
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ 962,200	AMP 35	\$ -
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ -
		AMP 999	\$ -	AMP 999	\$ -	
		BMHA WIDE	Operating: 1406	\$ -	Operating: 1406	\$ -
			Management Improvements: 1408	\$ -	Management Improvements: 1408	\$ -
			Administration: 1410	\$ -	Administration: 1410	\$ -
			Fees & Costs: 1430	\$ -	Fees & Costs: 1430	\$ -
			Development Activity: 1498	\$ 12,413	Development Activity: 1498	\$ 12,413
			Equipment: 1475	\$ -	Equipment: 1475	\$ -
		Contingency: 1502	\$ -	Contingency: 1502	\$ -	
		TOTAL CFP FUNDS (Estimated)		\$ 5,075,206		\$ 5,075,206

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010		FFY Grant: 2011	
			PHA FY: 07/01/2010		PHA FY: 07/01/2011	
		Item Description	Amount	Item Description	Amount	
AMP 10		NY2-08 Shaffer Village	Sitework & benches @ walk-ups	\$ 80,000	No work scheduled	\$ -
			Rowhouse laundry tubs	\$ 92,000		
		NY2-11 LaSalle Courts	Siding & windows	\$ 3,200,000	No work scheduled	\$ -
AMP 11		NY2-18 Holling Homes	Sitework, site lighting, grading	\$ 165,668	Windows, siding & brickpointing	\$ 1,200,000
		NY2-20 Elmhurst	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-26 Camden	No work scheduled	\$ -	No work scheduled	\$ -
AMP 12		NY2-06 Jasper Parrish	Bathroom rehab - 24 buildings	\$ 1,000,000	Relocate sewer cleanout above ground	\$ 245,000
AMP 20		NY2-2005 C. Perry Ext. (senior)	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-21 Slater Courts	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-34 Mullen Manor	Replace intercoms & mailboxes	\$ 50,000	Kitchen rehab	\$ 300,000
				Bathroom rehab	\$ 249,000	
AMP 21		NY2-03 C. Perry Homes	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-2105 C. Perry Ext. (family)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 22		NY2-32A Redwood Village	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32B Woodson Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	\$ -
AMP 23		NY2-02 AD Price Courts	No work scheduled	\$ -	No work scheduled	\$ -
AMP 24		NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
AMP 30		NY2-10 Kenfield	Storm doors	\$ 450,125	Bathroom rehab - Ph I	\$ 1,542,793
		38 Tower Street	No work scheduled	\$ -	R/H laundry tubs	\$ 543,000
AMP 31		NY2-12 Langfield	No work scheduled	\$ -	No work scheduled	\$ -
AMP 32		NY2-45 Ferry Grider Homes	No work scheduled	\$ -	No work scheduled	\$ -
AMP 33		NY2-14 Schwab Terrace	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-19 Kowal	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-31 Msgr. Geary	Replace intercoms	\$ 25,000	No work scheduled	\$ -
AMP 34		NY2-13 Kelly Gardens	No work scheduled	\$ -	No work scheduled	\$ -
		NY2-22 LBJ	No work scheduled	\$ -	No work scheduled	\$ -
AMP 35		NY2-16 Sedita	No work scheduled	\$ -	Rear exit door, alarm system, camera	\$ 50,000
		NY2-27 Stuyvesant	No work scheduled	\$ -	Bathroom rehab - 142 apts	\$ 883,000
					Camera rear entrance door	\$ 50,000
AMP 40		NY2-48 Lakeview Phase III	No work scheduled	\$ -	No work scheduled	\$ -
AMP 41		NY2-43 Lakeview Phase I	No work scheduled	\$ -	No work scheduled	\$ -
AMP 42		NY2-47 Lakeview Phase II	No work scheduled	\$ -	No work scheduled	\$ -

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Year 1: 2007 See Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4		Work Statement for Year 5	
			FFY Grant: 2010		FFY Grant: 2011	
			PHA FY: 07/01/2010		PHA FY: 07/01/2011	
		Item Description	Amount	Item Description	Amount	
	AMP 999	300 Perry (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
		476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled	\$ -
			AMP 10	\$ 3,372,000	AMP 10	\$ -
			AMP 11	\$ 165,668	AMP 11	\$ 1,200,000
			AMP 12	\$ 1,000,000	AMP 12	\$ 245,000
			AMP 20	\$ 50,000	AMP 20	\$ 549,000
			AMP 21	\$ -	AMP 21	\$ -
			AMP 22	\$ -	AMP 22	\$ -
			AMP 23	\$ -	AMP 23	\$ -
			AMP 24	\$ -	AMP 24	\$ -
		AMP TOTALS	AMP 30	\$ 450,125	AMP 30	\$ 2,085,793
			AMP 31	\$ -	AMP 31	\$ -
			AMP 32	\$ -	AMP 32	\$ -
			AMP 33	\$ 25,000	AMP 33	\$ -
			AMP 34	\$ -	AMP 34	\$ -
			AMP 35	\$ -	AMP 35	\$ 983,000
			AMP 40	\$ -	AMP 40	\$ -
			AMP 41	\$ -	AMP 41	\$ -
			AMP 42	\$ -	AMP 42	\$ -
			AMP 999	\$ -	AMP 999	\$ -
			Operating: 1406	\$ -	Operating: 1406	\$ -
			Management Improvements: 1408	\$ -	Management Improvements: 1408	\$ -
			Administration: 1410	\$ -	Administration: 1410	\$ -
			Fees & Costs: 1430	\$ -	Fees & Costs: 1430	\$ -
			Development Activity: 1498	\$ 12,413	Development Activity: 1498	\$ 12,413
			Equipment: 1475	\$ -	Equipment: 1475	\$ -
			Contingency: 1502	\$ -	Contingency: 1502	\$ -
		BMHA WIDE				
		TOTAL CFP FUNDS (Estimated)		\$ 5,075,206		\$ 5,075,206

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250207	Federal FY of Grant: 2007 (2nd Increment)
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-	-0-		
2	1406 Operations	-0-	-0-		
3	1408 Management Improvements Soft Costs	-0-	-0-	-0-	-0-
	Management Improvements Hard Costs	-0-	-0-	-0-	-0-
4	1410 Administration	-0-	-0-	-0-	-0-
5	1411 Audit	-0-	-0-	-0-	-0-
6	1415 Liquidated Damages	-0-	-0-	-0-	-0-
7	1430 Fees and Costs	-0-	-0-	-0-	-0-
8	1440 Site Acquisition	-0-	-0-	-0-	-0-
9	1450 Site Improvement	-0-	-0-	-0-	-0-
10	1460 Dwelling Structures	-0-	-0-	-0-	-0-
11	1465.1 Dwelling Equipment—Non-expendable	-0-	-0-	-0-	-0-
12	1470 Non-dwelling Structures	-0-	-0-	-0-	-0-
13	1475 Non-dwelling Equipment	-0-	-0-	-0-	-0-
14	1485 Demolition	-0-	-0-	-0-	-0-
15	1490 Replacement Reserve	-0-	-0-	-0-	-0-
16	1492 Moving to Work Demonstration	-0-	-0-	-0-	-0-
17	1495.1 Relocation Costs	-0-	-0-	-0-	-0-
18	1498 Development Activities	1,509,489	1,509,489	-0-	-0-
19	1502 Contingency	-0-	-0-	-0-	-0-
20		-0-	-0-	-0-	-0-
21	Amount of Annual Grant: (sum of lines 1 – 20)	1,509,489	1,509,489	-0-	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250207				Federal FY of Grant: 2007 (2nd Increment)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-43	Redevelopment/ LV, ADP, CP	1498		1,509,489	1,509,489	-0-	-0-	0%
			TOTAL	1,509,489	1,509,489	-0-	-0-	

Annual Statement/Performance and Evaluation Report

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250208	Federal FY of Grant: 2008 (2nd Increment)
---	---	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	-0-			
2	1406 Operations	-0-			
3	1408 Management Improvements Soft Costs	-0-			
	Management Improvements Hard Costs	-0-			
4	1410 Administration	-0-			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	-0-			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	-0-			
11	1465.1 Dwelling Equipment—Non-expendable	-0-			
12	1470 Non-dwelling Structures	-0-			
13	1475 Non-dwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1498 Development Activities	1,334,020			
19	1502 Contingency	-0-			
20		-0-			
21	Amount of Annual Grant: (sum of lines 1 – 20)	1,334,020			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security—Soft Costs				
25	Amount of Line 21 related to Security- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				
27	Collateralization Expenses or Debt Service				

 Dawn E. Sanders, Executive Director

 Date

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

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250208				Federal FY of Grant: 2008 (2nd Increment)		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
NY2-43	Redevelopment/ ADP, CP	1498		1,334,020				
			TOTAL	1,334,020				

Attachment “J”

BUFFALO MUNICIPAL HOUSING AUTHORITY Statement of Progress

The following is a statement of the progress made by the Buffalo Municipal Housing Authority in reaching its goals as set out in the 2007 Annual Plan:

- I. Increase the availability of decent, safe and affordable housing
 - a. Section 8 voucher program is operating at capacity.
 - b. Lakeview on the Park (HOPE VI) has been completed adding 61 units and working to close the grant.
 - c. HUD approved the disposition of a portion of A.D. Price and reviewing the demolition application for A.D. Price Extension. Phase I of the revitalization plan closed on 12/07 and construction is expected to begin late February 2008. Phase II has been submitted for funding through NYS DHCR.
 - d. Working toward a disposition application and replacement plan for HUD approval for L.B.Johnson Apts.
 - e. Working toward a revitalization plan for Commodore Perry and Woodson Gardens. Demolition/disposition is being considered.
 - f. Redwood Village has been removed from developments slated for disposition/demolition and is undergoing a major rehabilitation program.
- II. Improve the quality of assisted housing
 - a. BMHA has continued to maintain a high “standard” score on PHAS.
- III. Increase assisted housing choices
 - a. BMHA has continued to operate its Section 8 Homeownership program.
 - b. In connection with its HOPE VI program, BMHA is revisiting homeownership.
- IV. Improve community quality of life and economic vitality
 - a. BMHA has a HUD approved designated housing plan.
- V. Promote self-sufficiency and asset development of individuals and families
 - a. The latest percentage of employed persons residing in BMHA is 26%.
 - b. BMHA has been awarded the Public Housing Family SelfSufficiency grant that be used to fund a coordinator who will utilize the existing supportive services available to public housing residents with regard to employability. To date, 20 residents are enrolled under a Contract of Participation.
 - c. BMHA has been awarded the HCV Family SelfSufficiency grant that will be used to fund a coordinator and will utilize community agencies to address participants training and employment needs.
- VI. Ensure Equal Opportunity in Housing for all Americans
 - a. BMHA adheres to all federal and state laws relative to equal opportunity in housing.

Attachment “K”

Substantial Deviation

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

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

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

Attachment “L”

BUFFALO MUNICIPAL HOUSING AUTHORITY

**Admissions and Continued Occupancy Policy
(A.C.O.P)
B.M.H.A. FEDERAL DEVELOPMENTS**



Approved March 20, 2008 at a
Meeting of the Buffalo Municipal Housing Authority Board of Directors
All changes effective as of July 1, 2008

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INTRODUCTION

The policies set forth in this document represent the conditions governing eligibility, admissions, continued occupancy, lease terminations, and evictions in the Buffalo Municipal Housing Authority (BMHA) federally subsidized low income public housing program.

The policies contained herein have been established to accomplish the following objectives:

1. To provide a clean, decent, affordable and safe living environment in all of the Authority's developments.
2. To assure that selection among eligible applicants is objective and reasonable.
3. To preclude admission or continued occupancy to applicants or tenants whose habits and practices reasonably may be expected to have a detrimental effect on the residents or the environment of any development.
4. To afford the opportunity to apply and live in public housing without regard to race, color, religion, sex, disability, familial status or national origin.
5. To comply with all Federal, State and Local laws, regulations, and agreements including Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Executive Order 11063, the Quality Housing and Work Responsibility Act of 1998, and any applicable State or Local ordinances.
6. To afford the opportunity for resident involvement in the Occupancy and Management processes of the BMHA.

The Authority is committed to operating a socially and financially sound low income housing program that encourages tenant participation and involvement. The Authority is also dedicated to maintaining occupancy goals so that the Authority can preserve a sound financial status and support maintenance, security, and management functions for the benefit of its residential communities.

The BMHA's policies shall endeavor to avoid concentrations of the most economically and socially deprived families in any of its' developments. The BMHA anticipates it can achieve this social and economic balance through the application of policies contained in this document, and a planned marketing effort that outreaches to all constituents of the community.

In compliance with HUD Agency Plan requirements, changes to the discretionary policies contained in this document are subject to review and comment by the BMHA Resident Advisory Board and inclusion in the annual Agency Plan public review and hearing process.

Changes made to satisfy statutory requirements or to annually update flat rent schedules, utility allowance schedules, and the schedule of other charges to tenants that are reflective of actual costs are not subject to review by the Resident Advisory Board. Such changes become effective upon approval by the BMHA Board of Commissioners and completion of any mandated posting period.

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

This Admissions and Continued Occupancy Policy defines the Buffalo Municipal Housing Authority's policies for the operation of its Federal Public Housing Program, incorporating Federal, State and local law. If there is any conflict between this policy and laws or regulations, the laws and regulations will prevail.

1.0 Fair Housing and Equal Opportunity

A. FAIR HOUSING AND NONDISCRIMINATION

It is the policy of the Buffalo Municipal Housing Authority to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

No person shall, on the grounds of race, color, sex, religion, creed, national or ethnic origin, age, marital or familial status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the Buffalo Municipal Housing Authority's programs.

It is the policy of the Buffalo Housing Authority to comply with Title VI of the Civil Rights Act of 1964, Title VIII and Section 3 of the Civil Rights Act of 1968 (as amended), Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and any legislation protecting the individual rights of residents, applicants or staff which may be subsequently enacted.

The Housing Authority shall not discriminate because of race, color, sex, religion, familial status, disability, or national origin in the leasing, rental, or other disposition of housing or related facilities included in any development or developments under its jurisdiction.

The Housing Authority shall not take any of the following actions on account of race, color, sex, religion, familial status, disability, or national origin:

1. Deny to any family the opportunity to apply for housing, nor deny to any eligible applicant the opportunity to lease housing suitable to its needs.
2. Provide housing that is different than that provided others except as an accommodation for a person with disabilities.
3. Subject a person to segregation or disparate treatment.
4. Restrict a person's access to any benefit enjoyed by others in connection with any program operated by the Housing Authority.
5. Treat a person differently in determining eligibility or other requirements for admission.
6. Deny a person access to the same level of services as those provided to others.

- G. Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the public housing or tenant-based housing programs.

The Housing Authority shall not automatically deny admission to a particular group or category of otherwise eligible applicants (e.g., families with children born to unmarried parents or elderly pet owners). Every applicant regardless of group or category will be treated equally and their eligibility for admission will be determined based on the criteria contained in these policies.

In compliance with the provisions of the Violence Against Women Act, BMHA will allow the bifurcation of the lease for any household where a domestic violence situation is verified to exist. Applicants to the BMHA whose past residence or credit histories have been compromised by involvement in a domestic violence situation may ask that such reports be disregarded upon verification that a domestic violence situation existed at the time which affected the reported results.

The Housing Authority will seek to identify and eliminate situations or procedures that create a barrier to equal housing opportunity for all. In accordance with Section 504 of the Rehabilitation Act of 1973, the Housing Authority will make such physical or procedural changes as will reasonably accommodate people with disabilities.

B. REASONABLE ACCOMMODATIONS POLICY

1. BMHA, as a public agency that provides low rent housing to eligible families, has a legal obligation to provide “reasonable accommodations” to applicants and residents if they or any family members have a physical or mental impairment as defined in. **24 CFR § 8.3**
2. A reasonable accommodation is some modification or change BMHA can make to its apartments, buildings, or methods and procedures that will assist an otherwise eligible applicant with a disability to take full advantage of and use BMHA’s programs, including those that are operated by other agencies in BMHA-owned public space. **24 CFR § 8.20**
3. An accommodation is not reasonable if it: **24 CFR § 8.21(b) and 24 CFR § 8.24(a)(2)**
 - 1) Causes an undue financial and administrative burden; or
 - 2) Represents a fundamental alteration in the nature of BMHA’s program.
4. Subject to the undue burdens and fundamental alterations tests, BMHA will correct physical situations or procedures that create a barrier to equal housing opportunity for all. To permit people with disabilities to take full advantage of the BMHA’s housing program and nonhousing programs, in accordance with Section 504 and the Fair Housing Amendments Act of 1988, BMHA shall comply with all requirements and prohibitions in applicable law. **24 CFR § 8.4**
5. Facilities and programs used by applicants and residents shall be accessible to persons in wheelchairs, persons with sensory impairments, persons with cognitive impairments and other persons with disabilities. Application and management offices, hearing rooms, community centers, day care centers, laundry facilities, craft and game rooms, etc. (to the extent that the BMHA has such facilities) will be usable by residents with a full range of disabilities. If BMHA

offers such facilities, and none is accessible, some will be made so, subject to the undue financial and administrative burden test. **24 CFR § 8.21**

6. Documents and procedures used by applicants and residents will be accessible for those with vision, hearing or other sensory impairments. Also, all documents will be written simply and clearly to enable applicants with learning or cognitive disabilities to understand as much as possible. **24 CFR § 8.6**
7. If an applicant or resident family member needs assistance with one of the essential obligations of tenancy, BMHA will, as a reasonable accommodation, make a referral to an individual or agency that can provide such assistance. **24 CFR § 8.20**
 - a. An applicant family that has a member with a disability must still be able to meet essential obligations of tenancy. They must be able 24 CFR § 8.3
 - 1) to pay rent and other charges (e.g. utility bills) as required by the lease in a timely manner;
 - 2) to care for and avoid damaging the apartment and common areas;
 - 3) to use facilities and equipment in a reasonable way;
 - 4) to create no health, or safety hazards, and to report maintenance needs;
 - 5) not to interfere with the rights and peaceful enjoyment of others, and to avoid damaging the property of others;
 - 6) not to engage in prohibited criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or staff; and not to engage in drug related criminal activity; and
 - 7) to comply with necessary and reasonable rules and program requirements of HUD and the BMHA.

But there is no requirement that they be able to do these things without assistance.

8. If an applicant or resident receives a referral to an agency or individual who can assist the applicant or resident with complying with the essential obligations of tenancy, the applicant or resident is not obligated to accept the service. If refusing service results in a lease violation, BMHA may terminate the lease. **24 CFR § 8.2**
9. An applicant or resident family with a member who has a disability and needs or wants a reasonable accommodation may request it at any time. **24 CFR § 8.20**
10. If an applicant or resident would prefer not to discuss the situation with the BMHA, that is his/her right.

C. ACCOMODATING PERSONS WITH LIMITED ENGLISH PROFICIENCY

1. The BMHA shall be required to translate materials and make them available in other languages when members of any language group represent at least ten percent of the eligible population of the City of Buffalo, and it is demonstrated that such population is not also proficient in English. All forms written materials and recorded voice-mail messages used to communicate with prospective applicants and residents shall then be made available in that language as an accommodation. This includes documents related to application intake, marketing, outreach, certification, reexamination and inspections. The availability of such translated documents does not relieve BMHA of its responsibility to also maintain all required original file documents in English.
2. Applicants and residents with low English comprehension may furnish an interpreter to assist in communication with BMHA, the need to allow an applicant/resident to gain the assistance of an appropriate interpreter will be deemed a just cause reason to call for and reschedule any first time BMHA appointment. At all BMHA offices a notice will be available that states in multiple languages (and alphabets), "Please make a new appointment and bring someone with you who can interpret for you."
3. Whenever members of any language group represent at least five percent of the eligible population of the City of Buffalo, and it is demonstrated that such population is not also proficient in English, the BMHA will take measures to provide outreach to that community in their language.

2.0 Privacy

All adult members of both applicant and tenant households are required to sign BMHA general release forms, and HUD Form 9886, Authorization for Release of Information and Privacy Act Notice. The BMHA general release form authorizes the release of any information necessary to verify or determine eligibility for public housing. The form 9886 Authorization for Release of Information authorizes HUD and the BMHA to request income information for the household from specific sources listed on the form. Additional release forms may be required to verify income, deductions, or program compliance or assistance levels.

All applicant information given to and used by the Authority is of a confidential nature. A notarized formal release of information form is required for the disclosure of any individual applicant's information to any party who is not directly involved in the administration or monitoring of the Authority's programs.

The BMHA will maintain records indicating the final dispositions of all application files, offers/responses to offers, for three years or until audited by HUD, whichever occurs later. Any information used in the determination of eligibility will be documented and remain apart of this record. The head of household may request to see and copy any non-privileged information contained in his/her open file at anytime. The cost of copying may be charged to the applicant. Other adult members may see and copy only the information directly pertinent to them. The review and copying of closed files is allowed only with permission of the BMHA legal department. A file is considered closed when it is withdrawn and cannot be reopened following normal procedures, or when a file is denied and all allowable BMHA appeals have been exhausted or expired.

3.0 Opening and Closing the Waiting List

The Buffalo Municipal Housing Authority reserves the right to suspend application taking for any active waiting list when the current supply of applications on the waitlist exceeds the number of families that could be reasonably expected to be housed within the next two years. A determination to open or close any active waiting list or portions of the waitlist (only certain bedroom size or types) will be initiated by the Occupancy Coordinator and presented to the BMHA Board of Directors as an informational item prior to being publicly announced.

When a waitlist is closing because placements into any site are suspended in anticipation of units becoming unavailable due to modernization or demolition activities, all applicants currently holding position on the waitlist will receive new development offers and they will be allowed to place their names onto an alternate waitlist using their original date of waitlist placement on the now closed waitlist.

The closing or suspension of application taking for any waiting list will be announced with a public notice. The public notice will state the date the waiting list will be closed and for what bedroom sizes. The public notice will be posted in all BMHA public offices, and it will be published in a local newspaper(s) of general circulation and also by any available minority media.

Opening of a waiting list will be announced with a public notice stating that applications for public housing will again be accepted. The public notice will state where, when, and how to apply. The notice will be posted in BMHA offices and published in a local newspaper(s) of general circulation and also by any available minority media. The public notice will state any limitations to who may apply.

The Buffalo Municipal Housing Authority will communicate the status of housing availability to other service providers in the community and inform them when waitlists open or close so they can make proper referrals for the Public Housing Program.

4.0 Taking Applications

A. Application Process

Families wishing to apply for the Public Housing Program will be required to complete an application for housing assistance, and to verify their eligibility and family income. Applications will be accepted during regular business hours at:

Buffalo Municipal Housing Authority Occupancy Office
245 Elmwood Avenue
Buffalo, New York 14222

Applications are taken to compile waiting lists.

Applications may be made in person or by mail. Application forms will be mailed to interested families upon request, to request an application form call the central occupancy office at (716) 855-6774, or stop into any BMHA office. Requests for application forms can also be made via e-mail at: occupancy@bmha.ci.buffalo.ny.us

Applications received by the BMHA are dated and time stamped, and the received date and time are used as a waitlist placement factor. The BMHA may from time to time accept applications from satellite locations, such applications will be forwarded to the central occupancy office for processing and placement onto the appropriate waitlist(s).

Persons with disabilities who require a reasonable accommodation in completing an application may call the Buffalo Municipal Housing Authority to make special arrangements at (716) 855 6774, or e-mail to: occupancy@bmha.ci.buffalo.ny.us . Hearing impaired applicants can contact us by using the New York State relay service for the hearing impaired at 1800-662-1220.

The application process has two stages. The first stage is the initial application for housing assistance or the pre-application. The pre-application requires the family to provide basic family information, to verify their family income, and provide other eligibility documentation. Completing this first stage application allows the family's placement onto the waiting list. Providing incomplete information or failure to verify family income will cause an application to not be placed onto the waitlist.

Upon receipt of the family's pre-application, the Buffalo Municipal Housing Authority will make a preliminary determination of eligibility. If the BMHA determines the family to be ineligible, they will be notified of the reason(s) and given an opportunity to request an informal hearing on the determination.

The applicant may at any time report changes in their applicant status including changes in family composition, income, preference factors, or waitlist choice. The BMHA will annotate the applicant's file and will update their place on the waiting list when proper verification of the reported change(s) is received.

The second stage of the application process is the final determination of eligibility, referred to as the certification process. The certification process takes place when the family nears the top of the waiting list. A personal interview with the head of house and all other family members over age 18 is conducted and appropriate releases are signed. The personal interview may be waived only for reasonable accommodations in accordance with the Fair Housing Act or Americans with Disabilities Act. Following the personal interview, BMHA will complete a screening investigation to verify all eligibility criteria and suitability factors. A decision on whether to admit a family to the Public Housing Program is then made in accord with these policies.

B. Applicant preferences

Applicants who verify that they qualify for one of the situations listed below will be granted waitlist preference points. Preference points are not additive, only the highest point value preference verified will apply.

These preferences do not apply to the BMHA tax credit properties.

1. A two point waitlist preference will be granted to any applicant family that qualifies as a displaced family as defined in section 5.2A5 of this policy.
2. A one-point waitlist preference will be granted to any current BMHA employee in good standing or former BMHA employee who was in good standing at the time of separation from service.
3. A one-point waitlist preference will be granted to any honorably discharged veteran who has served in the armed forces of the United States, including veterans called to active duty from a State National Guard. Any veteran who documents that they received a general discharge or above is eligible to receive this preference.

5.0 Public Housing Eligibility

5.1 INTRODUCTION

To be eligible for admission into a BMHA public housing development, applicants must: a) qualify as a family, b) have an income within the established income limits, c) meet citizenship/eligible immigrant criteria, d) provide documentation of Social Security numbers, and sign consent authorization documents, e) meet the BMHA screening criteria for suitability.

5.2 ELIGIBILITY CRITERIA

A. Family status

To qualify as a family, an applicant must fit into one of these categories.

1. A **family with or without children**. Such a family is defined as a group of people related by blood, marriage, operation of the law, or association that live together in a stable family relationship.
 - a. Children temporarily absent from the home due to placement in foster care are considered family members.
 - b. Unborn children and children in the process of being adopted are considered family members for the purpose of determining bedroom size but are not considered family members for determining income limit.
 - c. Non-related individuals over the age of 18 who choose to live together, share resources and become jointly and severally responsible for adhering to the BMHA lease, and for rent and related charges may apply for housing with the BMHA.
2. An **elderly family**, which is:
 - a. A family whose head, spouse, or sole member is a person who is at least 62 years of age; or
 - b. Two or more persons who are at least 62 years of age living together; or
 - c. One or more persons who are at least 62 years of age living with one or more live-in aides.

3. A **near elderly family**, which is:
 - a. A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62;
 - b. Two or more persons, who are at least 50 years of age but below the age of 62, living together; or
 - c. One or more persons, who are at least 50 years of age but below the age of 62, living with one or more live-in aides.
4. A **disabled family**, which is:
 - a. A family whose head, spouse, or sole member is a person with disabilities;
 - b. Two or more persons with disabilities living together; or
 - c. One or more persons with disabilities living with one or more live-in aides.
5. A **displaced family**, which is a family in which each member, or whose sole member, has been displaced by governmental action, or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws.
6. A **remaining member of a tenant family (a residual tenant)**
7. A **single person** who is not an elderly or displaced person, a person with disabilities, or the remaining member of a tenant family.

B. Income eligibility

1. To be eligible for admission to BMHA developments or scattered-site units the family's annual income must be within the low-income limit set by HUD and posted annually. These income limits are set at 80 percent of the area median income. (See appendix 4)
2. At least 40 percent of new families placed into the BMHA Public housing program in any fiscal year (July 1st to June 30th) must qualify as extremely low-income families (families having incomes lower than 30% of area median income). If the BMHA is not meeting this goal, it may skip over higher income applicants on the waitlist to reach extremely low-income applicants. In this situation, applicants that are not extremely low-income applicants are considered to be temporarily ineligible.
3. Income limits apply only at admission and are not applicable for continued occupancy, and do not apply to families transferring within the BMHA Public Housing Program.

4. A family may not be admitted to the public housing program from another assisted housing program (e.g., tenant-based Section 8) or from a public housing program operated by another housing authority without meeting the income requirements of the BMHA.
5. When a family is being considered for admission to a Mixed Finance development with units subsidized by both Low Income Housing Tax Credits and Operating Subsidy, the income limits for tax credits apply
The LIHTC program for Lower Westside Homes (NY248) requires income limit placements of 60, 40 and 20 percent of the area median income. The NYS Division of Housing and Community Renewal approved Regulatory and Operating Agreement requires that 6 units be maintained at 20%, 15 units below 40% and 40 units below 60% of the currently applicable area median income amount.

C. Citizenship/Eligible Alien Status

- a. To be eligible for admission and continued occupancy, at least one member of the family must be a citizen, or a noncitizen who has eligible immigration status under one of the categories set forth in Section 214 of the Housing and Community Development Act of 1980 (see HUD implementing regulations at 24CFR5 subpart E)
- b. Family eligibility for assistance.
 1. A family shall not be eligible for full assistance unless every member of the family residing in the unit is determined to have eligible status, with the exception noted below.
 2. Despite the ineligibility of one or more family members, a mixed family may be eligible for prorated assistance if during the verification process (as described in 24CFR5.508) the family identifies in writing which family member(s) are not contending to have eligible immigration status and the family can afford the prorated rent.
 3. Assistance to noncitizen students and their noncitizen family members is prohibited; however a family that includes both citizens or eligible immigrants and noncitizen students is eligible to receive prorated assistance.
 4. Preservation of assistance to noncitizen tenants of BMHA is permitted as defined by 24CFR5.516

D. Social Security Number Verification/ Consent Forms

1. Every head of household must provide verification of the Social Security Number for all family members 6 years of age and older, or they must certify in writing that they have not been assigned a Social Security Number. If members of the household under the age of 6 years have been issued a Social Security Number, then these numbers must also be verified.

2. In order to be eligible, each member of the family who is at least 18 years of age, and each family head and spouse regardless of age, shall be required to sign consent forms for use by the BMHA and/or HUD to verify application eligibility.

E. Suitability

1. Applicant families will be evaluated to determine whether, based on their recent behavior, they can reasonably be expected to comply with the public housing lease. The Buffalo Municipal Housing Authority looks at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development environment, other tenants, BMHA employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the suitability criteria.
2. The Buffalo Municipal Housing Authority will consider objective and reasonable aspects of the family's background, including the following:
 - a. History of meeting financial obligations, especially rent;
 - b. Ability to maintain (or with assistance would have the ability to maintain) their housing in a decent, clean and safe condition based on living or housekeeping habits and whether such habits could adversely affect the health, safety, or welfare of other tenants;
 - c. History of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property;
 - d. History of disturbing neighbors or destruction of property;
 - c. History of abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment by others;
 - d. Current involvement with or history of use of illegal drugs;
 - e. Having committed fraud in connection with any Federal housing assistance program, including the intentional misrepresentation of information related to the current housing application.
3. The Buffalo Municipal Housing Authority will ask applicants to provide information demonstrating their ability to comply with the lease. The Buffalo Municipal Housing Authority will verify the information provided. Such verification may include but may not be limited to the following:

- a. A credit check of the head, spouse and co-head;
 - b. Rental history checks of all adult family members, and reports from landlords or rental agents.
 - c. A criminal background check on all household members over 16 years of age, including live-in aides. This check will be made through State or local law enforcement or court records. In those cases where the household member has lived outside the local jurisdiction, the Buffalo Municipal Housing Authority may contact law enforcement agencies where the individual had lived. The Buffalo Municipal Housing Authority may also request a check through the FBI's National Crime Information Center (NCIC);
 - d. A home visit. The home visit provides the opportunity for the family to demonstrate their ability to maintain their home in a clean and safe manner. This inspection considers cleanliness and care of rooms, appliances, and common spaces. The inspection may also consider any evidence of criminal activity and possible evidence of fraud.
 - e. A check of the State's lifetime sex offender registration program for each adult household member, including live-in aides. No individual registered with this program will be admitted to public housing.
 - f. Reports from substance abuse treatment facilities or counselors will be requested for applicants who report that they are currently involved in a treatment program, or whose criminal arrest record indicates an involvement with illegal drug and or alcohol abuse, and for applicants whose prior tenancy records indicate a history of behavior(s) associated with substance abuse. In compliance with current regulations (24CFR960.205) all such records will be removed from the file and destroyed within 5 business days after tenant leasing for accepted applicants. For denied applicants these reports will be attached to file and all files will be maintained confidentially until their destruction.
4. In the event unfavorable information is received with respect to an applicant, consideration shall be given to the time, nature and extent of the applicant's conduct or financial prospects. Such considerations shall include, but are not limited to the following:
- a. Evidence of rehabilitation.
 - b. Evidence of the applicant's family participation or willingness to participate in social service or other appropriate counseling service programs and the availability of such programs.
 - c. Evidence of the applicant's family willingness to attempt to increase family

income and the availability of training and employment programs in the locality

- d. Verification that unfavorable information received was the result a domestic violence situation that no longer exists.

Any unfavorable information received that is due to or related to a disability within the meaning of Sec.504 of the Rehabilitation Act of 1973 shall be evaluated in the context of the Authority's ability to make a "reasonable accommodation" .

5. Applicants must meet BMHA suitability standards as defined above and in addition:
 - a. Have not been terminated from residence by the Authority due to unsuitability within the last five (5) years and;
 - b. For the period of one year prior to filing the preliminary application, the applicant:
 1. Was not evicted for any reason, under previous tenancy with the Authority.
 2. Did not move from a housing unit operated by the Authority without submitting proper notice to vacate according to the terms of the Dwelling Lease.
 3. Did not have a previous application for housing denied on suitability grounds

The above periods of ineligibility may be waived with a recommendation granted by the Executive Director, the Assistant Executive Director, or the Chief Legal Counsel of the BMHA. Applicants may request a waiver of the ineligibility period by contacting the executive office of the BMHA and explaining how their circumstances have changed, and why an exception would be appropriate.

All vacating tenants who leave the Authority owing money for rent, charges or damages, who subsequently desire to reapply for housing, must pay the balances due in full prior to the Authority rendering a determination on eligibility. Payment of monies due does not guarantee that a previous tenant will be rehoused by the Authority. All eligibility and suitability factors as specified in this policy must be complied with when the Authority renders determinations of eligibility or ineligibility.

Applicants Evicted for Drug-Related Criminal Activity

The BMHA may not consider an application if any member of the family is a person who was evicted during the past five years because of drug-related criminal activity from any housing assisted under any 1937 Housing Act program.

However, the BMHA may consider the application in any of the following cases:

1. If the BMHA determines that the evicted person has successfully completed a rehabilitation program approved by the Authority;

2. If the BMHA determines that the evicted person clearly did not participate or know about the drug- related criminal activity;
3. If the BMHA determines that the evicted person no longer participates in any drug-related criminal activity.

5.3 GROUNDS FOR DENIAL

The Buffalo Municipal Housing Authority is not required or obligated to assist applicants who:

- A. Do not meet any one or more of the eligibility criteria;
- B. Do not supply information or documentation required by the application process;
- C. Have failed to respond to a written request for information or a request to declare their continued interest in the program;
- D. Have a history of not meeting financial obligations, especially rent;
- E. Have living or housekeeping habits that demonstrate a failure to maintain (with or without assistance) their housing in a decent and safe condition, where such habits could adversely affect the health, safety, or welfare of themselves, other tenants, or BMHA staff;
- F. Have a history of criminal or unlawful activity by any household member involving crimes or offenses of physical violence against persons or property and any other criminal or unlawful activity including drug-related criminal or unlawful activity that would adversely affect the health, safety, or well being of other tenants or staff or cause damage to the property;

Criminal or unlawful activity includes but is not limited to:

1. Crimes of violence against people (e.g., murder, rape ,assault);
 2. Crimes against property (e.g., burglary, larceny, robbery);
 3. Crimes or offenses that impose a financial cost(e.g., vandalism, arson);
 4. Crimes or offenses that involve disturbing the peace
 5. Other criminal or unlawful acts that affect the health, safety, or right of peaceful enjoyment of the premises by other residents;
 6. Drug-related criminal activity involving personal use or possession for personal use, illegal manufacture ,sale, distribution, or possession with intent to manufacture sell or distribute of a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802;
 7. Drug-related criminal activity involving personal use or possession for personal use , illegal sale, distribution or possession with the intent to sell or distribute marijuana;
- G. Have a history of disturbing neighbors or destruction of property;
 - H. Currently owe rent or other amounts to any housing authority in connection with their public housing or Section 8 programs;

- I. Have committed fraud in connection with any Federal housing assistance program, including the misrepresentation of information related to their current housing application;
- J. Were evicted from any assisted housing within three years of the projected date of admission because of drug-related criminal activity involving the personal use or possession for personal use, illegal manufacture, sale, distribution, or possession with the intent to manufacture sell or distribute a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802);
- K. Are illegally using a controlled substance or are abusing alcohol in a way that may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. The BMHA may waive this requirement if the person(s) demonstrate to the satisfaction of the BMHA that:
 - 1. They are no longer engaging in illegal use of a controlled substance or abuse of alcohol, and
 - 2. They have successfully completed a supervised drug or alcohol rehabilitation program, or
 - 3. Have otherwise been rehabilitated successfully, or
 - 4. Are currently successfully participating in a supervised drug or alcohol rehabilitation program, and have been so engaged for at least one year.
- L. Have engaged in threatening, abusive, or violent behavior towards any BMHA staff or residents;
- M. Have a household member (s) who has ever been evicted from public housing;
- N. Have a family household member who has been terminated under the certificate or voucher program;
- O. Was a former BMHA housing program resident who vacated the unit in violation of the lease or other program obligations, or whose record shows poor tenancy including a recommendation from the housing manager to not rehouse;
- P. **Denied for Life:** If any family member has been convicted of manufacturing or producing methamphetamine in a federally assisted property;
- Q. **Denied for Life:** Has a lifetime registration requirement under a State sex offender registration program.

5.4 ELIGIBILITY APPROVAL AND DENIALS

After all the required information on an application is gathered, the assigned Occupancy Specialist will make a determination of eligibility. All determinations are subject to review by the Occupancy Coordinator.

All families who qualify as eligible upon completion and screening of their applications will be notified of the approval of their applications. This approval notification need not be in writing. These families will also be informed of the estimated time for their placement.

All families determined to be ineligible after completion and screening of their applications will be notified by letter of their denial of eligibility. The letter will advise the denied applicant of the basis for their denial, of their right of appeal to an informal hearing, of their right to appear with counsel or other representation at that hearing, and of their right to present evidence to refute the reason for their rejection. They will also be advised that if they do not challenge the denial they will remain ineligible to reapply to the BMHA for one year from the date of denial. The applicant, upon request within 30-days of the denial, is entitled to an Informal hearing.

5.5 APPEALS OF APPLICATION DENIAL

If an application is denied, the applicant has the right to request an Informal Hearing to question the denial and to present further information on their behalf. Applicants may appear alone or with representation, they may present witnesses and/or written documentation to refute the denial, and they may submit additional information that they feel is pertinent.

A. Informal Hearings

Informal hearings may be conducted in any one of the following formats:

1. The Central Tenant Review Board;
2. A Development Tenant Review Board;
3. A BMHA Staff Informal Hearing .

All informal hearings will be referred to a Tenant Review Board unless:

- a) It is determined by the Occupancy Coordinator or designee, that a Tenant Review Board will not be available to conduct a hearing within a reasonable time (within 30 days).
- b) The applicant requests a staff hearing.
- c) In the opinion of the Occupancy Coordinator or designee, the elements of any denial are extreme and incontrovertible and an acceptance of such an application would contradict the tenets of this policy (e.g. Section 5.3 P and Q et.al.)
- d) The informal Hearing is requested pursuant to an applicant notice of ineligibility with respect of citizenship or non-citizen immigration status in compliance with Section 214 of the Housing and Community Development of 1980

Upon completion of an informal hearing, a re-determination of eligibility is made based upon all the information then available. The informal hearing board or officer may continue the denial, overturn the denial based on new information, or defer decision for up to 30 days to allow the applicant to present further documents. Applicants who have their re-determinations deferred must return for completion of their Informal Hearing when all requested documentation is gathered.

Written notice of the determination of the informal hearing will be mailed to the applicant. The written notice will advise the approved applicant of their change in status, and advise them to contact the Occupancy office for placement information. Notice to an applicant that remains denied will note the basis for their rejection, and inform them of their right to request in writing a formal hearing within 30

days to contest their continued denial. Notice to applicants who have been granted deferral will list the items requested at the informal hearing, and will inform the applicant that failure to present the requested information within 30 days will cause their application to default to a denied status with no further right to BMHA appeal.

B. Tenant Review Boards

In cooperation with representative tenant organizations, the BMHA has established the Tenant Review Board for the purpose of conducting informal hearings for applicants denied eligibility on suitability grounds. Before any tenant is allowed to participate as a voting member of any Tenant Review Board (TRB), they must attend a four-hour training session presented by the BMHA. This training session will review the rules and regulations related to tenant screening, and will emphasize that all decisions must be made based on the objective criteria contained in this policy.

The Development Tenant Review Board

In developments where participation is established, Development Tenant Review Boards will hear cases. Nothing in this policy authorizes the Tenant Review Board to make decisions that violate Federal Law, Federal Regulations, or this policy. The Development Tenant Review Board shall be organized as follows:

A BMHA management representative, and three tenants who have completed the required training session and agreed to abide by the rules and accept the responsibility for making fair and objective determinations. Each tenant member shall have one vote. The Management designee shall facilitate the meeting, and forward records and reports to the Occupancy Coordinator.

The Development Tenant Review Boards shall meet at a place and time determined by the Director of Management. Permanent records of voting by the Review Boards in summary form are to be maintained.

The Central Tenant Review Board

A Central Tenant Review Board will hear cases from any development that does not have an active Development Review Board. The Central Tenant Review Board shall be organized as follows:

An Occupancy department representative, and three tenants who have completed the required training session and agreed to abide by the rules and accept the responsibility for making fair and objective determinations. Each tenant member shall have one vote. The Occupancy Dept. designee shall facilitate the meeting, and forward records and reports to the Occupancy Coordinator.

The Central Tenant Review Board shall meet at a place and time determined by the Occupancy Coordinator. Permanent records of voting by the Review Boards in summary form are to be maintained.

The Authority takes full responsibility for the decisions of the Board and will insure that decisions are made in accordance with Civil Rights Laws and other applicable statutes. All communications to applicants on eligibility will come from the BMHA.

C. BMHA Staff Informal Hearings

The BMHA staff hearing will be conducted by a designee of the Occupancy Coordinator who has had no participation in the initial determination of ineligibility. Any Occupancy staff person working as an Occupancy Specialist or in higher title may be assigned to conduct an informal hearing.

An Informal Hearing requested pursuant to an applicant notice of ineligibility with respect of citizenship or noncitizen immigration status in compliance with the provisions of Section 214 of the Housing and Community Development of 1980 may be granted after the family has received notification of an INS decision on their citizenship status appeal, or in lieu of request of appeal to the INS. This request may be made within 30 days of receipt of the Notice of Denial, or within 30 days of receipt of the INS appeal decision.

D. Formal Hearings

The Board of Commissioners of the Buffalo Municipal Housing Authority has established a Board of Review for the purpose of hearing applicant eligibility appeals, and tenants grievance appeals. The Formal Board of Review is staffed by at least one tenant elected commissioner and two other commissioners. A Tenant Review Board Representative is invited to attend and have input. The board meets at the request of the BMHA legal department, and BMHA legal counsel presents all cases.

Any denied applicant who has completed an Informal Hearing and remains denied may request a Formal Hearing within 30 days of receipt of the decision of the Informal Hearing. All applicant requests for Formal Hearings should be in writing addressed to the Occupancy Department. All written requests for Formal Hearings will be forwarded along with a copy of the application file to the BMHA legal department for scheduling and notice. The BMHA Legal Department will then assume all correspondence to applicants regarding the scheduling of the Formal Hearing and the determination of the hearing board.

The BMHA Formal Hearing will allow the applicant to question the denial and to present further information on their behalf. Applicants may appear alone or with representation, they may present witnesses and/or written documentation to refute the denial, and they may submit additional information that they feel is pertinent.

Minutes shall be kept of all meetings of the Board of Review and a decision of a majority of the Board of Review shall be final, subject only to review by the appropriate judicial proceedings. A written copy of the final determination by the Board of Review shall be sent to the applicant within 10 days after the appeal hearing.

5.6 ADDITIONAL CONSIDERATIONS FOR PLACEMENT INTO TAX CREDIT DEVELOPMENTS

- A. All families approved for residence in the tax credit assisted Lower West Side Homes development (NY2-48) must pay a security deposit equal to one month of the gross rent due.
- B. Families comprised of all full-time students may not be eligible for admission without meeting additional statutory criteria.
- C. Families currently involved in bankruptcy proceedings that have not been fully discharged are not eligible for placement into the tax credit assisted Lower West Side Homes development.

6.0 Tenant Selection and Assignment Plan

6.1 ASSIGNMENT TO WAITING LISTS

A. Preliminary waitlist placement

As each preliminary application is received at central occupancy it is dated, time stamped, checked for duplicates on file, and for monies owed from past tenancies. Applications received with proper verification of family income attached that fall below the 80% of median income level are eligible for placement onto the preliminary application waitlist. Applications received that do not have proper verification of family income attached will be returned to the applicant along with a notice informing them of the income verification requirement, they are not placed onto a waitlist. Applicants owing the BMHA monies from past tenancies will not be placed onto any waitlist until all monies owed are paid in full.

The BMHA sub-divides the wait lists based on the size and type of apartments available in its Public Housing Program. The various sub-lists range in size from one-bedroom to six-bedrooms, and applications are classified as elderly, near elderly, disabled, family, or handicapped. The date of application and preferences verified are used to determine position on the preliminary application waitlist. An applicant's position on a Site-based waitlists is determined by the date of development selection, and by verified preferences.

B. Site Based Waitlists

1. Initial Placement onto Site Waitlists

BMHA will maintain current offer letters for all types and sizes of apartments in our inventory. Each offer letter will include the estimated wait times for an appropriate apartment to become available at every site where units of similar size and type exist in the BMHA. Applicants will be given or mailed a current copy of the offer letter /letters that they qualify to receive under BMHA occupancy standards upon receipt of their completed application (including receipt of proper income verification).

Applicants/transferees who receive offer letters will be expected to choose the development that they wish to be considered for. They will have their name placed onto the waitlist for that site; applicants/transferees may place their names onto one site list only. Waitlist placement on the Site list will be determined by the date/time of receipt of the completed site selection offer letter by the occupancy office, and by verified preferences. Applicants choosing a site where there are units currently available will be scheduled for screening interviews. Applicants choosing sites where there are no units currently available will not be scheduled for a screening interview until units are expected. Applicants failing to reply to an offer letter within the time specified on the letter are assumed to no longer be interested, their applications will be withdrawn.

2. Subsequent addition onto Site Waitlists

Applicants/transferees who wish to change their site selection may do so at any time. They will have their name entered onto the new list of their choice as of the date/time that they make the new selection; transfer priorities and verified preferences will also apply. Their name will be removed from their old site choice at this time.

C. Monitoring of Site Based Waitlists

In compliance with the regulations at 24CFR903.7, BMHA will provide annual reports on the current race and ethnicity of tenants in residence, and of any change in racial or ethnic composition that occurred during the year. A report on the disability related change in tenant composition will also be prepared. These reports will be attached as an exhibit to the annual agency plan submission to HUD.

At least once every three years, the BMHA will use the services of independent testers to assure that the site based waiting list procedures contained herein are not being implemented in a discriminatory manner, and to ascertain that no patterns or practices of discrimination exist. The results of these studies will be submitted to HUD.

6.2 DEVELOPMENT DESIGNATIONS

A. Apartments Designated for Elderly only housing

In compliance with a HUD approved Allocation Plan, buildings and sections of buildings have been designated for elderly only. In filling vacancies for these apartments, only elderly or near-elderly families will be selected from the waiting list.

B. Apartments Designated for Non-elderly Disabled

In compliance with our HUD approved Allocation Plan, buildings and sections of buildings have been designated for occupancy by non-elderly disabled families. In filling vacancies for these apartments, only non-elderly disabled will be selected from the waiting list.

C. Apartments Designated for Mixed Elderly/disabled

In compliance with our HUD approved Allocation Plan, buildings and sections of buildings have been designated for occupancy by mixed elderly/non-elderly disabled families. In filling vacancies for these apartments, only elderly, near-elderly, and non-elderly disabled will be selected from the waiting lists.

D. Apartments Designated for General Occupancy

In compliance with our HUD approved allocation plan, all BMHA units not designated as elderly only, disabled only, or mixed elderly/disabled are considered to be general occupancy apartments. In filling vacancies for these apartments, all applicants will be considered from the waiting lists except persons requesting offers of elderly only apartments.

E. Accessible Units

Accessible units will be first offered to current residents who need an accessible unit, then to families from the appropriately designated waitlist who need an accessible unit. If no family in the designated group requires the accessibility features of the unit, then the unit will next be offered to other non-designated families who need an accessible unit. If there are no applicants on the waitlist that require an accessible unit, then the unit will be offered to other applicants in the order that their names come to the top of the waiting list. Such applicants, however, must sign a release form stating they will accept a transfer if, at a future time, a family requiring an accessible unit applies. Any transfer required will be made in compliance with the transfer provisions contained in this policy.

6.3 EMERGENCY PLACEMENT HOUSING PROGRAM

The BMHA Executive Director or the Director of Management may forward for screening and emergency placement families who must vacate their current residences at the recommendation of a law enforcement agency. Crime victims (including domestic violence victims), and witnesses to a crime whose lives and personal safety are in severe and immediate peril may be placed in the BMHA without regard for the existing applicant waitlists.

To initiate processing, a letter of request from a law enforcement agency describing the situation and requesting an emergency placement should be addressed to the BMHA Executive Director or the Director of Management. Applicants will be required to provide police reports and other verification from law enforcement and /or domestic violence agencies that document the nature and severity of the threats they face. Applicants seeking emergency placements due to a domestic violence situation will be required to show that they have an order of protection in place for themselves and their family members that has been violated, and that the aggressor remains at large. The BMHA will not treat as an emergency placement any family subject to an order of protection where the children of the aggressor who currently reside with the victim are not also covered by the protection order and the aggressor will retain visitation rights.

These emergency applicants will be allowed to choose an appropriate unit from the currently available inventory. They will have their applications screened in an accelerated manner. The preparation of their selected apartment and their placement will be expedited. These applicants will not be allowed to wait for any unit that is not currently available at the time that their emergency application is processed for interview. All current BMHA screening and eligibility standards will apply. If a denial of the application is necessitated based on screening results, the applicants only BMHA appeal will be an informal hearing conducted through the office of the BMHA legal counsel.

6.4 AVAILABLE VACANCIES

As new vacancies occur, the Authority considers an apartment as available when:

- A. The unit has been reported to the Central inventory control person as scheduled to be vacated on a specific date; and the unit is ready for occupancy, or under its normal management procedures the authority considers the unit available for making offers because it can be made ready within a reasonable time.
- B. In order to speed placements into newly vacated units, the Authority may anticipate vacancies projected for up to 90-days by development, based on the current average monthly move-out rate (calculated annually, by development).

Units that have been available and are subsequently determined to be uninhabitable because of fire, structural or other severe damage will be removed from the available unit list and put on hold pending contract repair or other action.

6.5 ORDER OF OFFERS TO TRANSFERS AND APPLICANT

Offers to Transfers and Applicants will occur in the following order. The transfer priorities listed in this policy will determine the order of transfers, and preference considerations listed in this policy will determine the order of applications. Date and time will be used to rank files with equal preference or priority, oldest first.

- Group 1. Urgent/Emergency Transfers and Urgent/Emergency Environmental Transfers.
- Group 2. All Mandatory Transfers
- Group 3. ALL Applicants and Non-Mandatory Transfers

6.6 OFFERING AN APARTMENT FROM A SITE WAITLIST

A. Unit Offers

When the BMHA has apartments available for offers at any site, staff will contact families on the site waiting list who have the highest waitlist position for this type of unit and whose income category would help to meet any deconcentration goal and/or the income targeting goal. Apartment offers are often made to multiple applicants/transfers, the number of offers made being dependent upon the expected refusal rate for the units being offered.

B. Offer Procedures

The BMHA will contact the family by first class mail to make unit offers. The family will be given seven (7) calendar days from the date the letter is dated to contact the BMHA regarding the offer (letters are dated for the day after they are placed into the mail by this office). In order to expedite the process, the BMHA will sometimes make the first contact by telephone, so that a determination of interest in the unit may be made more quickly.

A failure to respond to a unit offer or refusal of the offer (other than for good cause) will result in the application/transfer being removed from the site waiting list.

C. Good Cause Rejection of Offers

If the applicant is willing to accept an offered unit but is unable to move or interview at the time of first availability, and they can show clear evidence of their inability to move, they will be allowed to request a good cause delay that will allow them to maintain their place on the waiting list for up to 90 days. Such situations include persons who are currently undergoing medical care who are unable to participate in or facilitate a move; persons who are bound by a written dwelling lease or currently in process of selling their home; persons who choose to decline an offer that is made to achieve deconcentration of poverty in compliance with 24 CFR 903.2 and the family does not want to accept the deconcentration offer; and persons who receive offers of an apartment that has accessible features that the family does not need and they don't want to be subject to a 30 day notice to move should the unit later be needed by a family needing the accessible features of the unit.

D. Applicants Nearing the Top of the Waiting List

The BMHA will attempt to certify all applicants in advance of expected available units. When an applicant family appears to be within (3) months of being offered a unit, the family may be invited to a certification interview and final verification of eligibility will be undertaken.

6.7 WAITLIST MAINTENANCE

A. Purging the Waiting List

The BMHA may update and purge its waiting list annually to ensure that the waitlist reflects current demand and that applicant information is current and accurate.

B. Removal of Applicants from the Waiting List

The BMHA will remove an applicant's name from the waiting list when:

1. The applicant requests that the name is removed; or
2. The applicant fails to respond in the specified time frame, to a written request for information, an offer of an apartment, or a request to declare their continued interest in the program; or
3. The applicant does not meet either the eligibility or suitability criteria for the program; or
4. Mail sent to an applicant is returned by the post office as undeliverable.

C. Missed Appointments

All applicants who fail to keep any scheduled appointment with the BMHA without notice will be withdrawn from the waitlist. A family that unintentionally misses a first

appointment may ask to have their application reinstated to the waitlist if they contact the Occupancy Office within 30 days.

Upon request by the applicant prior to missing an appointment, the BMHA will allow the family to reschedule any appointment. Generally, no more than one opportunity will be given to reschedule without good cause, and no more than two opportunities will be given for good cause. When good cause exists for missing an appointment, the BMHA will work closely with the family to find a more suitable time. If the applicant has missed three(3) scheduled appointments, the BMHA will terminate the processing of the application, and the application will be withdrawn.

If an applicant fails to respond to a scheduled appointment because of a reason verified to be related to the applicant's disability, the BMHA will reinstate the applicant to his/her former position on the waiting list.

D. Letters Mailed to Applicants by the BMHA

If an applicant claims that he/she did not receive a letter mailed by the BMHA that requested the applicant to provide information or to attend an appointment, the BMHA will determine whether the letter was returned to the BMHA. If the letter was not returned to the BMHA, the applicant will be assumed to have received the letter unless the applicant provides documents from the United States Postal Service which reports the non-delivery or theft of mail for that address.

6.8 INCOME CONSIDERATIONS

A. Basic income targeting requirement

The BMHA will comply with the statutory requirement that at least 40% of newly admitted families in any fiscal year be families whose annual income is at or below 30% of the area median income. To insure this requirement is met, BMHA will monitor placements on a quarterly basis. If it appears that the requirement to house extremely low-income families will not be met, BMHA will skip higher income families on the waiting list to reach extremely low-income families.

If there are not enough extremely low-income families (families with incomes at or below 30% of the area median income) on the waiting list BMHA will conduct outreach on a non discriminatory basis to attract extremely low-income families needed to meet the statutory requirement.

B. Deconcentration of poverty policy

In compliance with the regulations at 24CFR903.2, the BMHA will analyze the income levels of families residing in covered general occupancy developments each year. If the average (or median) income level of any covered development differs by more than 15% from the average

income level of all covered developments combined, than the following steps will be taken as needed:

- A. A review of the percentage of employed tenants will be made to see if the application of preferences or other admissions plans will foster needed placements.
- B. Marketing outreach to under represented income sectors will be conducted.
- C. BMHA will skip families on the waiting list to reach other families with a lower or higher income
- D. If there are not a sufficient number of available vacancies in a development where it has been determined that further income mix changes are needed the BMHA may offer voluntary transfers to the top 10% of the most income concentrated tenants in the development. New placements into these vacated units will then be made of applicants/transfers whose income levels will aid in fostering the needed change.

7.0 Transfer of Tenants

7-1 TRANSFER PROVISIONS

PRIORITIES

Transfer requests that are determined to be appropriate for permanent moves will be maintained in a single list utilizing the categories below. Each category is assigned preference points. Transfers that qualify for more than one category will be placed in the highest category for offers.

MANDATORY TRANSFERS:

URGENT/EMERGENCY TRANSFERS:

Conditions presenting a serious and imminent danger to the health or safety of a tenant that cannot be corrected in a reasonable amount of time are grounds for an urgent/emergency transfer. Examples include apartments that have fires or natural disasters or have severe structural deficiencies that make them uninhabitable; or to tenants where it is considered a serious threat to their health and safety because of criminal activity or witness protection status. The urgent/emergency classification will also apply if an apartment must be vacated for an extended time for modernization work. These transfers are considered mandatory, they will be given 3 priority points.

This transfer category is intended to be limited to cases with the most serious need. The manager must include documentation of the basis for approving an urgent/emergency transfer when the transfer is submitted to Occupancy for placement.

In circumstances where an apartment is destroyed by fire or natural disaster, a statement by the Manager is sufficient. Whenever possible, these transfers should be supported by statements from appropriate technical staff, police, fire, health department or other appropriate officials.

For maintenance and structural emergencies, a statement from the Director of Capital Improvements (structural), his designee or the Director of Operations & Maintenance (maintenance), or his designee which states that the maintenance or structural condition cannot be corrected within a reasonable time is required.

Transfers to accommodate modernization work must include a statement or form from the Capital Improvements Department which states that the tenant's unit must be vacated and remain vacant for an extended period for the purpose of completing extensive construction work.

URGENT/EMERGENCY ENVIRONMENTAL TRANSFERS:

These transfers are limited to tenants whose apartments have been determined to have unacceptable levels of lead paint, asbestos, mold, or radon. These transfers are considered mandatory, they will be given 3 priority points.

Unless standards are changed by new regulations, the criteria for Urgent/Emergency Environmental transfers will be:

- Lead paint: lead blood level of 7 or higher in a child 7 years of age or younger. Medical documentation is required.
- Asbestos; .25 fiber per cubic centimeter of air (unless background levels, i.e., outside of the building, are higher). Documentation from the Modernization Department or an independent laboratory is required.
- Radon: 4 Pico Curies per liter. Documentation from the Modernization Department or an independent laboratory is required.
- Mold: As per BMHA inspection and evaluation.

FAIR HOUSING/SECTION 504 TRANSFERS:

These transfers can be made at any time to accommodate individuals with disabilities. These are individuals who have a physical, mental, or emotional impairment that substantially limits one or more major life activity, have a record of such impairment or are regarded as having such impairment. Major life activities include caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working. Current use of alcohol or drugs is not included in the definition of Individual with disability (24 CFR 8.2, and 100.201).

In certain cases, the tenant's disability and need for special accommodations may be obvious to the manager (e.g., amputated limbs); in these cases, it is not necessary to add to the tenant's inconvenience by requiring medical documentation. Instead, the manager may include an explanatory statement with the transfer form. If the tenant's impairment is not obvious, suitable documentation from an appropriate health professional must accompany the transfer. The documentation should answer two questions: Does this individual qualify under the 504/ADA definition of an individual with disability, and is the accommodation requested needed because of the individual's disability.

Each transfer should contain documentation that demonstrates the deficiency of the apartment which is serious and presents an imminent threat to the health and safety of the tenant(s). These transfers are considered mandatory, they will be given 4 priority points.

UNDER- HOUSED/OVERCROWDED TRANSFERS:

These transfers are considered mandatory. However, under-housed tenants may choose to wait for a unit of the proper size to become available in the development where they are already living if such units are available. The family composition that is listed on the transfer form will usually provide all of the justification needed for the transfer. These transfers are considered mandatory, they will be given 2 priority points.

The standards used for determining proper unit size for initial placements and transfers are included below:

ASSIGNMENT OF BEDROOM SIZES

The following guidelines will be applied to all households (applicant and transfer) to determine each family's unit size:

<u>No. Bedrooms</u>	<u>Min. No. Persons</u>	<u>Max. No. Persons</u>
0	1	1
1	1	2
2	2	4
3	3	6
4	5	8
5	7	10
6	8	12

These standards are based on the assumption that each bedroom will accommodate no more than two (2) persons. Zero bedroom units will only be assigned to one-person families.

In determining bedroom size, the BMHA will include the presence of children to be born to a pregnant woman, children who are in the process of being adopted, children whose custody is being obtained, children who are temporarily away at school, or children who are temporarily in fostercare.

The following additional considerations must also be taken into account:

- A. Anyone, 18 years of age or older, may be assigned a separate bedroom, however it is assumed that spouses will share a bedroom unless a request for a separate room is made.
- B. If there is 7 years or more difference between the ages of children who now share a bedroom, they may be assigned separate bedrooms.
- C. Children of the opposite sex, both under the age of five (5), may share a bedroom until the oldest child reaches the age of (5).
- D. A bedroom may be allowed for overnight visitation of children to a noncustodial parent
- E. Live-in aides will get a separate bedroom

Exceptions to normal bedroom size standards include the following:

- A. Units smaller than assigned through the above guidelines – A family may request a smaller unit size than the guidelines allow. The BMHA will allow the smaller size unit so long as generally no more than two (2) people per bedroom are assigned. In such

situations, the family will sign a certification stating they understand they will be ineligible for a larger size unit unless the families size and/or composition changes.

- B. Units larger than assigned through the above guidelines – A family may request a larger unit size than the guidelines allow. The BMHA will allow the larger size unit if the family provides documentation of a verified medical or social need for the family to be housed in a larger unit.
- C. If there are no families on the waiting list for a larger size, smaller families may be housed. Any such family overhoused will be informed that in the future they may be required to move in compliance with the BMHA transfer policy if their unit is needed for emergency applicants or transfers.
- D. Larger units may be offered in order to improve the marketing of a development suffering a high vacancy rate.

NON-MANDATORY TRANSFERS:

OVERHOUSED TRANSFERS:

These tenants will be allowed to remain in their apartments until those units are needed for new tenants or for urgent, emergency or under-housed transfers. The existence of such a need will be determined by the Occupancy Department based on community-wide demands for units. The transfers processed in response to such a determination will become mandatory as appropriate units for them become available they will be given 1 priority point.

OVERHOUSED TRANSFERS PAYING FLAT RENTS

Overhoused families who have selected the flat-rent payment option are paying rent based on the number of bedrooms in their unit. These families would have their rent reduced if placed in an appropriate sized unit. They would receive 3 placement priority points and receive the current available offers.

Families subject to over-housed transfers will be allowed to choose to remain in the development in which they reside if an appropriate unit exists. Overhoused families may then continue to live in their apartments until the first unit of appropriate size becomes available in their development

Managers must provide a list of all tenants who are overhoused to the Occupancy department on an annual basis following completion of the annual survey. Transfers must be submitted for all tenants who are over-housed by more than one bedroom. The Occupancy Coordinator may request that Transfer forms are submitted for those tenants who are only one (1) bedroom overhoused if the unit is needed by another approved Transfer or an applicant.

SPLIT FAMILY TRANSFERS:

Family members of legal age and otherwise eligible for placement may be granted A Split Family Transfer to establish their own apartment as the head of household. New families may not process a split family transfer for a period of one year unless there are family additions that create an underhoused condition. Family members may not by-pass the application process by their inclusion in the original application and subsequent request for a residential transfer. Transfers in this category will be placed onto the waitlist without any priority points.

Where a family is overcrowded (underhoused), a split family/underhoused transfer will be applied. This transfer is considered mandatory and 2 Points will be assigned.

In situations where a marriage or family is breaking up due to a pending divorce, legal separation, or other documented irreconcilable differences that present an unhealthy and potentially dangerous situation, a Family Split/Seperation transfer will be applied. Transfers in this classification will carry 2 Points.

TENANT RETENTION TRANSFERS:

This category is intended to address tenant needs that do not meet the criteria for another type of transfer. Two categories of tenant retention transfers are allowed, Good Cause Tenant Retention Transfers, and Managerial Recommendation Tenant Retention Transfers. These transfers will be given 1 priority point.

Good Cause Tenant Retention Transfers allow for transfers where conditions exist that could reasonably be expected to progress to urgent or emergency status, such as deteriorating conditions in the unit, disputes among tenants, and other situations that affect the continued well being of the tenant. A good cause tenant retention transfer should meet all of the following criteria:

- a) The tenant's existing situation must present a significant hardship or potentially serious condition and;
- b) The hardship or potential detriment can not be the fault of the tenant and;
- c) There must be a reasonable expectation that the hardship or potential detriment will be remedied by a transfer and;
- d) The tenant should have a good record of rent payment, consideration for neighbors, and regard for authority staff and property; or the manager shows that approving the transfer will best serve the interests of the Authority despite a less than good tenancy record.

Documentation that these criteria are met is required and should be submitted to Occupancy along with the request for transfer. The need for a good cause tenant retention transfer should be supported by statements from Medical personnel, Public Safety or police officers, Buffalo Municipal Housing Authority staff, counselors, or other appropriate sources. The housing manager should also attach a narrative report, which notes that the above criteria are met

The Authority has a duty to retain good tenants therefore, **Managerial Recommendation Tenant Retention Transfers** will be allowed for tenants with good residency records who would be likely otherwise to move from the BMHA for personal reasons. A managerial recommendation tenant retention transfer should meet the following criteria:

- a) The tenant has requested a transfer to another area of the city, and has stated that a move is likely whether the transfer is approved or not and;
- b) The approval of a transfer request makes it likely that the resident will remain with the BMHA and;
- c) The tenant has a good record of rent payment, consideration for neighbors, and regard for authority staff and property.

A managerial recommendation tenant retention transfer should have attached a narrative report from the Housing Manager (or other appropriate staff) familiar with the situation that recommends the transfer based on the above criteria.

In extraordinary circumstances where the BMHA executive office (the Executive Director, the Assistant Executive Director, or the General Counsel) is made aware of a circumstance that could present a danger of harm, an increase in liability, or an opportunity to improve neighborhood stability that falls outside the normal categories included above, the executive office may request that a tenant retention transfer request be placed and processed. A letter of recommendation from an appropriate executive staff member must accompany the request.

7-2 TRANSFER PROCESS AND PROCEDURES

The Authority shall consider and authorize transfers according to the criteria detailed in this Plan. The categories of transfers are detailed in Section 7-1 above. All non-mandatory transfers are subject to the tenant selection screening criteria that are included in section 5 of this policy. The BMHA Occupancy Department will conduct additional investigations and consider reports from management to determine whether a non-mandatory transfer request should be approved. If a non-mandatory transfer request is denied based on suitability criteria, an appeal using the tenant grievance procedures included in section 10.6 of this policy may be pursued.

All transfer requests except executive office tenant retention transfers originate from the development management office, either the Housing Manager or the tenant may initiate the transfer request. To substantiate the need for a transfer, the Manager shall review available documentation or conduct investigation as determined necessary. When the Housing Manager verifies the tenant's need to transfer, the transfer request will be processed with the available documentation attached, and the transfer paperwork will be submitted to the Occupancy office for review.

A transfer request may be disapproved due to lack of substantiation that a transfer is warranted or due to a record of poor rental payments, poor housekeeping, neglect or abuse of Authority property, disturbance to other tenants, etc. Disapproval requires that the tenant be notified by the Manager in writing within 30 days of the tenant's request with a copy of the letter sent to the Occupancy Coordinator.

A previously disapproved transfer request may be reconsidered if the Manager can document improvement in lease compliance. The Manager will notify the tenant of the reasons for the denial of a transfer and inform the tenant of his/her right to appeal the determination utilizing the Tenant Grievance Procedure detailed in section 10.6 of this Plan.

The manager may approve transfers that adhere to the conditions defined for the categories requested, as detailed in Section 7.1. All transfers shall be forwarded to the Occupancy Coordinator for final review and placement on the wait list. After review, it may be determined that a transfer has not been approved according to Authority policy/procedures or there has been a change in factors affecting the approved status of the transfer. Such transfers will be returned to the Housing Manager with correspondence from the Occupancy Coordinator explaining the reason for return. The housing manager may either re-submit the transfer with more documentation, or deny the request and inform the tenant of the reasons.

7-3 TRANSFER OFFERS/PLACEMENT

A. Transfer candidates will be made offers for permanent moves in the following manner:

1. Urgent Emergency/Urgent Emergency Environmental Transfers

- a. First Offer: A unit in the Development in which the tenant resides unless the reason for the transfer is safety related and remaining at the current site preserves the danger.
- b. A choice of any development where units of appropriate size and type are available.

Families qualifying for transfers in this classification will be made offers, and ranked by the date of the occurrence or identification of the condition which identified the nature or cause of the urgent situation or emergency. Construction schedule dates will regulate the date of identification requirement for transfers affected by modernization, unless the degree of urgency for transfer warrants identification of the urgent situation or emergency condition. If all offers are rejected, tenants will be subject to eviction.

2. Under-housed Transfers

- a. First Offer: A unit in the development in which the tenant resides. If no units are available in this classification, a tenant may wait for one to become available (if such a unit exists).
- b. A choice of any development where units of appropriate size and type are available.
Transfers in this classification will be ordered by the date they became underhoused or were reported to be under-housed, beginning with the tenant who has been underhoused the longest and is under-housed most extremely.

3. Over-housed Transfers:

- a. First Offer: A unit in the development in which the tenant resides. if no units are available in this classification, a tenant may wait for the next appropriate unit to become available.
- b. A choice of any development where units of appropriate size and type are available.

Transfers in this classification will be ordered first, according to those overhoused most extremely, and within those groups, by those overhoused the longest. These tenants will be allowed to remain in an over-housed condition until such time as there are no available units in that size/type, and their unit is needed for new applicants, or urgent-emergency, urgent-emergency environmental, and under-housed tenants. When the Authority has appropriate size and type units to transfer these tenants into, the overhoused transfer will become mandatory. If at this point, Units are offered and rejected for any reason, the Authority will take action to terminate tenancy under its normal lease provisions. All families that are in units too large for them will not be required to transfer to another unit outside of their current development unless an appropriate unit does not exist in the development, in which case they will be required to move to another development that has units of the appropriate size. These families will be allowed to remain in their units, if they choose, until the first unit of appropriate size is available in the development in which they currently reside.

4. Tenant Retention Transfers:

- a. First Offer: A unit in the development in which the tenant resides. if no units are available in this classification, a tenant may wait for the next appropriate unit to become available if waiting is appropriate for the situation .
- b. A choice of any development where units of appropriate size and type are available. Tenant retention Transfers will be ordered after over housed transfers according to the date and time that the transfer request is received.

8.0 Leasing Process

8.1 TRANSFER AND APPLICATION UPDATING AND REVIEW PRIOR TO LEASING

Upon receipt of certified applications and transfers from the Occupancy Department, the Housing manager, or his/her representative, shall review each file. At the time of leasing, the Housing Manager, or his/her representative, shall again review the application and leasing information with the prospective tenant and impress upon the prospective tenant that inaccurate, omitted, falsified or misrepresented information provided by the prospective tenant which materially affects their eligibility for housing could be a cause for the rejection of their application or transfer and/or subject them to eviction and/or civil or criminal prosecution of fraud under both State and Federal law. The Housing Manager shall advise the prospective tenant that penalties for prosecution for fraud, payments of fines over and above the increased rental amounts, and/or incarceration.

Application or transfer information which does not affect Eligibility for Admission may be corrected by the Housing Manager. Any changes or corrections made shall become part of the application or transfer file. All changes shall be dated and initialed by the prospective tenant and Housing Manager, or his/her representative.

If through review, it is ascertained that the application or transfer has not been certified and/or recertified according to the Tenant Selection and Assignment Plan, or there has been a change in factors affecting Eligibility for Admission for which corrections cannot be made by the Housing Manager, or his/her representative, including suitability for placement, or errors in fact, the application is immediately to be returned to the Occupancy Coordinator with a memo from the Housing Manager explaining the reason for return.

When an application is returned to the Occupancy Department, a review of the application or transfer file must be conducted and the results of the review, findings and the basis for the current eligibility determination must be included in the applicant or transfer file.

8.2 CONTACTING THE PROSPECTIVE TENANT FOR LEASING

An Occupancy Specialist or the Housing Manager will contact the prospective tenant to set up an appointment for leasing. In transfer cases, the Housing Manager shall contact the Manager of the development at which the tenant resides to insure that the tenant is still in residence, that his/her account is paid in full and that the tenant is in compliance with all the provisions of the Dwelling Lease. Telephone contact will be made in all possible instances to expedite housing the family or person. Letters will be sent to all prospective tenants advising them of the location and size of the unit for which their move in is anticipated, amount of rent to be charged based on last verified income, that payments are required by check or money order, date of appointment for inspection and leasing of the unit, location of the designated place where the prospective tenant is to meet the Authority staff member.

8.3 EXPLANATION OF DWELLING LEASES, AUTHORITY POLICIES AND PROCEDURES

During an appointment for leasing, a Housing Manager, or his/her representative, will inspect the apartment with the prospective tenant and explain in detail the features and operation of all mechanisms in the apartment. Subsequent to the inspection of an apartment and acceptance of the unit by a prospective tenant, the Housing Manager shall explain the Dwelling Lease. The Housing Manager will specifically draw attention to the opportunities and rights provided by the Authority through its Voluntary Agreement for compliance with Title VI Of the Civil Rights Act of 1964, the Tenant Grievance Procedure, information on Authority policies and procedures and how tenants can avail themselves of the services the Authority provides. All tenants shall be given a packet of information about the development which they are moving into and Authority policies and procedures.

8.4 MOVING EXPENSES

Relocation expenses for tenants shall include moving costs allowance, or arrangement of professional movers plus the reimbursement of transfer of existing telephone and cable services and other incidental expenses that may be determined appropriate by the Authority on a case by case basis.

The Authority shall pay the relocation expenses of tenants transferring within the Authority who are forced to move due to ongoing modernization activities, or at the Authority's discretion, extreme instances where repairs can not be made (with the exception of those tenants whose willful neglect and/or abuse of Authority property caused the damage). Charges for repairs necessitated because of a tenant's neglect and/or abuse of Authority property shall be assessed in accordance with policy. Eviction proceedings will be initiated when appropriate.

8.5 PRE-OCCUPANCY INSPECTION

The Housing Manager, or his/her representative, will personally escort the prospective tenant to the dwelling unit they may be leasing. Together the staff member and the prospective tenant will inspect the unit and record the condition of the apartment on the BMHA Inspection Form. Both Parties must sign the dated Inspection Form verifying the condition of the unit at time of leasing. Prospective tenants shall be given a copy of the Inspection Form. If any work items are identified, they are to be forwarded to the appropriate Authority Department for completion. Copies of the Inspection Form and completed follow up work orders are to be maintained in the tenant file to verify the condition of the apartment at time of leasing or move-in. The Housing Manager may take photographs of the prospective tenant in the unit and retain them to further record the condition of the unit at move-in.

8.6 PAYMENTS AND DOCUMENTS REQUIRED FOR MOVE IN

Prior to receiving apartment keys and taking possession of a unit, the prospective tenant must execute a Dwelling Lease and other documents determined appropriate by the Authority, and provide payment for or at least one month's rent or verification of payment for one month's rent from the Department of Social Services. Payments in check or money order may be accepted.

8.7 DWELLING LEASES AND LEASE PROVISIONS

The Authority has Dwelling Leases for its Federal Developments. A Dwelling Lease (see Appendix 8) and other documents determined appropriate by the Authority must be entered into between the Authority and its tenants. Dwelling Leases and other required documents for all tenants shall be current and reflect the terms of tenancy, rental amount, composition of the family residing in the dwelling unit and applicable information thereof, conditions of occupancy and provisions for the termination of the lease.

Dwelling Leases must be executed at the time of initial leasing, change in unit size or address, when sources or amounts of income or rent change or at other times determined appropriate by the Authority. Prior to final moving assignments being made, the head of the household, spouse and other residents age 18 and older determined appropriate by the Authority must execute the Dwelling Lease, Federal Privacy Act Statement, Applicant/Tenant Certification Form, Consent for Release of Information Form and other documents determined appropriate by the Authority. The Head of the Household shall be given a copy of the Dwelling Lease and other forms the Authority determines appropriate. The Authority shall retain the original documents in the tenant file.

8.8 SECURITY AGREEMENTS

Security Agreements reinforce the basis for the Authority to collect moneys attributable to the cost of damages, unpaid rent and other applicable charges left owing by a vacating tenant. The Authority may utilize all available methods to collect any and all moneys left owing by a vacating tenant.

In the case of tenants who receive income from the Department of Social Services, the Security Agreement shall afford the Authority the mechanism through which moneys, up to one month's rent, may be collected from the Erie County Department of Social Services who thereafter will deduct the moneys paid to the Authority from their client's subsequent checks. In the case of those Federal Development tenants whose income is derived from sources other than welfare, the Security Agreement specifies the applicable sections of the Dwelling Lease which provide the basis upon which the Authority shall assess charges attributable to the cost of damages, unpaid rent or any other applicable charges left owing.

Each tenant moving into or residing in a Federal Development is required to execute a written Security Agreement with the Authority when Dwelling Leases and/or other appropriate documents are executed for initial leasing, change in unit size or address, when sources or amounts of income or rent change or at other times determined appropriate by the Authority.

9.0 Tenant Rent and Other Charges

9.1 TENANT RENT

Rent is the Total Tenant Payment or Contract Rent charged a tenant for the use of the dwelling accommodation, equipment and services, a reasonable amount of utilities except for telephone and cable, and other miscellaneous charges such as, but not limited to, the following:

- a. damage to equipment or property due to the tenant's negligence misuse, normal wear and tear excepted;
- b. supplies provided or services rendered but not included in the Tenant rent with maximum assessments being based upon the Authority's expense of providing such items or services. Supplies and services for which charges may be assessed include, but are not limited to, the following:
 1. late and legal fees,
 2. miscellaneous extraordinary maintenance charges such as appliance removal and for failure to prepare for extermination, lock changes and additional keys.

With the exception of telephone and cable, where all utilities and other essential housing services are supplied by the Authority, Tenant Rent equals Total Tenant Payment. Where some or all utilities and other essential housing services are not supplied by the Authority and the cost there of is not included in the amount paid as rent, Tenant Rent equals Total Tenant Payment less the Utility Allowance.

In cases of misrepresentation of income where it is determined that continued occupancy is to be allowed, a back charge of rent due for the period of misrepresentation may be applicable against the tenant. (Board Approval 03/26/85) Dependent on the circumstances of each cases the Housing Manager may demand payment in full or establish a payment plan to collect any retroactive money that is due. Regardless of which course is determined appropriate, the tenant shall be required to enter into a written agreement for payment and be advised in writing that failure to make the required payment(s) will result in termination of tenancy and possible criminal prosecution.

The Authority reserves the right to charge a deposit equal to one month's rent at any time for new admissions.

A. CALCULATION OF RENTAL AMOUNTS

In accordance with the Quality Housing and Work Responsibility Act of 1998, the Authority has effectuated policies which encourage tenant employment, support tenant retention, are economically feasible, and offer choice and just-cause exceptions in the determination of the calculation of rental amounts. The monthly Total Tenant Payment for families whose lease for adwelling unit in a federally-aided development under the jurisdiction of the Authority shall be:

- a.) the highest of the following, rounded down to the nearest dollar;
 - I. Thirty percent (30%) of the Adjusted income; or
 - II. Ten Percent (10%) of the Annual income; or
 - III. The Welfare Rent.
- Or:

- b.) I. A Flat Rent - the Authority determines it's Flat Rent Schedule by determining annually, a percentage of the Fair Market Rents as determined by HUD. As the FMR's

generally apply to the entirety of the County of Erie, the Authority shall conduct a Market Comparability Study (survey of similar unassisted units in the neighborhood– (City of Buffalo)) to determine the percentage of FMR’s which shall apply to the BMHA (City of Buffalo) Flat Rent Schedule by bedroom size. The Authority shall also take into account operating costs, the encouragement of stability in its developments, and desire to mix working families into it’s communities. Note: This flat rent schedule does not apply to tax credit properties in the BMHA inventory.

2008 Flat Rent Schedule
(based on FMR’s less 35 %)

0 bedrooms - \$ 323.00	1 bedrooms - \$ 380.00	2 bedrooms - \$ 457.00
3 bedrooms - \$ 566.00	4 bedrooms - \$ 625.00	5 bedrooms - \$ 718.00
6 bedrooms - \$ 812.00		

Flat Rent Hardship: If the BMHA determines that a family had a financial hardship and cannot pay the flat rent, the family may switch to an income-based rent. Financial hardships include: reduction of income from changed circumstances, loss of employment, loss of earnings or other assistance, etc.

II. The Minimum Rent - the Authority, in the event that the Total Tenant Payment, based on income and deductions totals less than \$50.00, will charge a minimum rent of \$ 50.00 per family.

Minimum Rent Hardship Exceptions: Minimum rents shall not apply for situations in which:

- the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act, and Work Opportunity Reconciliation Act of 1996.
- the family would be evicted as a result of the imposition of the minimum rent requirement.
- the income of the family has decreased because of a loss of employment, death in the family, or other situations as determined by HUD.

Tenant must request a hardship exemption (waiver) of the minimum rent being paid. The Authority will immediately suspend the rent payment requirement beginning the 1st of the month following the request, and may not proceed with non-payment legal proceedings pending determination of eligibility, for a period of up to 90 days. Upon initial request and during said period, tenant must submit all financial documentation to support eligibility for waiver, which information will be verified by the Authority. The Authority may request additional and/or continuing documentation as needed. The Authority shall determine whether the request is adequately documented, and whether eligibility for waiver is anticipated to be long or short term, and shall notify tenant of its decision.

Should it be determined that there is no qualifying hardship, tenant shall be immediately notified in writing, and shall have the right to grieve said decision. Should tenant qualify

for a waiver, tenant shall be exempted from the minimum rent for so long as the qualifying condition(s) exist.

Upon tenant being no longer eligible for continuing waiver, the Authority shall notify tenant in writing of the rent obligation and effective date, and shall arrange with tenant for a reasonable repayment plan for any rents unpaid prior to the first date of waiver eligibility. Only non-payment of any amounts due prior to or subsequent to the waiver period will be grounds for legal proceedings.

The Authority shall give all tenants subject to minimum rents, written notice of their rights under these provisions.

The Authority will mandate the reporting of income changes annually at the time of reexamination, and allow for the option to convert to or from a flat rent annually.

If it is not feasible to anticipate a level of income over a 12-month period, the income anticipated for a shorter period may be annualized subject to re-determination at the end of the shorter period.

B. POLICIES FOR INFREQUENTLY USED RENT DETERMINATIONS

1. Rent For Authority Employees or Resident Service Providers Residing in Authority Developments:

The Total Tenant Payments or rent to be charged B.M.H.A. employees who live in an Authority development and whose residence is not contingent on their provision of services to the Authority or its tenants, will be the same as the Total Tenant Payment for other families with the same amount of income. If the Authority seeks and obtains HUD approval for a resident or employee to live in a development due to the nature of his or her duties, the Authority shall charge the resident or employee a rent determined by a method agreed upon by the Authority and HUD.

2. Rent For Tenant Members of the Authority:

Members of the Authority shall be entitled to all remuneration and benefits enjoyed by appointed Members. Income received as a means of compensation for time and services provided by Members of the Authority to the Authority and for its residents shall be included in income for rent calculation purposes.

3. Rents For Residents Receiving Income From Public or Private Child Placing Agencies:

Payments received for the care of foster children are not included in Annual Income. If there are foster children in a Family who are under the age of 18, any income they receive from employment is not included in Annual Income. If the income from public or private child placing agencies is the only source of income in the household, no rent is to be charged. If there is other income, that income shall be calculated for purposes of determining rent. Foster children may not be given a deduction as a Dependent.

4. Rent For Seasonal Workers:

Seasonal workers shall have their income computed on their earnings and the Total Tenant Payment shall be based on this amount. During periods of unemployment, income is to be computed on unemployment figures and rent based on this amount on a temporary rent adjustment on a month-to-month basis.

5. Earnings of Students:

Earnings in excess of \$480 for each full-time student 18 years or older, excluding the head of household or spouse, are excluded from annual income. These individuals are dependents for whom a deduction is also received when adjusted income is calculated. The earnings of a full-time student 18 years or older who is the head of household or spouse is included in annual income. The full amount of student financial assistance paid directly to the student or the educational institution is also excluded from annual income.

If at any time, the Department of Social Services, entered into a contractual agreement with the Authority, allowing for increases in the Total Tenant Payment for welfare recipients beyond ten percent (10%) of the previously agreed upon amounts, the Authority implemented and shall continue to implement the increased Total Tenant Payments for welfare tenants without reduction or limitation. The Social Services Department has and shall continue to correspondingly increase the shelter allowance portion of the welfare client's grant.

C. INCOME EXCLUSIONS FOR RENT DETERMINATIONS:

Rent payable may not be increased due to income as defined below during the 12-month period beginning with the commencement of income. Upon the expiration of the 12-month period, 50 % of the income would be excluded as per this section for the subsequent year. The third year would prohibit the exclusion.

Exclusions:

- Earned income increases of a household member who was previously unemployed for one or more years.
- Income increases during the participation of a family member in an Authority recognized family self sufficiency or other job-training program.

D. PERMISSIVE DEDUCTIONS:

- Employment Deduction: Employment related expenses; deduct \$1000.00 per family. One deduction per household.

9.2 OTHER CHARGES TO TENANTS

Other Charges are amounts due for non-routine or extraordinary supplies or services not included in the Total Tenant Payment for which assessments are made based on the actual or lesser amount of the Authority's expense of providing such item or service. Damage to the equipment or property due to the tenant's negligence, misuse or normal wear and tear may be assessed to the tenant based on the Schedule of Other Charges to Tenants which is included as appendix 10.

9.3 UTILITY ALLOWANCES FOR FEDERAL DEVELOPMENTS

In accordance with the terms of the Dwelling Lease, tenants are charged for utilities used in excess of the maximum allowances established and included herein.

Gas and Electric Utilities are supplied to the tenants through either a project supplied or a retail system.

Project Supplied Utilities are provided through a Master-meter System. The Development receives its

utilities from the utility supplier and then distributes it to each dwelling unit. Check-meters are located

for each unit to determine the consumption of that unit and any usage in excess of the established allowance.

The following are Project Supplied Utilities: Lakeview (NY2-1), Price Courts (NY2-2), C. Perry Homes (NY2-3), Kenfield Homes (NY2-10), Kelly Gardens (NY2-13), and Kowal Apts. (NY2-19), Elmhurst Apts. (NY2-20), Slater Courts (NY2-121), Camden Apts. (NY2-26): Water; electricity for lighting, cooking and refrigeration; central hot water; central heating.

C.Perry Ext. (NY2-5), Shaffer Village (NY2-8): Row-house structures: water; electricity for light and refrigeration; gas for cooking, hot water and space heating.

Apartment Building Structures: water, electricity for lighting and refrigeration; gas for cooking; central hot water; central heating.

Price Courts Ext.(NY2-4), Jasper Parish (NY2-6): water-, electricity for lighting and refrigeration; gas for cooking; central hot water; central heating.

LaSalle Courts (NY2-11), Langfield Homes (NY2-12): water; electricity for lighting and refrigeration; gas for cooking, hot water and heating.

Schwab Terrace (NY2-14): water; electricity for lighting, cooking, refrigeration and space heating; gas for hot water.

Sedita Apts. (NY2-16), LBJ Apts. (NY2-22), Stuyvesant Apts. (NY2-27): water, electricity for lighting, cooking, refrigeration and space heating; central hot water.

Central air conditioning in Stuyvesant Apts. (NY2-27) only. All tenants are surcharged on a monthly basis.

Holling Homes (NY2-18): water; electricity for lighting, cooking, refrigeration, heat and hot water.

Calculation of Applicable Charges are as follows:

<u>Utility</u>	<u>Method of Determining Excess Use</u>
Electricity	Individual Check Meters
Gas	Individual Check Meters

Gas meters are read by National Fuel and the readings are forwarded to the Development Management Office.

By address and account number, the previous meter reading is subtracted from the present reading to determine the consumption for each dwelling unit. The amount of the allowance is then subtracted from the amount consumed. The figure is multiplied by the current rate per 100 cubic feet of gas, to determine the surcharge to the tenant.

A bill is prepared which is sent to each tenant who is to be surcharged. This bill contains the following information:

1. Billing Period
2. Present Reading
3. Previous Reading
4. Amount Consumed
5. Amount of Allowance
6. Excess Amount
7. Excess amount multiplied by current gas utility rate, and
8. Total Surcharge to Tenant

A statement on the bill advises the tenant to contact the Development Manager if they have any questions about their usage and/or surcharge.

Electric meters are read by Authority staff. The procedure for calculating bills for electric usage is the same as for gas, with the exception that the amount consumed in excess of the allowance is multiplied by the current electric utility rate.

Tenant Purchased Utilities or Retail Service is the system where the tenant buys the utility service directly from the Utility supplier.

The following are Tenant Purchased Utilities:

Msgr. Geary Apts. (NY2-31)

Tenants are billed directly by Niagara Mohawk Power Corporation. Allowances for electricity are deducted from the gross rent. There is no gas. Hot and cold water is supplied by the Authority

Scattered Sites (NY2-32): Tenants are billed directly by the Niagara Mohawk Power Corporation and National Fuel Gas Company. Allowances for electricity and gas are deducted from the gross rent. Water is supplied by the Authority.

Mullen Manor (NY2-34): Tenants are billed directly by the Niagara Mohawk Power Corporation and National Fuel Gas Company. Allowances for electricity are deducted from the gross rent. Hot and cold water and heat are supplied by the Authority.

Tenants are billed directly by the Utility Company. The monthly utility allowance is a dollar amount subtracted from the gross monthly rent. The net rent is paid to the Authority as rent and the dollar amount of the allowance is available to the tenant for payment to the Utility Company. Tenants are responsible to pay the full amount of the Utility charge based on consumption. If a tenant is billed for an amount exceeding the allowance, the overage is attributable to the tenant's excess usage and is payable by the tenant.

LWSH (NY2-48) Tenant billed directly by National Grid and National Fuel Corporation. Allowances for electricity and heating are deducted from gross rent. The Authority supplies water.

Allowances

Separate allowances are established for Project supplied and Tenant purchases for gas and electricity, type of building (row-house, walkup and high-rise) and dwelling unit size (number of bedrooms); Developments are grouped together according to shared characteristics.

In the case for Project supplied utilities, consumption figures were first reviewed based upon meter reading records from 1979-80 and 81. These numbers were totaled to provide a consumption figure, which was divided by three, to produce an average yearly consumption amount for each dwelling unit within the development groups. The average yearly consumption figures were then listed from the highest to lowest usage. The amount at the highest 10% position for each dwelling unit size was then used as the new allowance amount for that grouping.

This was intended to guarantee that 90% of the tenants should not receive a surcharge with reasonable usage.

Following this initial review, annual reviews are conducted. When it is determined that 25% of the units in any group have been surcharged for excessive use, the allowances must be revised to meet the 90% figure of tenants not being surcharged.

In the case of Tenant Purchased Utilities, the allowances were determined by collecting consumption figures for all occupied dwelling units on an annual basis, until a three-year base could be established. The average annual consumption figures for all occupied dwelling units on an annual basis, until a three-year base could be established. The average annual consumption for the occupied units in each were calculated and a three-year average of these amounts established the allowances. Each year thereafter, the first year of averages is replaced with the averaged consumption amounts in occupied units if identical size of a new year and the new three-year average becomes the allowance for the new allowance.

In establishing utility allowances, the Authority takes into consideration the following:

I. Project supplied Utilities with Check-meters

A. Types of Equipment

1. Major Equipment - furnaces and hot water tanks, etc. Supplied by the Authority
2. Essential Equipment - Stove, Refrigerator, Washer, Dryer, etc. either by the Authority or tenant
3. Minor Equipment - Toaster, radio etc. supplied by the tenant

B. Rate

The rate of utility charged to the tenant for usage over the allowance is based upon the average utility rate charged to the Authority by the Utility supplier.

II. Project Supplied Utilities with Check-meters

A. Types of Equipment

1. Major Equipment - Furnaces and hot water tanks either Authority owned or tenant owned and optional equipment such as air conditioning.
2. Essential Equipment - Tenant owned stoves and refrigerators, washers and dryers, etc.
3. Minor Equipment - Toaster, radio etc. supplied by the tenant.

B. Rate

The rate of utility charged to the tenant, is determined by the cost to the Authority for utility consumption attributive to tenant owned major appliances or to optional equipment such as Authority furnished air conditioning.

III. Tenant Purchased Utilities

A. Types of Equipment

1. Major Equipment - same as above
2. Essential Equipment - same as above
3. Minor Equipment - same as above

B. Rate

This is a fixed dollar amount based upon average monthly utility need as determined by annual average consumption.

Review and Revision

The Authority will conduct an annual review of Utility Allowances to determine a reasonable level of consumption for an energy conservative household in order to maintain a safe, sanitary and healthful living environment.

In determining reasonable levels of Consumption, the Authority will use the following data:

1. Equipment and functions covered by the allowance.
2. Energy efficiency of Project supplied appliances and equipment.
3. Consumption requirements of appliances and equipment whose reasonable consumption is to be covered by the Total Tenant Payment.
4. Changes to dwelling units which would change consumption requirement of the unit.
5. Changes in utility rates.

The Authority will make the necessary adjustments to the utility allowances to maintain an amount of consumption that is reasonably within the control of the tenant household to avoid being surcharged.

In the case of tenant purchased utilities, the Authority may revise its utility allowances between the annual review if there is a rate change(s) which amounts to a 10% increase in the rate which was used to determine the allowance.

Adjustments to tenant rent based upon such changes, shall be retroactive to the first day of the month following the month in which the lastrate change causing a revision become effective.

Tenant Relief

When a tenant receives a surcharge for excess utility usage and they feel the charge is not justified, the tenant may request an adjustment be made.

The following procedure should be followed when requesting such an adjustment:

Within five (5) working days of receipt of the surcharge bill, the tenant shall notify the Housing Manager of their development. The tenant's written notification should contain the (1) type of utility bill, (2) period the bill covers (3) reasons why tenant feels the surcharge is too high and (4) what the tenant wants done to relieve the situation.

Upon receipt of the written request for utility relief, the Housing Manager shall have the meter reading, upon which the surcharge is based, checked to see if they were properly read. The Housing Manager may also request that the Authority's Maintenance staff or Utility Company check the meter in question to see if it is working properly. The Housing Manager may also inspect the tenant's apartment to determine the type of appliances in use in that particular apartment.

After the Housing Manager concludes the investigation, the tenant will be notified in writing of the determination of the investigation. If the finding is in favor of the tenant, the notification will contain the adjustment(s) to be made to the tenant's account and the reason(s) for the adjustment. If the finding is not in favor of the tenant, the notification will contain the reasons why no adjustment(s) will be made and advise the tenant of their right to file a grievance through the Authority's Tenant Grievance Procedure.

In general, the Authority will grant request for relief of Utility Surcharges under the following circumstances:

1. Utility meter readings are incorrect.
2. Utility meter not functioning properly.
3. Construction/Repair work in tenant's apartment which affects utility consumption.
4. Special needs of elderly, ill or handicapped tenant or member of tenant household who is elderly, ill or handicapped.
5. Authority supplied equipment which malfunctions causing excessive use of utility.

Under no circumstances will relief be granted when the cause of excessive use of Utilities is a malfunctioning tenant supplied appliance.

In the case of Project Supplied Utilities, the utility allowance is due as part of the monthly Total Tenant Payment; Net Rent payable to the Authority, utility allowance and surcharge if any to the Utility Company(s).

Tenants who do not (1) pay the surcharge (2) request relief or (3) enter into approved payment arrangements within the time periods outlined above, will be issued a 30day notice to vacate.

9.4 COMMERCIAL AND RETAIL SPACE AT THE STUYVESANT APARTMENTS

The Authority shall make every effort to rent the commercial and rental space at the Stuyvesant Apartments at a market rate. The market rental rate shall be established in comparison of the rental rates for other properties in the vicinity with consideration being given to the fact that this is not entirely a commercial or retail property. The Authority shall also give consideration to the fact that potential tenants for the rental space in this building may provide services to its public housing residents that otherwise may not be readily accessible to them, should that be the case, this benefit may be taken into consideration when rental amounts are established.

10.0 Continued Occupancy

10.1 ANNUAL RE-EXAMINATIONS AND SUBSEQUENT REQUIREMENTS

The continued occupancy of all tenants in occupancy is to be reexamined at least once every twelve (12) months. Those resident households on a Flat Rent system will be reexamined at least once every three years. Upon determination of the factors for Continued Occupancy and the anticipated income for the ensuing year, the tenant's rent shall be adjusted in accordance with the Annual or Adjusted income.

Established procedures for completion of the reexamination entail:

A. Policy Prohibiting Discrimination:

The Annual Survey Form and/or information accompanying the Annual Survey Form shall contain a written statement acknowledging that "The Buffalo Municipal Housing Authority Does Business in Accordance With The Federal Fair Housing Laws And Does Not Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status Or National Origin." The United States Department of Housing and Urban Development Housing Discrimination Hot-line telephone numbers will also be included with the Annual Survey information for the tenants' use in situations where they determine appropriate.

B. Policy Prohibiting Fraud:

The Annual Survey Form shall contain a written warning to all tenants informing them that inaccurate, omitted, falsified, or misrepresented information which they may provide materially affecting their eligibility for continued occupancy or their tenancy could subject them to eviction and/or civil or criminal prosecution for fraud under both State and Federal Law. The written statement shall advise the tenant that penalties for prosecution of fraud include re-payment of all past rent charges, which accrued due to the fraud, payment of fines and/or incarceration.

C. Receipt Of Survey Forms:

Each tenant is required to submit and sign the Annual Survey (Form #125) which constitutes the application for continued occupancy.

All entries on this form are to be in ink or typed with corrections or changes made by lining through the original entry and substituting therefore, the corrected data. Such changes are to be initialed by the person recording the changed data with the reasons for such changes being incorporated in the record.

D. Need for Documentation:

Documentation is needed to substantiate determinations of family income and composition with respect to size and type of unit required and accuracy of rental charges. Employment and income data must be verified in every instance. All verified findings must be documented and placed in the tenant folder becoming a permanent record therein.

The EIV system is a tool to validate tenant (un)reported income (wages, unemployment and social security benefits). It provides a portal to tenant income information in the form of household income data, as well as several income-based reports.

Tenant income data in the EIV system comes from a variety of sources including the following:

- **Form HUD-50058 Database** - provides tenant-reported household information (name, SSN, program *type*, address, projected *income*, etc.)
- NDNH** - US Department of Health and Human Services, National Directories of New Hires (NDNH) provides information concerning employment information (W4), wages, unemployment benefits, for participating- PIH Public Housing and voucher programs,
- Social Security Administration** - provides information concerning Social Security and supplemental security income payments for tenants who participate the PIH Public Housing and voucher programs. In addition, SSA provides feedback to EIV concerning problems with tenant ID information.

As a condition of continued occupancy in any unit, the Authority shall require the family head and other such family members as it designates to execute release and consent forms authorizing any depository or private source of income, or any Federal, State or local agency, to furnish or release to the Authority and the Department of Housing and Urban Development such information as is determined to be necessary for the purpose of determining family income and composition.

The data in the EIV system includes private and confidential information. Staff at SMHA may not view private information unless there is assigned Authorization for the Release of Information and Privacy Act Notice (form HUD-9886) in the household's file for the head of household and the spouse of the head of household, or co-head, regardless of age, and for each adult member in the household.

In order to view income data, you must have a valid HUD Form 9886 or equivalent consent form (*meeting* requirements under 24CFR5.230), *signed* by *each* household member who *is at least* 18 years of age, and each family head and spouse regardless of age.

In order to view income data, you must have a valid form HUD-9886 signed by each household member who is at least 18 years of age, and each family head and spouse regardless of age.

In accordance with applicable regulations, information or documentation shall be determined to be necessary if it is:

- 1) Required for purpose of determining or auditing a family's eligibility to receive housing assistance,
- 2) For determining the family's Adjusted Income or Tenant Rent,
- 3) For verifying related information, or
- 4) For monitoring compliance with equal opportunity requirements.

The Authority shall not use the information obtained by such release and consent for purposes other than those which are directly connected with the above or in applying for assistance.

E. Documentation Of Reexamination Data:

The documentation of verified findings for reexaminations may consist of but not be limited to, the following:

1. Information obtained from the EIV system
2. Photostat or carbon copies of documentary evidence possessed by the tenant or other authoritative source substantiating representations made on or accompanying the Survey Form, or in lieu thereof, recording in brief the contents of such documents together with the name of the staff member who review the documents, date on which they were reviewed, and the name of the person possessing the documents.
3. Letters from employers and other persons or agencies qualified to furnish information concerning any of the factors involved in eligibility for continued occupancy, family composition or rent determinations.
4. Notarized statements or Photostat copies of Federal income tax returns from selfemployed, or other types of workers such as commission salesman, taxi-drivers, etc., whose earnings result from their own enterprise, setting forth gross receipts, itemized expenses and net profits.
5. Memoranda covering verification obtained by personal contact, telephone conversation or other similar means setting forth the source of such information, the date it was received and signed by the staff member receiving the information. Such verification is acceptable only if the alternatives defined in the above sections have been exhausted and documentary verification is not obtainable.
6. Third party source verification for regular Social Security increases the amounts and effective dates of the increases.

F. Analysis Of Verified Findings:

All verified findings and pertinent data on file are to be reviewed and evaluated. In instances of variance between existing records and currently verified data, the discrepancies must be investigated and action shall be taken in accordance with procedures defined in this Plan.

The following guidelines are provided to assist in consistently and uniformly resolving income discrepancies.

BMHA has established the criteria for what constitutes a *substantial difference* in cases where UIV income data differs from tenant-provided and/or other verified income information. BMHA defines a *substantial difference* as one that is \$200 or more per month.

UIV Income Data is Not Substantially Different than Tenant-Provided Income Information

UIV may alleviate the need for 3rd party verifications when there is not a substantial difference between UIV and tenant-reported income.

In cases where UIV income data is **not** substantially different than tenant-reported income, PHAs should follow guidelines below:

If UIV income data is less than **current** tenant-provided documentation, the PHA will use tenant-provided documents to calculate anticipated annual income.

- If UIV income data is more than **current** tenant-provided documentation, the PHA will use UIV income data to calculate anticipated annual income **unless** the tenant provides the PHA

with documentation of a change in circumstances (i.e. change in employment, reduction in hours, etc.) Upon receipt of acceptable tenant-provided documentation of a change in circumstances, the PHA will use tenant-provided documents to calculate anticipated annual income.

UIV Income Data is Substantially Different than Tenant Provided Income Information

In cases where UIV *income data* is substantially different than tenant-reported *income*, BMHA shall follow the guidelines below:

- The BMHA shall request written third party verification from the discrepant income source, in accordance with 24 CFR 5,236(3)(i).
- The BMHA will review historical income data for patterns of employment, paid benefits, and/or receipt of other income, when the BMHA cannot readily anticipate income, such as in cases of seasonal employment, unstable working hours, and suspected fraud.
- The BMHA must analyze all data (UIV data, third party verification and other documents/information provided by the family) and attempt to resolve the income discrepancy.
- The BMHA will use the most current verified income data (and historical income data if appropriate) to calculate anticipated annual income.
- Tenant provided documents must be dated within the last 60 days of the current certification date.

If the PHA is unable to anticipate annual income using current information due to historical fluctuations in income, the PHA may average amounts received/earned to anticipate annual income.

Tenant Changes to EIV Data Accuracy

Under the Privacy Act, tenants have the right to challenge the accuracy of information maintained by the government that concerns them. By the terms of HUD's agreements with SSA and with HHS Office of Child Support Enforcement for NDNH, the data that HUD obtains from those agencies is their data and challenges to their accuracy are to be referred to those agencies.

If the tenant disputes EIV Social Security (SS)/ Supplemental Security Income (SSI) benefit data, the BMHA should request the tenant to provide the BMHA with a current, original Social Security Administration (SSA) notice or benefit letter within 10 business days of the BMHA Notice of Discrepancy date. The tenant may contact SSA at 1(800) 772-1213 or visit their local SSA office.

G. Summary of Verified Findings and Manager's Certification:

A summary of verified information and documentation must be made including the following specific determinations and the basis for them:

- 1) Required unit size and

2) Rent which shall be charged based on the higher of thirty percent (30%) of the Annual Income, *ten percent (10%) of the Adjusted Family income, the welfare rent, or the flat rent* (Asset limitation removed for continued occupancy-Board approval Effective 02/25/82)

As a part of the re-examination process, the Housing Manager must review the Annual Survey Form and accompanying documentation for each family reexamined. The Manager's signature on Annual Survey Form shall serve to attest to the Manager's review for completion and accuracy.

H. HUD Form 50058: The Department of Housing and Urban Development Form 50058 must be completed for each family reexamined. The original Form 50058 must be retained in the tenant folder. The Authority will also transmit the 50058 form data to the designated data processing center (MTCS Center) on a tape or disc format acceptable to the Department of Housing and Urban Development by the fourteenth (14th) of each month.

Notifications To Tenants: Subsequent to completion of the reexamination and all applicable procedures, each tenant reexamined shall be informed in writing of the following:

- a. their status as under-housed or over-housed families and the Authority's policy that will be applied when their position on the transfer waiting list is reached;
- b. any change to be made in the rent;
- c. any instances of misrepresentation, fraud or noncompliance with the terms of the lease revealed through reexamination and any action to be taken;
- d. the date by which the tenant is required to execute a new Dwelling Lease and/or other appropriate documents.

If the tenant fails to comply with reexamination requirements, such as but not limited to, failure to submit the survey form and/or supply documentation the Authority shall:

1. Charge a Total Tenant Payment equal to the Fair Market Rent, as defined in Appendix 12 of this Plan, amount for the first of the next month after which date the tenant failed to comply with the reexamination requirements, and

2. Notify the tenant that eviction proceedings may be initiated within thirty (30) days from the first day of the subsequent month following the assessment of the Fair Market Rent if the required reexamination information/documentation is not submitted to the Authority's satisfaction prior to that time of during the month for which the Fair Market Rent has been charged if the Fair Market Rent has not been paid in full, or

3. Initiate other appropriate means to terminate tenancy as detailed in Section 66 of this Plan of the Dwelling Lease.

10.2 DEFERMENTS OF RENTS AND INTERIM REEXAMINATIONS:

Establishment of rents at the time of annual reexamination may be deferred for a period of from thirty to ninety (30-90) days in those cases where the current source of income does not represent the potential income of the family. Deferrals at reexamination shall generally be limited to the following sources:

- A. Unemployment insurance
- B. Workmen's Compensation
- C. Termination of Education

- D. Retirement or pending disability status (SSI)
- E. Long Term Hospitalization

If, at the time of special reexamination resulting from a deferment, it is still not possible to make a reasonable estimate of the Annual Income, a special reexamination may continue to be scheduled until such time as a reasonable estimate of Annual income can be made.

The Authority may require verification of the need for a deferment of reexamination in evaluating whether a deferment should be granted.

In accordance with 24 CFR 960.209, if the Authority receives information concerning a change in the family's income or other circumstances between regularly scheduled reexaminations, the Authority shall consult with the family and make any adjustments determined to be appropriate.

Interim reexaminations shall be effectuated other than at the annual reexamination under, but not limited to, the following circumstances:

- A. any changes in family income (increase or decrease)
- B. the lessee dies or ceases to be a member of the family
- C. the family composition is changed as a result of a wage earner leaving or entering the family
- D. the tenant is permitted to continue in occupancy in cases of misrepresentation of income when the tenant agrees to make restitution
- E. at the time of leasing when an inter or intra development transfer has been accepted and a change in rental amount is anticipated as a result of differing public assistance rent amounts or in instances where tenant purchased utilities are involved as such tenant payments may be affected by changes in unit size.
- F. entry or discharge from the military service.
- G. retirement or reemployment of a retired person returning to gainful employment (Board Approval 03/26/85)

10.3 EXECUTION, CHANGES AND CANCELLATION OF EFFECTIVE DWELLING LEASES

In addition to the Dwelling Lease executed for initial occupancy, a new lease or an Exhibit to the present lease must be executed for all tenants in occupancy reflecting changes in unit size or address, family composition or income or other provisions as the Authority may determine appropriate. A new lease is not necessary if there is no change in any material factor in the lease such as family composition or rent.

Supplementary instances may necessitate additional lease cancellations and executions. Relative circumstances and subsequent procedures to be complied with follow:

- A. If, at anytime during the life of the lease agreement, a change in the status of the tenant results in the need for changing or amending the provisions of the Dwelling Lease with respect to the rental amount or family composition, one of two alternatives are to be instituted:
 1. the existing lease is to be canceled and a new lease agreement executed; or
 2. an appropriate rider is to be prepared and made part of the existing lease.

A Lease Rider may be used in situations when it is anticipated that a tenant's income will fluctuate during a short period of time. Such situations may include, but are not limited to, income derived from Unemployment Benefits, seasonal income, or month to month public assistance grants for mixed income households. The Lease Rider enables the Authority to defer a complete interim reexamination and only require a tenant to submit income documentation on a month to month basis. All lease alterations are to be dated and signed by both the tenant and the Housing Manager.

B. Changes in the amount of rent charged to a tenant family will not be increased unless the tenant has received a notice of the amount of the change at least thirty days prior to the effective date of the lease, except in cases when:

1. the tenant has had the amount of his lease rent amended by a temporary rider. The rider is to be terminated at the end of the temporary period and a new lease reflecting the change of rent, shall become effective immediately.
2. the tenant becomes a welfare recipient; in such case an immediate rent change is effectuated as an amount of monies have been specifically included in his grant for such purpose.
3. the tenant is assessed a Fair Market Rent because of their failure to comply with the terms of the Dwelling Lease or other agreements determined appropriate by the Authority.

C. If, through any cause, the signer of the lease ceases to be a member of the family, the lease is to be canceled and a new lease agreement executed and signed by the remaining member of the family determined appropriate by the Authority and qualifying as a Residual lessee providing the family is otherwise eligible for continued occupancy. In such cases where no remaining member of the family is qualified to sign a new lease, the existing lease is to be voided and the family shall be required to move.

10.4 OCCUPIED UNIT INSPECTIONS, LEASE PROVISIONS AND PROGRAMS

The Authority's staff shall conduct inspections of all occupied units at least annually. When feasible or determined necessary by the Authority, additional occupied unit inspections may be conducted to evaluate adherence to the conditions of occupancy, periodically after move in, prior to move out, to examine structural problems, and at other time that the Authority determines, appropriate. At the time of transfer, the Authority will inspect the unit occupied by the transfer candidate to determine if any changes are appropriate for damages beyond normal wear and tear. Lease requirements for notification to tenants shall be adhered to.

In all possible instances, occupied unit inspections shall be conducted with the tenant or their representative present to enable the Authority to obtain accurate information about the structural condition of the unit, input from the tenant with regard to their satisfaction with the unit and the Authority's operation and to provide an opportunity to immediately begin resolving problems caused by the tenant's failure to properly care for the unit or adhere to the Dwelling Lease requirements. Follow up inspections of occupied units where tenant care problems or Dwelling Lease violations appear to be evident, shall be conducted by the Housing or Senior Manager.

In all possible instances, tenants will be given an opportunity to rectify any Dwelling Lease violations. Residents may be required to attend tenant education and/or orientation programs for the purpose of being educated or re-educated with the Authority's operation, lease requirements, rights of occupancy and the services which they can avail themselves of when determined appropriate by the Authority or themselves. In instances where deficiencies in housekeeping practices or neglect of

property is evidenced, tenants may be required to participate in a Housekeeping Skills or other appropriate and available program which may enable them to remain in residence. Depending on the availability of funding, the opportunity to participate in tenant education programs may be a voluntary option for Authority residents.

The BMHA Unit inspection Report, included as Section IX.D., shall be used for occupied unit inspections. A copy of this report shall be transmitted to the appropriate Authority Department(s) for the correction of deficiencies and/or work orders for which the Authority is responsible.

10.5 TERMINATION OF TENANCY

A. Termination by Resident

Notice:

BMHA Residents are required to notify BMHA Management in writing at least one month in advance of the day that they intend to vacate their apartment on the move out form provided by the BMHA (moveouts on the 1st and 15th).

Keys:

All keys must be returned to the Management on the next business day of the termination of their lease or the costs of changing the locks will be assessed to the tenant.

Move-out Inspection:

In as many instances as possible, this final inspection will be scheduled at the end of the tenancy. Notice will be given by the BMHA to the tenant of the date and time of the inspection, and the tenant or tenant's representative is encouraged to be present.

The inspection will list any damages beyond ordinary wear and tear that were not previously noted at the move-in inspection. The cost of these repairs may be assessed to the tenant.

B. Termination of Tenancy by the BMHA:

The BMHA has the right and the obligation to evict any resident for nonpayment of rent, lease violations including failure to meet the conditions of occupancy as specified in the lease, the creation or maintenance of a threat to the health or safety of other tenants or BMHA employees, or fraud against the BMHA. Fraud is the falsification, misrepresentation or omission of any information given to the BMHA affecting income or eligibility for admission, or continued occupancy.

All evictions made by the BMHA from its federally funded low income housing will be in accordance with United States Department of Housing and Urban Development regulations found at 24 CFR 966.50 to 966.59.

Pursuant to 24 CFR 966.51, in the eviction of tenants due to activity that creates or maintains a threat to the health or right to peaceful enjoyment of the premises of other tenants or BMHA employees, the Secretary of U.S. Department of Housing and Urban Development has granted a waiver of the administrative grievance procedure as found in 24 CFR 966.54 to 966.58, based upon the fact that New York State's summary eviction proceedings under Article 7 of the Real Property Actions and Proceedings Law contain the elements of due process as required by 24 CFR 966.53(d).

Otherwise residents are entitled to file a grievance regarding any dispute that the resident has with respect to the BMHA's eviction action or other actions, or the BMHA's failure to act in accordance with the tenant's lease, or in regard to BMHA regulations which adversely affect the individual tenant's rights, duties, welfare, or status.

10.6 TENANT GRIEVANCE PROCEDURE:

The purpose of the grievance procedure is to provide a forum wherein a bonafide Authority resident may dispute and resolve any action or inaction by the Authority which adversely affects the individual tenant's rights, duties, welfare or Status as a tenant. The goal of the procedure is to mediate and settle differences with tenants as efficiently as possible, while maintaining good tenant management relations and avoiding unnecessary court actions. The Grievance Procedure shall be initiated by the tenant at his/ her management office and shall be a twostep process consisting of an informal discussion at the development.

Any rent due from the tenant to the Authority pending this grievance procedure where the grievance involves disputed rental amount or other payment due (charges), shall be held by the BMHA in escrow until final disposition of the grievance.

The Grievance Procedure in no way supplants the tenant's rights to seek relief in an appropriate court of law, or the BMHA's obligation to obtain legal possession of the tenant's premises through a judgment from a New York State court of appropriate jurisdiction should the tenant not prevail at a grievance hearing concerning eviction and then fail to vacate the premises voluntarily.

Step 1:

Within ten business days of the Authority's action or failure to act, the tenant or tenant's representative must personally present any grievance or complaint, either orally or in writing, to the rental office for the development where the tenant resides, in order to provide an opportunity for informal discussion and settlement at the development level. In the event the tenant is mobility impaired, the Manager shall arrange a suitable alternative method of receiving the grievance. If the tenant brings the grievance in writing, the tenant should have two copies so that one can be returned to the tenant's own records. If the tenant is unable to prepare the grievance in written form, assistance may be obtained from Management or Tenant Relations staff. Duplicate copies of the grievance shall be prepared by Authority staff in writing and read it to the tenant. If the tenant approves what the Manager writes, the tenant shall sign the grievance and keep one copy. Both copies shall be dated.

The grievance should state the grounds upon which the grievance is based, so that management is able to investigate; and must state the solution the tenant is seeking.

The Manager shall attempt to resolve the matter with the tenant at the tenant's initial visit. If, however, a Manager is not available, other parties or information need to be gathered, or some other circumstance requires the manager to reschedule, the informal discussion shall be held within 15 business days of the date of the tenant's original complaint.

A summary of the informal discussion shall be prepared by management staff within ten business days of the discussion, specifying names of participants, date(s) of meeting, the proposed solution or disposition of the complaint, the reasons for the proposed solution/disposition, and the process by which the tenant may obtain a hearing if the tenant is dissatisfied with the result.

This summary shall be sent to the tenant and a copy placed in the tenant's file.

Step 2:

Within 10 business days of receipt of the summary of the informal discussion of Step 1, the tenant shall submit to the project office, a written request for a hearing. The written request must state:

1. the reasons for the grievance; and
2. the action or relief sought.

The grievance shall be presented before a panel of the BMHA Commissioners (Board of Review), including at least one tenant elected commissioner and one commissioner of the grievant's choosing.

The Board of Review will immediately notify the tenant of the date, time, place and procedure of the hearing, which is to be held within ten (10) businessdays of the selection of the hearing panel.

A hearing will not be scheduled unless the tenant has followed the informal procedure in Step 1, filed a written request for a hearing, and deposited rent in escrow, if necessary, pending the hearing.

The hearing shall be a fair hearing providing basic due process safeguards, including:

1. opportunity to examine and copy (at complainant's expense) all Authority documents, records, and regulations relevant to the grievance. Any documents not made available to the tenant before the hearing may not be relied on by the Authority at the hearing.

2. the right to be represented by counsel or other representatives.

3. the right to a private hearing.

4. the right to present evidence and arguments in support of the complaint and to confront and cross-examine witnesses on whom BMHA has relied.

The panel members must base their decision solely and exclusively on the facts presented at the hearing. If the panel determines that the issue has been suitably decided at Step 1 based on the paperwork, he/she may render a decision without proceeding with the hearing.

The hearing shall be conducted informally, and evidence pertinent to the grievance may be received without regard to admissibility under judicial rules of evidence. The tenant must first show that their entitlement to the relief sought; thereafter, the BMHA has the burden of justifying the action or failure to act.

The panel shall prepare a written decision, including the reasons on which the decision is based, within 10 days of the hearing. Copies shall be sent to the tenant, tenant's representatives, and to the BMHA Management Department for placement in the tenant's file. A copy with all identifying information deleted shall be available at the Authority for review by prospective grievants or hearing officers.

The decision of the hearing panel shall be binding on the BMHA unless the BMHA Board of Commissioners determines within a reasonable time and promptly notifies the tenant: that the decision is contrary to applicable Federal, State, local law, HUD regulations, or the ACC.

Failure-To-Appear:

Failure of the tenant to appear at the scheduled hearing shall constitute a waiver of the tenant's right to a hearing, unless the hearing panel determines that a five-day postponement is in order for good cause shown.

Transcript:

Either party, the tenant or the Authority, may arrange in advance and at the expense of the party making the arrangement, for a transcript of the hearing.

Accommodation of Persons with Disabilities:

BMHA will make reasonable accommodations for persons with disabilities to participate in the hearing, including sign language, readers and accessible locations or attendants.

10.7 POLICY AGAINST HARASSMENT

In accordance with the Agreement for Voluntary Compliance with Title VI of the Civil Rights Act of 1964 effective between the BMHA and U.S. Department of Housing and Urban Development, it is the BMHA's policy to take strong action, including eviction, against any tenant who verbally or otherwise threatens or abuses another tenant, including such abuse based on racial, ethnic, or national origin differences.

Eviction proceedings shall be instituted when evidence against such a tenant is sufficient to show that the tenant has violated the lease or is undesirable under State and Federal standards for continued occupancy and shall be in compliance with applicable HUD procedures.

In other cases where the Authority receives reports or a staff member witnesses that a tenant verbally or otherwise threatened to abuse another person, including but not limited to another tenant, their visitors or guests, applicants, Authority employees, Family Service or other Community Based Agency representatives, or

other persons determined appropriate by the Authority, and the evidence is not sufficient to bring an action of eviction, the Authority shall take the following actions:

1. Immediately notify the tenant(s) in writing of the information received or behavior evidenced relative to their unacceptable conduct.
2. Set a date and time for the tenant(s) to meet with the Housing Manager and other persons which the Housing Manager determines appropriate to discuss the matter.
3. To reach an agreement, if warranted, as to the behavior that is expected from the tenant(s).
4. Initiate a second meeting between the tenant(s) reported or known to have harassed another person(s) and the other person(s) who were reported to have been harassed in an attempt to reconcile the situation.
5. Demand that the tenant(s) involved participate in a Community Dispute Settlement Program or face action for eviction.
6. Initiate actions for eviction if the tenant(s) involved refuse to reconcile the situation and commit that further action which may be forms of harassment may not takeplace.

Eviction proceedings shall be instituted against such a tenant when evidence is sufficient to show that the tenant has violated lease provisions against harassment or creates or maintains a threat to the health, safety, and peaceful enjoyment of other tenants.

In accordance with the Violence Against Women And Justice Department Reauthorization Act of 2005, Public Law 109-162 ("V.A.W.A"), any criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of tenant's household or any guest or other person under tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or immediate member of Tenant's family is the victim or threatened victim of that abuse. Tenant shall be notified of the need to file with Landlord a certification form or similar document, and Landlord shall act in accordance with guidelines necessary to protect the victim from further abuse, including terminating the tenancy of any person abusing said victim. The victim's confidentiality shall be protected in any reasonable manner, and Landlord shall discuss with the victims and any law enforcement authority the appropriateness of possible transfer if such is deemed necessary.

10.8 COMMUNITY SERVICE AND SELF SUFFICIENCY REQUIREMENT:

Overview:

The Quality Housing and Work Responsibility Act of 1998 established requirements that mandate all non-exempt public housing residents between the ages of 18 and 61 years of age to contribute eight (8) hours of community service each month or participate in a self-sufficiency program for eight (8) hours each month. The work requirement mandate is applicable to residents residing in federal developments only.

Under this provision of law, noncompliance with the community service and self-sufficiency requirement is a violation and grounds for non-renewal of the lease at the end of a 12-month lease term, but not for termination of tenancy during the course of the 12-month lease term.

Exempt Adult Residents:

- . Elderly (62 years and older);
- . Is blind or disabled as defined under the Social Security Act and who certifies that because of this disability she or he is unable to comply with the service provisions;
- . Is a primary caretaker of such disabled individual;
- . Is engaged in work activities (minimum 8 hours per month)
- . Meets requirements for being exempt from having to engage in a work activity under the State program funded under the Social Security Act; or
- . Is a member of a family receiving assistance, benefits or services under a State program funded under the Social Security Act, including a state administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

Implementation Schedule:

The BMHA and residents must comply with the community service and self-sufficiency requirements beginning on October 31, 2003 (pursuant to HUD regulations).

Benefits to Residents:

The community service and self-sufficiency requirement can provide another option for residents who are unemployed and not exempt from the service requirement. These individuals can explore and experience work environments and training opportunities that may not have been possible for them without this provision.

Benefits to Buffalo Municipal Housing Authority:

Residents with more experience and exposure to the world of work would ultimately enhance the quality of life for themselves and their families. This could lead to long range benefits to improving the economic and social environment of the public housing community.

Resident Responsibilities

At lease execution or re-examination after the effective date of the adopted policy, all adult members (18 or older) of public housing resident must:

- Provide documentation that they qualify for an exemption, if they claim to be exempt from Community service requirement; and
- Sign an Agreement of Participation that they have received and read the policy and understand that if they are not exempt, failure to comply will result in non-renewal of their lease.
-

Determination of Exempt Residents

The residents that are exempt from the community service and self-sufficiency requirement:

- 62 years and older;

- Persons with disabilities
- Caretakers of a person with disability who has certified that based on the disability, he or she can not comply with the requirement;
- Currently working at 30 hours per week;
- Certified as exempt from work activities under a State Program as stated by the Social Security Act or any other welfare program.
-

Self-Sufficiency Programs

Employment Centers/Job Search Computer Literacy
 Section 3 Program
 Family Self Sufficiency Program
 ATTAIN Technology Computer Lab
 GED Preparation
 Occupational Training Academic Training
 Community Agencies (on-site)

Community Service:

Referral to Community Service or Self-Sufficiency Program

- Transmittal Form will be forwarded to Training Provider and an appointment will be scheduled for resident to enroll in program. Transmittal Form will be returned to confirm residents' initial attendance.
- Residents will be given a Time Sheet for instructor to sign that will verify continued participation in program.
-

Monitoring of eight (8) hour per month participation requirement

- Residents will be responsible for having Instructors/Employers sign the Time Sheet on a monthly basis to verify participation and attendance.
- Residents will submit the Time Sheet monthly to the Employment Center.
- The Employment Centers will notify Management Offices (annually in December) of residents that have not completed 8 hours a month of Community Service or Self-Sufficiency and are in non-compliance of the work requirement.

Non-Compliance

Adult residents found to be out of compliance will be notified in writing of the non-compliance by the housing authority. They will be advised that the Buffalo Municipal Housing Authority will not renew their lease unless they provide one of the following:

- A written plan to cure the non-compliance that the housing authority will agree to and the resident will comply with.
- Written documentation that the non-compliant resident no longer resides in the unit.
- Residents will further be advised that serious or repeated failure of a family member to comply with the service requirement provisions is grounds for non-renewal of the lease and termination at the end of the twelve-month lease term.
- Residents may request a grievance hearing on the Buffalo Municipal Housing Authority determination, and they may exercise any available judiciary remedy to seek timely redress for the housing authority's nonrenewal of the lease of such determination.

NOTE: Residents who reside in State developments and Section 8 residents are not mandated to participate in the Community Service and Self-Sufficiency Requirement.

APPENDIX 1 Pet Policy

BMHA PET RULES AND AGREEMENT

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

A. Security Deposit

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

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

B. General Rules

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

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

C. HEALTH AND OTHER REQUIREMENTS

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

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

D. ADDITIONAL RULES:

1. All tenants who wish to have a pet must fill out a pet application form, an alternate caretaker agreement, and an agreement to abide by BMHA pet rules and to hold the BMHA harmless as set out below, once their pet(s) have been approved.
2. More than two written complaints may result in the removal of the tenant's pet.

3. Pet shall not interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching or other such activities. Any pet that physically hurts another person shall be removed from the tenant's premises or the tenant shall face eviction and grievance procedure shall be waived.
4. Residents shall comply with all municipal, city or county pet codes.
5. BMHA residents are not to feed stray animals or birds or pigeons on BMHA property. Feeding of stray animals will be considered keeping a pet without permission.

E. TENANT AGREEMENT

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

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

Date_____ Tenant's Signature_____

Date_____ Tenant's Signature_____

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

Revised: 2/7/02

BMHA PET APPLICATION FORM

COMPLETE THIS SECTION IF YOU ARE A CURRENT RESIDENT AND HAVE ANY PETS

I have the following pets living in my BMHA apartment:

_____ Dog(s) _____ Cat(s)

_____ Bird(s) _____ Fish Tank(s)

_____ Other – Please specify _____

COMPLETE THIS SECTION IF YOU ARE A CURRENT RESIDENT OR A NEW RESIDENT WHO IS ASKING FOR PERMISSION TO HAVE A PET IN YOUR APARTMENT

I am requesting permission to have the following pet(s) in my BMHA apartment:

_____ One dog (up to fifty pounds in weight), **OR**

_____ One or two cats, **AND**

_____ One twenty (20) gallon fish tank, **AND**

_____ Up to four (4) finch size or two (2) cockatiel size birds.

_____ Other – Please specify _____

I have received a copy of the Authority’s Pet Policy and agree to comply with all therequirements of the Pet Policy, my Dwelling Lease and the Ordinances of the City of Buffalo while I have a pet on the Authority’s property. I certify that the pets I am asking approval to keep in my apartment are the above listed common domesticated animals and that none of these animals are hooved animals or of the type that are deemed potentially harmful to the health and safety of others, or are trained for attack or wish vicious tendencies including, but not limited to, pit bulls, dobermans, rotweilers and wolf dogs. If I have any such animals, I agree to remove them from the Authority’s property immediately and know that I can be evicted if I fail to do so.

NAME _____

ADDRESS _____

SIGNATURE _____

FOR OFFICE USE ONLY:

Permission granted for above listed pet(s) by:

_____ Housing Manager

_____ Date

APPENDIX 2 GLOSSARY

50058 Form: The HUD form that housing authorities are required to complete for each assisted household in public housing to record information used in the certification and recertification process and, at the option of the housing authority, for interim reexaminations.

1937 Housing Act: The United States Housing Act of 1937 (42 U.S.C. 1437 et seq.) (24 CFR 5.100)

Adjusted Annual Income: The amount of household income, after deductions for specified allowances on which tenant rent is based. (24 CFR 5.611)

Adult: A household member who is 18 years or older or who is the head of the household, or spouse, or co head.

Allowances: Amounts deducted from the household's annual income in determining adjusted annual income (the income amount used in the rent calculation). Allowances are given for elderly families, dependents, medical expenses for elderly families, disability expenses, and child care expenses for children under 13 years of age.

Annual Contributions Contract (ACC): The written contract between HUD and a housing authority under which HUD agrees to provide funding for a program under the 1937 Act, and the housing authority agrees to comply with HUD requirements for the program. (24 CFR 5.403)

Annual Income: All amounts, monetary or not, that:

- A. Go to (or on behalf of) the family head or spouse (even if temporarily absent) or to any other family member; or
- B. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date; and
- C. Are not specifically excluded from annual income.

Annual Income also includes amounts derived (during the 12-month period) from assets to which any member of the family has access. (1937 Housing Act; 24 CFR 5.609)

Applicant (applicant family): A person or family that has applied for admission to a program but is not yet a participant in the program. (24 CFR 5.403)

As-Paid States: States where the welfare agency adjusts the shelter and utility component of the welfare grant in accordance with actual housing costs. Currently, the four as-paid States are New Hampshire, New York, Oregon, and Vermont.

Assets: The value of equity in savings, checking, IRA and Keogh accounts, real property, stocks, bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles are not counted as assets. (Also see "net family assets.")

Asset Income: Income received from assets held by family members. If assets total more than \$5,000, income from the assets is "imputed" and the greater of actual asset income and imputed asset income is counted in annual income. (See "imputed asset income" below.)

Ceiling Rent: Maximum rent allowed for some units in public housing projects.

Certification: The examination of a household's income, allowable expenses, and family composition to determine the family's eligibility for program participation and to calculate the family's share of rent.

Child: For purposes of citizenship regulations, a member of the family other than the family head or spouse who is under 18 years of age. (24 CFR 5.504(b))

Child Care Expenses: Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for child care. In the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income. (24 CFR 5.603(d))

Citizen: A citizen or national of the United States. (24 CFR 5.504(b))

Consent Form: Any consent form approved by HUD to be signed by assistance applicants and participants for the purpose of obtaining income information from employers and SWICAs, return information from the Social Security Administration, and return information for unearned income from the Internal Revenue Service. The consent forms may authorize the collection of other information from assistance applicants or participant to determine eligibility or level of benefits. (24 CFR 5.214)

Decent, Safe, and Sanitary: Housing is decent, safe, and sanitary if it satisfies the applicable Uniform Physical Conditions Standard inspection criteria.

Department: The Department of Housing and Urban Development. (24 CFR 5.100)

Dependent: A member of the family (except foster children and foster adults), other than the family head or spouse, who is under 18 years of age or is a person with a disability or is a fulltime student. (24 CFR 5.603(d))

Dependent Allowance: An amount, equal to \$480 multiplied by the number of dependents, that is deducted from the household's annual income in determining adjusted annual income.

Disability Assistance Expenses: Reasonable expenses that are anticipated, during the period for which annual income is computed, for attendant care and auxiliary apparatus for a disabled family member and that are necessary to enable a family member (including the disabled member) to be employed, provided that the expenses are neither paid to a member of the family nor reimbursed by an outside source (24 CFR 5.603(d))

Disability Assistance Expense Allowance: In determining adjusted annual income, the amount of disability assistance expenses deducted from annual income for families with a disabled household member.

Disabled Family: A family whose head, spouse, or sole member is a person with disabilities; two or more persons with disabilities living together; or one or more persons with disabilities living with one or more live-in aides. (24 CFR 5.403(b)) (Also see "person with disabilities.")

Disabled Person: See "person with disabilities."

Displaced Family: A family in which each member, or whose sole member, is a person displaced by governmental action (such as urban renewal), or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws. (24 CFR 5.403(b))

Displaced Person: A person displaced by governmental action or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief laws. [1937 Act]

Drug-Related Criminal Activity: Drug trafficking or the illegal use, or possession for personal use, of a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802).

Elderly Family: A family whose head, spouse, or sole member is a person who is at least 62 years of age; two or more persons who are at least 62 years of age living together; or one or more persons who are at least 62 years of age living with one or more live-in aides. (24 CFR 5.403)

Elderly Family Allowance: For elderly families, an allowance of \$400 is deducted from the household's annual income in determining adjusted annual income.

Elderly Person: A person who is at least 62 years of age. (1937 Housing Act)

Extremely low-income families: Those families whose incomes do not exceed 30% of the median income for the area, as determined by the Secretary with adjustments for smaller and larger families.

Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 (42 U.S.C. 3601 et seq.) (24 CFR 5.100)

Family includes but is not limited to:

- A. A family with or without children;
- B. An elderly family;
- C. A near-elderly family;
- D. A disabled family;
- E. A displaced family;
- F. The remaining member of a tenant family; and
- G. A single person who is not an elderly or displaced person, a person with disabilities, or the remaining member of a tenant family. (24 CFR 5.403)

Family Members: All members of the household other than live-in aides, foster children, and foster adults. All family members permanently reside in the unit, though they may be temporarily absent. All family members are listed on the lease.

Family Self-Sufficiency Program (FSS Program): The program established by a housing authority to promote self-sufficiency among participating families, including the coordination of supportive services. (24 CFR 984.103(b))

Flat Rent: A rent amount the family may choose to pay in lieu of having their rent determined under the formula method. The flat rent is established by the housing authority set at the lesser of the market value for the unit or the cost to operate the unit. Families selecting the flat rent option have their income evaluated once every three years, rather than annually.

Formula Method: A means of calculating a family's rent based on 10% of their monthly income, 30% of their adjusted monthly income, the welfare rent, or the minimum rent. Under the formula method, rents may be capped by a ceiling rent. Under this method, the family's income is evaluated at least annually.

Full-Time Student: A person who is carrying a subject load that is considered full-time for day students under the standards and practices of the educational institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree. (24 CFR 5.603(d))

Head of Household: The adult member of the family who is the head of the household for purposes of determining income eligibility and rent. (24 CFR 5.504(b))

Household Members: All members of the household including members of the family, live-in aides, foster children, and foster adults. All household members are listed on the lease, and no one other than household members are listed on the lease.

Housing Assistance Plan: A housing plan that is submitted by a unit of general local government and approved by HUD as being acceptable under the standards of 24 CFR 570.

Imputed Income: For households with net family assets of more than \$5,000, the amount calculated by multiplying net family assets by a HUD-specified percentage. If imputed income is more than actual income from assets, the imputed amount is used as income from assets in determining annual income.

In-Kind Payments: Contributions other than cash made to the family or to a family member in exchange for services provided or for the general support of the family (e.g., groceries provided on a weekly basis, baby sitting provided on a regular basis).

Interim (examination): A reexamination of a family income, expenses, and household composition conducted between the regular annual recertifications when a change in a household's circumstances warrants such a reexamination.

Live-In Aide: A person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities and who:

- A. Is determined to be essential to the care and well-being of the persons;
- B. Is not obligated for the support of the persons; and
- C. Would not be living in the unit except to provide the necessary supportive services. (24 CFR 5.403(b))

Low-Income Families: Those families whose incomes do not exceed 80% of the median income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80% of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low family incomes. (1937Act)

Medical Expenses: Medical expenses (of all family members of an elderly or disabled family), including medical insurance premiums, that are anticipated during the period for which annual income is computed and that are not covered by insurance. (24 CFR 5.603(d)). These expenses include, but are not limited to, prescription and non-prescription drugs, costs for doctors, dentists, therapists, medical facilities, care for a service animals, transportation for medical purposes.

Mixed Family: A family whose members include those with citizenship or eligible immigration status and those without citizenship or eligible immigration status. (24 CFR 5.504(b))

Monthly Adjusted Income: One twelfth of adjusted income. (24 CFR 5.603(d))

Monthly Income: One twelfth of annual income. (24 CFR 5.603(d))

National: A person who owes permanent allegiance to the United States, for example, as a result of birth in a United States territory or possession. (24 CFR 5.504(b))

Near-Elderly Family: A family whose head, spouse, or sole member is a person who is at least 50 years of age but below the age of 62; two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62 living with one or more live-in aides. (24 CFR 5.403(b))

Net Family Assets:

- A. Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks, bonds, and other forms of capital investment, excluding interests in Indian trust land and excluding equity accounts in HUD homeownership programs. The value of necessary items of personal property such as furniture and automobiles shall be excluded.
- B. In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the value of the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining annual income.
- C. In determining net family assets, housing authorities or owners, as applicable, shall include the value of any business or family assets disposed of by an applicant or tenant for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or reexamination, as applicable, in excess of the consideration received therefor. In the case of a disposition as part of a separation or divorce settlement, the disposition will not be considered to be for less than fair market value if the applicant or tenant receives important consideration not measurable in dollar terms. (24 CFR 5.603(d))

Non-Citizen: A person who is neither a citizen nor national of the United States. (24 CFR 5.504(b))

Occupancy Standards: The standards that a housing authority establishes for determining the appropriate number of bedrooms needed to house families of different sizes or composition

Person with Disabilities: A person who:

- A. Has a disability as defined in Section 223 of the Social Security Act, which states:
"Inability to engage in any substantial, gainful activity by reason of any medically determinable physical or mental impairment that can be expected to result in death or that has lasted or can be expected to last for a continuous period of not less than 12 months, or

In the case of an individual who attained the age of 55 and is blind and unable by reason of such blindness to engage in substantial, gainful activity requiring skills or ability comparable to those of any gainful activity in which he has previously engaged with some regularity and over a substantial period of time."

- B. Is determined, pursuant to regulations issued by the Secretary, to have a physical, mental, or emotional impairment that:
 - 1. Is expected to be of long-continued and indefinite duration;
 - 2. Substantially impedes his or her ability to live independently; and
 - 3. Is of such a nature that such ability could be improved by more suitable housing conditions, or

- C. Has a developmental disability as defined in Section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act, which states:

"Severe chronic disability that:

1. Is attributable to a mental or physical impairment or combination of mental and physical impairments;
2. Is manifested before the person attains age 22;
3. Is likely to continue indefinitely;
4. Results in substantial functional limitation in three or more of the following areas of major life activity: (1) self care, (2) receptive and responsive language, (3) learning, (4) mobility, (e) self-direction, (6) capacity for independent living, and (7) economic self sufficiency; and
5. Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated."

This definition does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome. (1937 Act)

No individual shall be considered to be a person with disabilities for purposes of eligibility solely based on any drug or alcohol dependence.

Proration of Assistance: The reduction in a family's housing assistance payment to reflect the proportion of family members in a mixed family who are eligible for assistance. (24 CFR5.520)

Public Housing Agency (PHA): Any State, county, municipality, or other governmental entity or public body (or agency or instrumentality thereof) which is authorized to engage in or assist in the development or operation of low-income housing under the 1937 Housing Act. (24 CFR 5.100)

Recertification: The annual reexamination of a family's income, expenses, and composition to determine the family's rent.

Remaining Member of a Tenant Family: A member of the family listed on the lease who continues to live in the public housing dwelling after all other family members have left. (Handbook 7565.1 REV 2, 3-5b.)

Self-Declaration: A type of verification statement by the tenant as to the amount and source of income, expenses, or family composition. Self-declaration is acceptable verification only when third-party verification or documentation cannot be obtained.

Shelter Allowance: That portion of a welfare benefit (e.g., TANF) that the welfare agency designates to be used for rent and utilities.

Single Person: Someone living alone or intending to live alone who does not qualify as an elderly family, a person with disabilities, a displaced person, or the remaining member of a tenant family. (Public Housing: Handbook 7465.1 REV-2, 3-5)

State Wage Information Collection Agency (SWICA): The State agency receiving quarterly wage reports from employers in the State or an alternative system that has been determined by the Secretary of Labor to be as effective and timely in providing employment-related income and eligibility information. (24 CFR 5.214)

Temporary Assistance to Needy Families (TANF): The program that replaced the Assistance to Families with Dependent Children (AFDC) that provides financial assistance to needy families who meet program eligibility criteria. Benefits are limited to a specified time period.

Tenant: The person or family renting or occupying an assisted dwelling unit. (24 CFR 5.504(b))

Tenant Rent: The amount payable monthly by the family as rent to the housing authority. Where all utilities (except telephone) and other essential housing services are supplied by the housing authority or owner, tenant rent equals total tenant payment. Where some or all utilities (except telephone) and other essential housing services are supplied by the housing authority and the cost thereof is not included in the amount paid as rent, tenant rent equals total tenant payment less the utility allowance. (24 CFR 5.603(d))

Third-Party (verification): Written or oral confirmation of a family's income, expenses, or household composition provided by a source outside the household.

Total Tenant Payment (TTP):

- A. Total tenant payment for families whose initial lease is effective on or after August 1, 1982:
 - 1. Total tenant payment is the amount calculated under Section 3(a)(1) of the 1937 Act which is the higher of :
 - a. 30% of the family's monthly adjusted income;
 - b. 10% of the family's monthly income; or
 - c. If the family is receiving payments for welfare assistance from a public agency and a part of such payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of such payments which is so designated.

If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under section 3(a)(1) shall be the amount resulting from one application of the percentage.
 - 2. Total tenant payment for families residing in public housing does not include charges for excess utility consumption or other miscellaneous charges.
- B. Total tenant payment for families residing in public housing whose initial lease was effective before August 1, 1982: Paragraphs (b) and (c) of 24 CFR 913.107, as it existed immediately before November 18, 1996, will continue to govern the total tenant payment of families, under a public housing program, whose initial lease was effective before August 1, 1982.

Utility Allowance: If the cost of utilities (except telephone) and other housing services for an assisted unit is not included in the tenant rent but is the responsibility of the family occupying the unit, an amount equal to the estimate made by a housing authority of the monthly cost of a reasonable consumption of such utilities and other services for the unit by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment. (24 CFR 5.603)

Utility Reimbursement: The amount, if any, by which the utility allowance for the unit, if applicable, exceeds the total tenant payment for the family occupying the unit. (24 CFR 5.603)

Very Low-Income Families: Low-income families whose incomes do not exceed 50% of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50% of the median for the areas on the basis of the Secretary's findings that such variations are necessary because of unusually high or low family incomes. Such ceilings shall be established in consultation with the Secretary of Agriculture for any rural area, as defined in Section 520 of the Housing Act of 1949, taking into account the subsidy characteristics and types of programs to which such ceilings apply. (1937 Act)

Welfare Assistance: Welfare or other payments to families or individuals, based on need, that are made under programs funded by Federal, State or local governments. (24 CFR 5.603(d))

Welfare Rent: In "as-paid" welfare programs, the amount of the welfare benefit designated for shelter and utilities.

APPENDIX 3

Acronyms

ACC	Annual Contributions Contract
ACOP	Admissions and Continued occupancy Policy
BMHA	Buffalo Municipal Housing Authority
CFR	Code of Federal Regulations
FSS	Family Self Sufficiency (program)
HCDA	Housing and Community Development Act
HQS	Housing Quality Standards
HUD	Department of Housing and Urban Development
INS	(U.S.) Immigration and Naturalization Service
NAHA	(Cranston-Gonzalez) National Affordable Housing Act
NOFA	Notice of Funding Availability
OMB	(U.S.) Office of Management and Budget
PHA	Public Housing Agency
QHWRA	Quality Housing and Work Responsibility Act of 1998
SSA	Social Security Administration
TANF	Temporary Assistance to Needy Families
TTP	Total Tenant Payment

Appendix 4 Income Limits

PMSA: Buffalo-Niagara Falls, NY
FY 2007 MEDIAN FAMILY
INCOME: 59,300

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30% OF MEDIAN	12450	14250	16000	17800	19200	20650	22050	23500
VERY LOW INCOME	20750	23700	26700	29650	32000	34400	36750	39150
LOW-INCOME	33200	37950	42700	47450	51250	55050	58850	62650

Note: HUD posts new program income limits on an annual basis. The HUD posted limits in effect as of the current date are incorporated by reference as applicable.

Appendix 5 Sample Site Based Offer Letter

BUFFALO MUNICIPAL HOUSING AUTHORITY Occupancy and Marketing Department

245 Elmwood Avenue,
Phone: (716) 855-6774

Buffalo, NY 14222
Fax: (716) 881-2343

Date:

THREE BEDROOM FAMILY

A review of your application shows that you qualify to place your name onto a Three Bedroom Family waitlist at the BMHA Development of your choice.

BMHA Developments that have Three Bedroom Family waitlists are:

Development	Estimated wait as of 2/08
Commodore Perry Homes	3 to 6 months
Commodore Perry Extension	3 to 6 months
Jasper Parrish	12 to 18 months
Shaffer Village	3 to 6 months
Kenfield Homes	6 to 12 months
LaSalle Courts	Over 2 years
Langfield Homes	Over 2 year
Lower West Side Homes- <i>Pay utilities</i>	12 to 18 months
Scattered Sites- <i>Pay utilities</i>	6 to 12 months
Ferry Grider Homes	18 to 24 months
Douglass Towers(515 Clinton) only) only)	Over 2 years

Please return this sheet with your choice marked before:

Your failure to respond by this date will result in the withdrawal of your application.

MAIL OR BRING IN YOUR RESPONSE TO:

BMHA OCCUPANCY OFFICE

245 ELMWOOD AVENUE

BUFFALO, NY 14222

If you have any questions, please call 855-6774.

***** Please do not give notice to your present landlord. Entering your name onto a BMHA waitlist is not to be considered the approval of your application. As apartments become available (or are expected to become available) you will be contacted for an interview. This interview will continue the evaluation of your application. Your application may be approved or denied following your interview.*****

Site Selection Agreement

I request the Buffalo Municipal Housing Authority to place my name on the 3bedroom wait list for _____ development. I understand that the waiting period for placement in the development is estimated to be _____ or longer.

I understand that I may place my name on only one site list. I have been advised that I may change my site selection at any time. I understand that if I change my selection my name will be placed onto my new site list as of the date/time of my new selection, and my name will be removed from the waitlist that I had previously chosen.

Signed: _____ Date: _____

Social Security Number: _____ Telephone # _____

Received by BMHA staff: _____ Date: _____

BMHA FAMILY 3 BEDROOM DEVELOPMENTS



Commodore Perry Homes

Management phone # to view apartment: 852-0258

Located within South Park, Hamburg, Chicago and Perry Streets.

Close to South Park (#16), Abbott (#14) and Jefferson (#18) bus lines.

Utilities included.

Central heating and electric cooking. Laundry facilities nearby.



Commodore Perry Extension (Family)

Management phone # to view apartment: 852-0258

Boardered by South Park, Lousiana and Chicago Streets.

Close to South Park (#16), Abbott (#14) and Jefferson (#18) bus lines.

Utilities included.

Gas heat. Electric cooking. Laundry facilities nearby.



F. Douglass Towers

Management phone # to view apartment: 853-8378

Located on Clinton Street near Jefferson Avenue. Close to Clinton (#2) and Jefferson (#18) bus lines. Most utilities included. Central boiler heat. Gas

cooking. Laundry facilities in building.



Ferry Grider Homes

Management phone # to view apartment: 894-7418
Located on Ferry near Grider. Close to Kensington (#13) and Utica (#12) bus lines. Most utilities included. Stove provided in each apartment. Gas heat and cooking. Laundry hook-ups in basement.



Jasper Parrish

Management phone # to view apartment: 873-6362
Located on Hertel near Military Road.
Close to Grant (#3) and Fillmore-Hertel (#23) bus lines.
Utilities included.
Gas heat and cooking. Laundry hook-ups in basement.



Kenfield Homes

Management phone # to view apartment: 883-3300
Located on Tower Street behind Kensington High School.
Close to Bailey (#19) and Utica (#12) bus lines.
Utilities included.
Central heating and electric cooking. Laundry hookups in basement.



Langfield Homes

Management phone # to view apartment: 833-0530
Located along Langfield Drive between Suffolk and Eggert Road.
Close to Bailey (#19) and Utica (#12) bus lines.
Utilities included.
Gas heat and cooking. Laundry hook-ups.



LaSalle Courts

Management phone # to view apartment: 873-1214
Located on Kenmore Avenue between Military and Elmwood Avenue.
Close to Kenmore (#30), Grant (#3) and Elmwood (#20) bus lines.
Utilities included.
Gas heat and cooking. Laundry hook-ups in kitchen.



Scattered Sites – Various Locations

Management phone # to view apartment: 852-0258
Utility allowance provided. Utilities to be in tenant's name. Stove and refrigerator provided.
Space for laundry machines. Located on neighborhood streets with only 2 to 4 units grouped in each location.



Shaffer Village (Family)

Management phone # to view apartment: 873-1214

Located on Isabelle Street near Ontario and Skillen Streets.

Close to the Grant (#3), Niagara (#5) and Kenmore (#30) bus lines.

Utilities included, heat regulated by tenant. Stove provided.



Lower West Side Homes

Management phone # to view apartment: 853-8378

Apartments are scattered throughout the lower west side. Close to the Niagara (#5) and the Grant (#3) bus lines. All units have their own entrances, off street parking, basements, laundry rooms, dining rooms, carpeting, and refrigerators and stoves. Tenants must have utilities in their names, a utility allowance is part of the rent. Security deposits are required

Appendix 6 Developments under Management

Note: This Chart lists the BMHA developments that are covered by this Admissions and Continued Occupancy Plan. BMHA also operated other developments that are governed by their own operating agreements. Included in this category are:

- Marine Drive Apartments
- Lakeview Family Homes
- Lakeview on the Park
- Frederick Douglass Associates

**BUFFALO MUNICIPAL HOUSING AUTHORITY
DISTRIBUTION OF UNITS - BY BEDROOM SIZE**

FEDERALLY-AIDED DEVELOPMENTS	TOTAL UNITS	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
A.D Price Courts **	170	-	107	63	-	-	-	-
Commodore Perry Homes **	330	-	81	186	45	11	7	-
A.D. Price Extension	198	-	24	126	45	3	-	-
# Commodore Perry Extension **	413	-	322	7	74	10	-	-
Jasper Parrish	193	-	6	53	98	24	12	-
Shaffer Village	233	-	17	112	70	22	12	-
Kenfield	656	-	120	295	241	-	-	-
LaSalle Courts	206	-	36	125	45	-	-	-
Langfield	310	-	-	176	112	22	-	-
Ferry Grider	210	-	14	150	32	14	-	-
* Kelly Gardens	30	-	26	4	-	-	-	-
* Schwab Terrace	34	-	32	2	-	-	-	-
* F.A. Sedita Apartments	101	9	83	9	-	-	-	-
* Holling Homes	132	-	132	-	-	-	-	-
Kowal Apartments	24	-	24	-	-	-	-	-
* Elmhurst Apartments	24	-	24	-	-	-	-	-
* Slater Courts	24	-	24	-	-	-	-	-
* L.B. Johnson Apartments	206	-	205	1	-	-	-	-
* Camden Apartments	12	-	-	12	-	-	-	-
* Stuyvesant Apartments	148	60	88	-	-	-	-	-
* Msgr . Geary	100	-	84	16	-	-	-	-
Douglass Towers-515 Clinton	59	-	28	15	14	1	1	
<i>(Scattered Sites)</i>								
Site A (Redwood Village)	30	-	-	5	10	8	5	2
Site B (Woodson Gardens)	30	-	-	5	10	8	5	2
Site C	19	-	-	6	7	5	1	-
Lower West Side Homes	61				34	23	4	
* Mullen Manor	40	-	35	5	-	-	-	-
TOTAL FEDERAL	3,993	69	1,512	1,373	837	151	47	4

* Housing for the Elderly

General occupancy developments containing buildings designated for elderly.

Rev. 3/ 08

Appendix 7 BMHA Allocation Plan Chart

DEVELOPMENT DESIGNATIONS.

The following is a breakdown of the unit distribution by development of the Allocation Plan:

DEVELOPMENT	ELDERLY	NON-ELDERLY			TOTAL
		DISABLED	MIXED	FAMILY	
LAKEVIEW HOMES	0	0	108	92	200
A.D.PRICE COURTS	0	0	148	22	170
C.PERRY HOMES	0	0	0	330	330
A.D.PRICE EXT.	0	0	0	198	198
C.PERRY EXT.	112	56	112	140	420
SHAFFER VILLAGE	35	18	54	126	233
KENFIELD HOMES	0	24	98	536	658
KELLY GARDENS	28	2	0	0	30
SCHWAB TERRACE	32	2	0	0	34
F.A. SEDITA APTS.	101	0	0	0	101
HOLLING HOMES	125	7	0	0	132
KOWAL APTS.	0	24	0	0	24
ELMHURST APTS.	23	1	0	0	24
SLATER COURTS	23	1	0	0	24
L.B. JOHNSON APTS.	206	0	0	0	206
CAMDEN APTS.	11	1	0	0	12
STUYVESANT APTS.	148	0	0	0	148
MSGR. GEARY APTS.	100	0	0	0	100
MULLEN MANOR	38	2	0	0	40
JASPER PARRISH	0	0	0	193	193
LANGFIELD HOMES	0	0	0	310	310
LASALLE CTS.	0	18	0	188	206
REDWOOD VILLAGE	0	0	0	30	30
WOODSON GARDENS	0	0	0	30	30
SCATTERED SITE C	0	0	0	19	19
					0
TOTALS	982	156	520	2214	3872

As wheelchair access units are needed - they may be offered to any person in need of a wheelchair access unit upon refusal of the designated group.

- **Record of change in total number of units:**

466 Units demolished at Lakeview Homes

293 Units demolished at Commodore Perry Homes

7 Units combined at Stuyvesant Apartments (accessible)

24 Units demolished at Langfield Homes

790 Unit reduction

(4662 units included in original designated plan

3872 units included in proposed designated plan)

- **Record of formerly designated units redesignated to family units due to waiting list demand (BMHA Board approved 2/6/03)**

56 Units at Commodore Perry Extension

18 Units at Shaffer Village

22 Units at A.D. Price Courts

96 Units re-designated to family units

As wheelchair access units are needed- they may be offered to any person in need of a wheelchair access unit upon refusal of the designated group.

BUFFALO MUNICIPAL HOUSING AUTHORITY DWELLING LEASE

The Buffalo Municipal Housing Authority ("BMHA" or "the Management"), in exchange for rent and for information attested to in this lease, the Tenant's application, and any recertifications, agrees to lease to the Tenant and the Tenant hereby leases from the Management the premises hereinabove described.

This lease is for a definite term beginning on the date above noted, and ending on the date above noted, for the rental amount specified on the cover page of this document.

This lease shall be renewed automatically for definite terms of one month at a time. The monthly rental is PAYABLE BY CHECK OR MONEY ORDER ON OR BEFORE THE FIRST DAY OF THE MONTH. ANY RENTAL PAYMENT NOT RECEIVED BY THE SEVENTH DAY OF THE MONTH SHALL INCUR A LATE FEE. All legal fees, service fees, warrant fees, or late fees shall be payable by the Tenant as rent according to the schedule of charges posted in the Management office and incorporated herein by reference.

I. HOUSEHOLD COMPOSITION AND INCOME

THE TENANT IS REQUIRED BY FEDERAL AND STATE LAW TO ACCURATELY REPORT ALL HOUSEHOLD MEMBERS AND FAMILY INCOME TO THE MANAGEMENT. The leased premises are supported by Federal and State tax dollars, allocated by New York State or US Congress through the US Department of Housing and Urban Development and New York State Division of Housing and Community Renewal, to provide low-income rental housing. Rent is adjusted to each Tenant's total family income, as required by Federal and State regulations. If the information that the tenant furnishes on his/her application or to Management is false, misrepresented, or incomplete, the Tenant's lease is void and tenant subject to eviction and prosecution for both retroactive rent and fraud under State and Federal civil and criminal law.

FEDERAL PROGRAM ONLY: The Tenant must report all changes in income to the Management office at the time of the income change. The failure of the Tenant to report all income changes is grounds for immediate eviction.

STATE PROGRAM ONLY: The Tenant must report all changes in income to the Management office at the time of the Annual Survey, EXCEPT the Tenant is required to report all changes in public assistance immediately. If the Tenant receives income other than public assistance, s/he may document income decreases at the time that such changes occur; however, s/he is required to document income increases at the time of the annual survey. NOTE: Income increases that occur after the tenant receives his or her annual survey, but prior to his or her receipt of a rent change notice, MUST be reported to Management. The failure of the Tenant to report changes with respect to public assistance income immediately or all other income changes at the time of the annual survey is grounds for immediate eviction.

The Tenant can be evicted for failing to immediately report and provide documentation to all persons living in or moving out of the household. Tenant agrees that additional persons moving into the household must be screened and approved by the BMHA before they move in. Tenant's failure to comply with this provision is a material breach of the lease. The Tenant verifies that the list of everyone who will live in the premises supplied on the cover page of this lease is true and accurate.

II. THE TENANT AGREES:

1. At the request of Management, upon annual survey, at the time of any income change between annual surveys or of any changes in public assistance income, to verify by signature and by furnishing certification of facts regarding family composition and income and all other assets (including but not limited to providing a

certified copy of the Tenant's most recent Federal income tax statement, ECDSS budget statements, student income, letters of grants from SS, SSI, and VA, pensions, bank checking and saving accounts, CD's, stocks and bonds, etc.), and to provide a signed release from all household members 18 years of age and over authorizing Management's access to and investigation of all facts material to Tenant's and household members' eligibility for public housing.

2. To follow all rules and regulations prescribed by and/or amended by the Management and listed in the conditions of occupancy set forth below.

3. To make all rent payments by check or by money order at the site designated by the Management, on or before the first day of each month without being billed. Returned personal checks shall not be accepted for six months following the check's return; a second returned check shall result in Tenant's loss of right to pay by check. All tenants receiving ECDSS rental assistance shall use the ECDSS two party check system for payment of their rent. Money paid by tenant to BMHA shall be applied first to due and collectible utility and repair bills, late charges, and/or court/legal fees (these charges become due and collectible two weeks after the BMHA gives the tenant written notice of them) and then to rent.

4. To pay by check or by money order any utilities consumed in excess of the "utility allowance" supplied by Management, at the rates posted in the Management office. Failure to pay utilities to utility companies or to BMHA will result in eviction.

5. To keep the premises in a clean, safe, and sanitary condition, and to pay by check or money order, the cost of any service charges or any damage beyond ordinary wear and tear, according to the housekeeping standards and the scheduled rates provided to the Tenant by the Management as posted in each office and incorporated herein by reference. FEDERAL PROGRAM ONLY: Failure to do so will result in mandatory attendance at Housekeeping Classes.

6. Not to assign this lease; nor to sublet or transfer possession of the premises or any part of the premises nor to give accommodations to boarders, lodgers, or roomers; not to use or permit the use of the premises for any other purpose than a private dwelling solely for the tenant and her/his family, unless a waiver of this section has been granted, in writing, by Management. In the event that such a waiver is granted, it is revocable at any time at the sole discretion of the Management.

7. To assist Management in the maintenance and upkeep of the development, including allowing Management access to the apartment for maintenance and other work; preparing the apartment for the work by removing items from cabinets, cleaning common areas including, but not limited to, hallways and stairways in a manner prescribed by Management unless specifically exempt by Federal or State regulations, etc., when requested by Management.

8. Not to use the premises for any illegal or immoral purposes.

9. Not to display any signs outside of Tenant's apartment, or conduct any business whatsoever from the premises, except where the Tenant has received written permission from Management to engage in business that is incidental to the primary use of the premises.

10. To give minimum of one months Notice to Vacate on a form provided by the BMHA, to quit and surrender the premises in good order and repair, reasonable wear and tear excepted; to pay all unpaid obligations owing the management; and to return the keys to the leased apartment, upon termination of tenancy. The Tenant further agrees to remove all personal belongings at the time tenant vacates, whether voluntarily or by order or warrant; any belongings not so removed shall be considered abandoned and shall be disposed of at the BMHA's discretion after a reasonable period of time (usually 2 weeks, but no longer than 30 days). Tenant

shall be assessed charges for failure to return keys, remove trash, dispose of belongings, and/or clean the apartment, at the rates posted in the Management offices.

11. TRANSFERS. To transfer to an appropriate unit upon appropriate notice by the Management that such a dwelling unit is available, in accordance with the transfer policy approved by HUD in effect at the time and posted in the Management offices, including transfer policies in compliance with Section 504 handicapped accessibility and Title VI requirements. Failure to abide by Management's transfer requirements may result in eviction.

12. A: SECURITY DEPOSITS FOR STATE DEVELOPMENTS: To pay a _____ security deposit in advance as a condition of occupancy to insure faithful compliance with the terms of the lease and the rules and regulations.

B: SECURITY AGREEMENTS FOR FEDERAL AND STATE DEVELOPMENTS: Recipients of public assistance, SSI or additional state payments as defined in Social Service Law §300 shall secure the Authority against non-payment of rent or damages by any appropriate agreement executed by a local social services official.

13. REFERRALS: To accept referrals for counseling, training or education when deemed appropriate by Buffalo Municipal Housing Authority staff.

14. COMMUNITY SERVICES FOR FEDERAL DEVELOPMENTS: Every adult resident between the ages of 18 and 61 years of age will be required to perform 8 hours of Community Service each month or participate in a Self-Sufficiency program for 8 hours per month, unless exempt by law/regulation.

III. THE MANAGEMENT AGREES:

1. To comply with requirements of applicable building codes, housing codes, and regulations materially affecting health and safety; to make necessary repairs to the premises; to keep buildings, facilities and common areas not assigned to the Tenant in a decent, safe and sanitary condition; and to maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances, including elevators, supplied by the Authority.

2. To provide and maintain appropriate waste removal facilities (individual tenant containers are to be provided by the tenant) for ashes, garbage, rubbish and other waste removed from the premises by the tenant.

3. To supply running water and reasonable amounts of hot water and heat as required by State and/or Federal law at appropriate times of the year except where heat or hot water is generated by an installation within the exclusive control of the Tenant and supplied by a direct utility connection.

4. To allow the Tenant exclusive use and occupancy of the leased premises, including reasonable accommodation of the Tenant's guest or visitors not to exceed two (2) weeks unless consent of the Management is obtained; and with the consent of the Management may include foster children and/or live-in aide care of a member of the Tenant's family.

5. To furnish without additional charge, all utilities not metered by unit or in excess of the "utility allowance" amounts contained in schedules posted in the Management Offices.

6. To offer a transfer, if available, where necessary repairs to tenant's premises cannot be made within a reasonable time and render premises unusable. In the event that a transfer is not available, the Management agrees to make provisions for the tenant to stay with family or in a hotel, at the Management's expense, and to pay incidental expenses, EXCEPT THAT while the tenant is staying with family or in a hotel, his or her regular

rent will continue to be due and payable in the same manner as if s/he were in his or her apartment. The Management shall have no obligation to make arrangements at the Management's expense if the Tenant rejects an offer of transfer or if the damage was caused by the Tenant, Tenant's household, guests or acquaintances.

7. **TERMINATION:** Not to terminate or refuse to renew the lease other than for serious or repeated violation of material terms of the lease such as failure to make payment in a timely manner or to fulfill tenant obligations as set forth in the lease or other good cause. The notice of termination to the tenant shall state the specific grounds for the termination, and shall inform the tenant of his/her rights to initiate a grievance. Management shall give:

(a) Fourteen (14) days written notice to pay or to vacate in the case of failure to pay rent in Federal developments; 3 days notice in State developments.

(b) Reasonable written notice, of less than one month, depending on the exigencies of the situation, where the Tenant has engaged in criminal or drug related activity, or created or maintained a threat to the health or safety of other tenants or Authority employees; and

(c) One month's written notice in all other cases.

It shall be a material violation of this lease if eviction petitions are required more than four times in a twelve-month period.

The Tenant agrees that Management's acceptance of any vouchers or other rent payments for the time period following a lease violation or the Notice termination date, shall not constitute a reinstatement of the tenancy nor waive or prejudice BMHA's rights in a summary proceeding.

IV. GENERAL AGREEMENTS

1. **MOVE-IN/MOVE-OUT INSPECTIONS:** The Tenant and Management shall be obligated to inspect the premises prior to occupancy by the Tenant. The Management will furnish the Tenant with a written statement signed by the manager and Tenant of the condition of the premises and the equipment provided with the unit. Management shall further inspect the unit at the time the Tenant vacates and furnish a statement of any charges for extraordinary maintenance and repair beyond normal wear and tear, for trash removal, if necessary, and for excess utilities.

2. **ANNUAL INSPECTION:** The Tenant is obligated to allow Management entry to conduct an annual inspection of the dwelling unit, upon reasonable notice as detailed in paragraph IV. 3.-of this lease. If, after three (3) return visits by Management within three (3) months, the Tenant's apartment fails to pass the annual inspection, based on the housekeeping standards provided to the Tenant and available to the tenant at the Management office, Tenant shall be required to attend a housekeeping course, if available, or face eviction.

3. **ENTRY BY MANAGEMENT:** Management, upon reasonable notification to the tenant, shall be permitted to enter the unit during reasonable hours to perform routine and/or annual inspections, meter reading, maintenance, improvements or repairs, or for removing fixtures, alterations, or additions in the premises which are in violation of the Tenant's lease. A written statement specifying the purpose of Management's entry delivered to the premises at least forty-eight (48) hours prior to entry shall be considered reasonable notification.

Management may enter the premises at any time without notification when there is a reasonable cause to believe that an emergency exists or that the apartment has been vacated. However, if the Tenant and all adult members of his/her household are absent from the premises at the time of entry, Management must leave on the premises a written statement specifying the date, time and purpose of entry.

4. **PETS:** All Tenants are subject to their Tenant Council's rules regarding pets and to BMHA pet policy, which is incorporated herein by reference and available at the Management office. Under no circumstances may a Tenant keep a pet that is vicious, dangerous, or prone to attack. Nondomesticated pets such as snakes,

alligators, monkeys, chicken, goats, etc., are strictly forbidden. Failure to abide by BMHA pet policy will result in eviction.

5. **GRIEVANCE PROCEDURE:** All grievances shall be resolved pursuant to the grievance procedure prescribed by Federal Regulations and posted in the Management Office. However, any eviction based on criminal or drug-related activity is not subject to the grievance procedure but will be sent to Buffalo City Court for summary proceedings.

6. **NON-WAIVER: VALIDITY:** The failure or omission of the Management to terminate this lease for any cause shall not destroy or waive the right of the Management to do so later for same or other reasons. The invalidity of any part of this lease shall not affect the validity of the remainder of the lease.

7. **LEASE MODIFICATIONS:** Any changes to this lease must be accomplished by a written rider executed by both the Tenant and the Management except for rent redeterminations as described on page 1 of this lease and changes to posted schedules of special charges for services, repairs, and utilities, and other rules and regulations incorporated into this lease by reference, so long as said changes are posted in Federally funded developments, according to the requirements of the Federal Regulations found in 24 CFR 966.5.

V. CONDITIONS OF OCCUPANCY

1. The Tenant and members of his/her household, guests, visitors and employees shall comply with all laws and City ordinances affecting the use or occupation of the premises and with all reasonable rules or regulations now or hereafter adopted by the Management for the safety, comfort and welfare of the occupants of the project and BMHA staff.

2. Tenants shall respect the rights and privileges of other tenants and are subject to action by Management upon written complaints and petitions from two or more Tenants.

3. Tenants shall put out garbage and trash on days and times at places designated by the Management. All garbage must be properly contained—no loose garbage or paper bags allowed. Tenant shall be charged as additional rent according to the schedule posted in the Management office for any trash removal or cleanup done by Management due to Tenant's failure to comply. Tenant shall comply with all recycling requirements imposed by local and state ordinances. The tenant is responsible for the prevention of the accumulation of oil and/or grease on parking areas, and must refrain from the storage or accumulation of unsightly items including inoperable automobiles, other vehicles and machinery or appliances on the premises.

4. The Tenant will be held strictly responsible for any loss or damage to BMHA property resulting from overflow from toilets, sinks, washers, bathtubs, or basins due to the Tenant's negligence. Tenant shall also be responsible for loss or damage to other tenants' property, due to negligent acts or omissions of tenant, tenant's household members, guests, visitors, etc. All damage, accidents, or necessary repairs to BMHA property must be reported AT ONCE by the Tenant to the work order repair number at management office.

5. The Tenant shall not make any additions, alterations or repairs, including but not limited to, fans, fences, sheds, exterior shades, awnings, CB, TV, or other wires or articles of any kind, without written consent of the Management. Any repairs made with Management's consent must conform to all building codes. Management, by giving consent, assumes no responsibility or liability for such additions, alterations and/or repairs. No part of the rent shall be payable in repairs or alterations of any description. All repairs and alterations shall become the property of the Management at the termination of the leasehold.

6. The Tenant shall not use or keep flammable materials in the dwelling unit, nor use any method of heating or cooking other than that supplied by the Management. USE OF STOVES FOR HEATING IS A FIRE AND HEALTH HAZARD AND IS STRICTLY FORBIDDEN.

7. Tenants, household members or guests shall not throw anything from the windows or the doors of the dwelling.

8. BALCONIES: In those units that have balconies, the Tenant is advised of the following rules for their own safety, and that of their neighbors:

- a. There shall be no cooking of any kind on the balconies;
- b. The Balconies are not play areas for children, and may not be used as such;
- c. The balconies are not storage areas for household items, trash, garbage or debris, and may not be used as such; and
- d. Tenants, their families and guests must refrain from throwing anything off of the balconies.

9. The Tenant shall not permit his/her children to play in neighbors' yards or in public areas (hallways, elevators, streets, parking areas, etc., except those designated for this purpose), nor shall tenants or their household guests obstruct sidewalks, passages, public halls, stairways, fire escapes, or vestibules or use them for any purpose other than to exit or enter dwellings.

10. The maintenance of lawns and snow removal in front and rear of houses shall be the responsibility of the Tenants residing in houses where walkways, stairs, lawns, and parking areas are used only by one or two households. Tenants who fail to maintain lawns and snow removal shall be subject to maintenance charges. The maintenance of lawns and snow removal in common areas used by more than two households will be the responsibility of the Management. The Tenant is required to clean and maintain the public halls and stairways adjacent to his dwelling in accordance with the BMHA rules, posted or distributed to the Tenant and incorporated herein by reference.

11. Tacks, nails, bolts, screws, or other wall fasteners, or cement used to lay carpets, rugs, or floor coverings, are strictly prohibited. Costs of damages and shall be charged to the Tenant.

12. The Tenant shall use only in a reasonable manner and for the use they were intended all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other equipment and facilities including elevators.

13. The Tenant, his/her household visitors, and guests, shall not destroy, deface, damage or remove any part of the premises or development.

14. The Tenants and their visitors in the development shall conduct themselves in a manner which will not disturb his/her neighbors' peaceful enjoyment of their premises and will be conducive to maintaining the development in a decent, safe and sanitary condition.

15. The Tenant and others on Tenant's premises or visiting tenant in the development shall refrain from any activity, illegal or otherwise, which disturbs the physical or social environment of the development; verbally abusing, threatening, or menacing Management staff or other tenants and/or their guests will subject Tenant to eviction.

16. Absent negligence on the part of the Buffalo Municipal Housing Authority or one of its agents, The Management shall have no liability for any personal property of the tenant.

17a. EVICTION DUE TO CRIMINAL ACTIVITY IN FEDERAL DEVELOPMENTS: A PUBLIC HOUSING TENANT, ANY MEMBER OF THE TENANT'S HOUSEHOLD, OR A GUEST OR OTHER

PERSON UNDER THE TENANT'S CONTROL SHALL NOT ENGAGE IN CRIMINAL ACTIVITY THAT THREATENS THE HEALTH, SAFETY, OR RIGHT TO PEACEFUL ENJOYMENT OF THE PREMISES, OR ANY DRUG-RELATED ACTIVITY ON OR NEAR PUBLIC HOUSING PREMISES, WHILE THE TENANT IS A TENANT IN PUBLIC HOUSING; "DRUG-RELATED CRIMINAL ACTIVITY, FOR PURPOSES OF THIS DWELLING LEASE, MEANS THE ILLEGAL MANUFACTURE, SALE, DISTRIBUTION, USE, OR POSSESSION WITH INTENT TO MANUFACTURE, SELL, DISTRIBUTE, OR USE, OF A CONTROLLED SUBSTANCE (AS DEFINED IN SECTION 102 OF THE CONTROLLED SUBSTANCE ACT (21 U.S.C 802).

17b. EVICTION DUE TO CRIMINAL ACTIVITY IN STATE DEVELOPMENTS: THE FOLLOWING CONDUCT SHALL BE GROUNDS FOR EVICTION: THE UNLAWFUL TRADE, MANUFACTURE, DISTRIBUTION, STORAGE AND/OR SALE OF MARIJUANA OR ANY CONTROLLED SUBSTANCE AS MORE SPECIFICALLY DEFINED AND SET FORTH IN §3306 OF THE PUBLIC HEALTH LAW, AND §220.00 OF THE PENAL LAW OF THE STATE OF NEW YORK, OR THE POSSESSION OF A CONTROLLED SUBSTANCE SUCH AS WOULD CONSTITUTE A VIOLATION OF §§ 220.16, 220.18 OR 220.21 OF THE PENAL LAW OF THE STATE OF NEW YORK, OR THE UNLAWFUL POSSESSION, USE OR DISPLAY OF A WEAPON AS DEFINED IN §265.00 OF THE PENAL LAW OF THE STATE OF NEW YORK, IN THE APARTMENT OR IN THE COMMON AREAS OF THE BUILDING OR ANYWHERE ON THE GROUNDS OF THE DEVELOPMENT BY A TENANT OR A MEMBER OF A TENANT'S FAMILY OR BY ANY GUEST OR OTHER PERSON INVITED OR PERMITTED INTO THE APARTMENT OR COMMON AREAS OF THE BUILDING OR ONTO THE GROUNDS BY A TENANT OR BY A MEMBER OF A TENANT'S FAMILY IN OCCUPANCY WITH THE TENANT, PROVIDED THAT THE TENANT OR SUCH FAMILY MEMBER OR GUEST SHALL HAVE ACTUAL OR IMPLIED KNOWLEDGE OF, OR SHALL HAVE PERMITTED SUCH GUEST OR OTHER PERSON TO ENGAGE IN SUCH UNLAWFUL CONDUCT.

18. CONDITIONAL LIMITATION: In any lease violations involving fraud, criminal, or drug related activity, or creating a threat to the health or safety of other tenants or BMHA Staff, if a written Notice detailing Lease Violations is served on Tenant notifying Tenant of the basis of the lease violations and a lease termination date, this Lease and lease terms shall expire and come to an end fully and completely on the termination date fixed in the Notice of Lease Violation as if that were the date originally fixed in the Lease for its expiration; the Tenant shall become a holdover Tenant after the Notice date and shall quit and surrender the premises to the Management.

____ See LEASE RIDER, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BMHA does business in accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 and does not discriminate on the basis of race, color, creed, sex, age, national origin, disability or handicap.

Appendix 9 Welfare Rent Schedule

WELFARE RENTS

<u>BEDROOM SIZE</u>	<u># OF PERSONS</u>	<u>WELFARE RENT</u>
0	1	\$ 169.00
1	1	\$ 169.00
	2	201.00
2	1	\$ 169.00
	2	201.00
	3	215.00
	4	234.00
3	1	\$ 169.00
	2	201.00
	3	215.00
	4	234.00
	5	254.00
	6	262.00
4	4	\$ 234.00
	5	254.00
	6	262.00
	7	273.00
5	5	\$ 254.00
	6	262.00
	7	273.00
	8+	299.00
6	6	\$ 262.00
	7	273.00
	8+	299.00

This schedule is subject to change and may be updated at any time.

APPENDIX 10 SCHEDULE OF OTHER CHARGES TO TENANTS

Tenants are not charged for services or materials used in the repair of the dwelling units in which they reside unless the work to be done is determined by Management to be beyond the scope of normal use and wear and tear. Charges under the schedule listed shall apply equally to all tenants living in housing operated by the Authority. Unanticipated, miscellaneous and non-recurring services and materials chargeable to the tenant shall be at a cost necessary to reimburse project expense.

The amount listed herein for charges based on costs are those which are current or anticipated as of January 2006. The actual dollar amounts provided in this schedule are the estimated costs that a tenant may be charged for these items. These charges are subject to change based on costs for material, labor or court charge changes.

Late Payment Notice	\$25.00
Petition (Legal Notice for Eviction Establishing Court Date)	
One adult leaseholder	\$50.00
Warrant For Eviction	Cost
Actual costs subject to change based on	
Amounts by City Court. Current costs are:	
Warrant:	
One adult leaseholder (updated 1/08)	\$105.00
Each additional adult leaseholder	\$10.00
Returned Checks	\$10.00
Apartment door, mail or breaker box key replacement	\$ 8.00 each
Lock Changes:	
One door	\$ 25.00
Two doors	\$ 50.00
Walk Up or High Rise Buildings:	
Entrance door key	\$ 8.00
Lock change for entrance door and apartments	
within the building	Material plus Labor
Key Fob	\$15.00
Lockout	\$20.00
Eliminated-No Lockout Service	

NOTE: Residents were notified of a March 1, 2005 effective date for the key and lock related charges

Garbage pick up (at times and dates not designated for collection)	
One to Three Occasions	\$10.00 per bag
Four or More Occasions	\$25.00 per bag

Remove Tote To/From Curb and Return Back

To Apartment Or Place At Curb \$10.00

Refusals or Failure to Completely Prepare for Extermination:

First Occasion	\$50.00
Second Occasion	\$75.00
Third Occasion	\$100.00

Air Conditioners For Developments

Not On Check Meters \$4.00 per month on annual basis

The repair or replacement of items not specifically listed or which are characteristic to a particular development or anything damaged by abuse or neglect, shall be charged at the actual cost of materials plus labor.

Rev. March 2006

BUFFALO MUNICIPAL HOUSING AUTHORITY

AGENDA ITEM

TO: MEMBERS OF THE AUTHORITY **DATE:** March 27, 2007

FROM: Susan M. Grzechowiak
 Director of Management
 and Family Support Services

SUBJECT: Revision to Section 9 of
 the Federal Management
 Resolution - Utility Allowances
 For Msgr. Geary and Mullen Manor

ELECTRIC ALLOWANCES:

MSGR. GEARY				
Bedroom Size	Current		<i>Proposed - 7/1/07</i>	
	Average Monthly KWH	Net Monthly Bill	Average Monthly KWH	Net Monthly Bill
1	386	\$66	409	\$73
2	677	\$103	652	\$106

MULLEN MANOR				
Bedroom Size	Current		<i>Proposed - 7/1/07</i>	
	Average Monthly KWH	Net Monthly Bill	Average Monthly KWH	Net Monthly Bill
1	149	\$36	173	\$41
2	363	\$63	312	\$60

Note: Revisions are made to the utility allowances on an annual basis. New utility allowance schedules will be posted as they are available.

Appendix 12 Fair Market Rents

FAIR MARKET RENTS for 2008

Bedroom Size	Amount
0	\$ 585
1	\$ 586
2	\$ 704
3	\$ 871
4	\$ 962
5	\$1106
6	\$1250

These rents do not apply to public housing. These figures are used as a basis for computation of Flat Rent as determined in Section 9- 1 – b-1.

ADMINISTRATIVE PLAN

FOR THE
BUFFALO MUNICIPAL HOUSING AUTHORITY
SECTION 8 HOUSING PROGRAM

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1. OUTREACH

Outreach to Families

Acceptance of applications will be made known to the public through publication in a newspaper of general circulation as vouchers become available. Further methods of outreach may be implemented as deemed necessary or expedient to reach an adequate number of eligible applicants. Acceptance of applications will be suspended and the wait list closed as it is deemed that an adequate number of applications have been or will be accumulated.

Outreach to Owners

Landlords with suitable properties will be encouraged to make units available for leasing to participating families. Outreach measures will be implemented as determined by need, capacity, and experience as to the efficacy of the measures.

2. ELIGIBILITY

Income

All applicants must meet “Very Low Income” criteria as established by HUD. Applicants may be eligible under the less stringent “Low Income” criteria if they are:

- “continuously assisted” under the 1937 Housing Act;
- displaced by rental rehabilitation activity under 24 CFR 111;
- a non-purchasing family residing in a HOPE 1 (HOPE for Public and Indian Housing Homeownership) or HOPE 2 (HOPE for Multifamily Units) project;
- a non-purchasing family residing in a project subject to homeownership program under 24 CFR 248.173;
- displaced by the prepayment of a mortgage or voluntary termination of a mortgage insurance contract under 24 CFR 248.165.

Additional Criteria

- The head of household must be at least 18 years of age
- The family must provide all required information or documentation
- The family must reside in Erie County, New York or be relocating to Erie County with the assistance to be provided by the program, and reside in Erie County for one year after obtaining assistance.
- The family must not have any outstanding debt to public housing or the Section 8 program.
- The family must not have previously left an assisted unit in violation of obligations of the Housing Choice Voucher program.
- The family must not have a member who has engaged in drug-related or violent activity, regardless of whether or not the activity resulted in an arrest or conviction. The requirement to deny participation may be waived where no such incidents have occurred within the last three years and evidence of successful rehabilitation can be demonstrated.
- The family must not have been evicted from subsidized housing.
- The family must not have been terminated from Section 8 assistance within the past three years.
- The family must provide all required information and documentation and comply with all reasonable requests made by program staff, including requests for information or for a declaration of continued interest in the program.
- Non-citizen students on student visas, are not eligible to be admitted to the Section 8 Program.
- In the case of special-purpose vouchers, the additional qualifications required by those vouchers will also have to be met.

Student Eligibility

The BMHA will restrict the admission of single students enrolled at an institution of higher education. The restrictions will apply to single students 23 years old and younger who are not married, a veteran, or in the armed forces

The above student may be admitted if the student and his or her parent(s) and or guardian(s) are income eligible for the program.

Participation will be denied if the student fails to provide the name and address of all parent(s) and /or guardian(s). All income disclosed would be verified through the regular income verification process, including third party verification.

The income from a student applicant's parent(s) and or guardians(s) will not be needed if the student is deemed to be living independently. This can be established by:

- Provide a copy of a lease or rental agreement, which shows the student, has established a separate household from the parent(s) and/or guardian(s) for at least one year.
- Provide a copy of the applicant's parent(s) and/or guardian(s) tax return documenting the applicant was not claimed as a dependent for the most recent tax year.

Application for Assistance

During periods of acceptance, applications will be taken at the Section 8 office. Applications will be date- and time-stamped and maintained in the order in which they are taken, subject to any preference. Applicants may be required to submit verification of eligibility at the time of submission. Incomplete or apparently ineligible applications may be removed from consideration. False information or misrepresentation of information provided on the application may be grounds for denial or termination of assistance. Where the misrepresentation results in overpayment of assistance, repayment will be required of the participant.

Wait Lists

Opening of a wait list will be announced by public notice in a newspaper of general circulation. Wait lists will be maintained in compliance with 24 CFR 982.204. Applicants may be removed from a wait list if

- The applicant asks to be removed;
- The applicant fails to respond to a request for information or for a declaration of continued interest in the program;
- The applicant fails to provide notice of change of address
- The applicant does not meet eligibility or screening criteria for the program.

Interview

Interviews of applicants may be required to confirm eligibility and complete required paperwork. Applicants who fail to appear for scheduled interviews may be rescheduled once upon a request made within five days of the missed appointment.

Briefing

Applicants will be required to attend a briefing before receiving a voucher. Applicants who fail to appear for a scheduled briefing may be rescheduled once upon demonstration of cause presented within five days of the missed briefing. Accommodation may be considered for an applicant with a disability, so long as such accommodation does not result in a fundamental alteration of the nature of the program or in an undue financial or administrative burden.

An applicant family who has misrepresented income or family circumstances may be deemed ineligible for assistance.

Voucher Issuance

Vouchers will be issued for a period of sixty days. During this time the family must submit a Request for Tenancy Approval for a unit that can be approved under program guidelines. If the family submits a request for a unit that fails to pass program requirements, the number of days from the submission to the denial of approval may be added to the term of the voucher.

Vouchers may be extended one time for a period of an additional sixty days as a reasonable accommodation or if, in the sole opinion of the PHA, market conditions substantiate the need for additional search time.

A family that requests and receives a voucher to move from a subsidized unit will be advised that the contract for that unit will be terminated. If the family subsequently decides not to move, the family must nevertheless submit a Request for Tenancy Approval for the unit, which will then be subject to the approval process, and a new assistance contract will be executed before payments on behalf of the family are resumed.

Applicants and participants who fail to submit a Request for Tenancy Approval within the voucher period may be withdrawn from the program.

Moving

A reexamination will be conducted for participants who move from one assisted unit to another. Participants will be advised that leasing a unit represents a commitment of at least one year. Moves from one dwelling unit to another will be permitted no more than once every twelve months. An exception may be made where, in the sole opinion of the agency, a sufficiently compelling reason exists through no fault of the participant, and there is no reasonable alternative available.

Any request for an exception must be made in writing and requires written agreement from the landlord to break the lease as well as documentation of the

reason for the request. Participants who are denied such a request for will be allowed to request an informal hearing.

Participants who are eligible to move will be required to provide legal notice of their intent to vacate to the landlord and present a copy of the notice. The participant will also be required to provide re-certification information. A voucher will then be issued to the family and the owner will be notified that the contract for the unit will be terminated. If the family subsequently decides not to move, the family will be required to submit a Request for Tenancy Approval for the unit in which they wish to remain so that a new contract can be executed.

The family will not be re-certified at a new apartment if the family moves without permission, vacates a unit without proper notice to the owner, or moves without having paid the tenant portion of rent due to the owner. Moving when these conditions have not been met will be grounds for termination.

3. LEASE APPROVAL

Unit Sizes

Voucher sizes will be issued according to the following standards

Voucher	Minimum # of Persons	Maximum # of Persons
0	1	1
1	1	2
2	2	4
3	3	6
4	6	8
5	8	10
6	10	12

Further consideration may be allowed as follows:

- A living room may be used as a sleeping room.
- Anyone 18 years or older may be assigned a separate bedroom
- Children of the same sex who differ in age by seven or more years may be assigned a separate bedroom.
- Children of the opposite sex may be assigned separate bedrooms when the older child reaches 5 years of age.
- An additional bedroom may be assigned for health reasons when documented by an appropriate health official.

- No allowances or deductions will be given for unborn children or for children not residing in the subsidized unit.
- A live-in aide, employed by or on behalf of a family need not be considered a member of the family in determining family income and total tenant payment. Such arrangement must be supported with a doctor's certification and must not be continued longer than necessary. The live-in aide may not be a person continuously assisted under the current lease. In the event of evidence of drug-related or violent criminal activity by the aide, the participant may be advised that the aide cannot be housed in the assisted unit.

Payment Standards

The director of the program shall determine the payment standards to be used in the program up to the maximum of 110% of the current Fair Market Rents published by the U.S. department of Housing and Urban Development. Payment standards will be set taking into consideration vacancy rates, rents, and quality of the units in the area served, as well as success rates of voucherholders in finding units, financial feasibility of the standards, and other considerations may be used as deemed necessary

Families assisted under the Section 8 Program are required to pay a minimum rent of fifty dollars including the utility allowance. Minimum rent may be waived for a family with a financial hardship. Financial hardship status will be granted, upon approval of the request of the family, for a period of up to ninety days. Hardships may include but not be limited to situations in which families, though no fault of their own,

- Have lost employment before establishing eligibility for unemployment benefits;
- Are awaiting eligibility determination to receive federal, state or local assistance;
- Have lost their income through death or incapacity of a family member.

Hardship status may not be granted before the family provides adequate documentation and the information is verified.

Rent Reasonableness

For each unit leased, the proposed initial rent or request for rent increase must be determined to be reasonable in relation to rents being charged for comparable unassisted units in the area. A database of unassisted units will be used to inform these determinations. Where comparable units are not available for comparison, the comparisons may be made to adjacent areas or to units that most closely resemble the unit being considered.

Approval of Owner

Decisions will be made on a case-by-case basis as to whether to enter into a HAP contract with a landlord or owner. Nothing in the regulations or in this policy is intended to give any owner a right to participate in the program. Approval of a lease may be denied if the owner or landlord has:

- Violated obligations under a Section 8 HAP contract
- Demonstrated noncompliance with HQS or state or local housing codes;
- Committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program;
- Engaged in drug activity;
- Failed to pay state or local real estate taxes, fines or assessments;
- Failed to take action against tenants (including guests) who constitute a threat to the health, safety, or peaceful enjoyment of the premises by other tenants or by residents in the immediate vicinity of the premises, especially tenants who engage in drug-related or violent criminal activity;
- Failed to respond promptly to a reasonable request from Section 8 staff.

Information About Participants

Prospective owners may, upon request, be given the names of other owners who have participated in the program as landlords for the family to whom they are considering leasing a unit.

4. ANNUAL REEXAMINATION

Reexamination

Reexaminations of income, composition, and other factors affecting eligibility of each family will be conducted at least annually. Families will be notified ninety days prior to the anniversary date of their contract. The notice will provide the information necessary for the family to establish continued eligibility for the program. Subsidy calculations at the annual reexamination must take into account any increases in family income.

Zero Housing Assistance

If the family's circumstances become such that no assistance payment is required, the family will be notified that a zero housing assistance payment is available for six months. If there is no change during this period that reestablishes a need for rental assistance, the contract and the family's participation will be terminated.

5. INTERIM REEXAMINATION

Changes in Household Composition

Changes in household composition due to birth, adoption, and court-awarded custody may be reported during the next annual recertification. Families may request an interim re-examination for the addition of a dependent. However, if the family's sole source of income is public assistance, an interim re-examination will not be conducted.

Families must obtain prior approval for all other additions to the household. Section 8 staff will determine if an interim change is required. An interim re-examination must be conducted if there is an increase in family income due to the additional person in the household.

Changes in Income

An interim recertification due to a reported decrease in income will be conducted upon the written request of the family if the decrease in income has lasted or is expected to last at least three months. The change will be implemented no sooner than the first day of the month following the month during which the satisfactory documentation of the decreased income has been obtained. Persons with annualized incomes who actually work less than a full year (e.g., Board of Education) will not be subject to such reexamination.

Zero Income

A family that reports no income shall be required to report monthly to execute a zero-income statement. The family may be required to document cessation of previous income as well as ineligibility for public assistance, unemployment benefits, or other assistance. An interim re-examination will be conducted as soon as an income is obtained. Where there is no income reported for a period of six months, the family may be denied further assistance. If terminated the family will have a right to an informal hearing

Residual Family

Upon break-up of a family, a determination will be made by the agency as to whether assistance should be continued and, if so, which family members should receive the assistance. Minor children will not be allowed to retain status of remaining family members unless a court has awarded emancipated minor status or a court-appointed legal guardian moves into the unit

6. VERIFICATION

Information relating to waiting list preferences, eligibility, admission and level of benefits will be verified prior to admission. During occupancy, items related to eligibility and subsidy determination shall also be verified.

Methods of Verification

Age, relationship, U.S. citizenship, and Social Security Numbers will generally be verified with documentation provided by the family. Third-party verification will be sought for other types of information. Third-party verification (i.e., received directly from a source and not passed through the hands of the family) includes direct contact with the source, in person or by telephone, as well as written documentation.

To obtain third party verification, a request will be sent to the source along with a signed release. If the receiving agency or company fails to reply within ten days, Section 8 staff will make an effort to contact the verifying party to obtain the information by telephone or may use documentation provided by the applicant or participant. When no verification can be obtained, a notarized statement signed by the head or spouse may be accepted.

If necessary, the family will be scheduled for an interim examination if the information on their family appears unstable due to lack of appropriate documentation. In the event that the verified information does not meet the program requirements, the family will be terminated.

Types of Verification

Verification Requirements for Individual Items		
Item to Be Verified	3 rd Party Verification	Hand carried Verifications
Eligibility		
Social Security Numbers	Letter from Social Security, electronic report	Social Security card, third party document stating Social Security Number
Citizenship	N/A	Signed certification, voter's registration card, birth certificate, etc.
Eligible Immigration Status	INS SAVE confirmation #	INS Card
Disability	Letter from medical professional, SSI, etc.	Proof of SSI or Social Security disability payments

Full-time Student Status (if >18)	Letter from school	Document evidencing enrollment
Need for a Live-in Aide	Letter from doctor or appropriate professional	N/A
Expenses		
Child Care Cost	Letter from provider	Bills or receipts
Disability expenses	Letters from suppliers, care givers, etc.	Bills and records of payment
Medical expenses	Letter from provider, record from pharmacy	Bills, receipts, records of payment, etc.
Assets		
Bank accounts	Letter from bank	Passbook, current statement
CDs, bonds, etc	Letter from institution	Tax return, brochure from institution, the CD or bond
Stocks	Letter from broker or holding company	Stock, current statement, current stock price
Real property	Letter from tax office, assessment, etc.	Property tax statement assessment, tax return
Personal property held as an investment	Assessment, bluebook, etc	Receipt for purchase, other evidence
Cash value of whole life insurance policies	Letter from insurance company	Current statement
Assets disposed of for less than fair market value	N/A	Original receipt and receipt at disposition, other evidence
Income		
Earned Income	Letter from employer or verification service	Multiple pay stubs
Self employed	N/A	Tax return from prior year, books of accounts
Regular gifts and contributions	Letter from source	Bank deposits, other similar evidence
Alimony/child support	Court order, letter from source, letter from Human Services	Record of deposits, divorce decree
Periodic payments (e.g., Social Security, welfare, pension, workers' comp, unemployment)	Letter or electronic reports from the source	Award letter, letter announcing change in amount of future payments

Training program participation	Letter from program indicating - enrollment - if HUD- funded - if State or local funding - if it is employment training - if payments are for expenses incurred in order to participate	N/A
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Verification and reporting may be waived for assets that are not of sufficient value to affect the Total Tenant Payment.

Citizenship

Prior to being admitted, or at the first reexamination,

- All citizens and nationals will be required to sign a declaration under penalty of perjury.
- All eligible non-citizens who are 62 years of age or older will be required to sign a declaration under penalty of perjury. They will also be required to show proof of age.
- All eligible non-citizens must sign a declaration of their status and a verification consent form and provide their original INS documentation. Status may be verified through the INS SAVE system or by mail to the INS for a manual check of INS records. Assistance will not be denied, delayed, reduced or terminated because of a delay in the process of determining eligible status, unless the family causes the delay.

Family members who do not claim to be citizens, nationals or eligible non-citizens, or whose status cannot be confirmed, must be listed as non-eligible on a statement signed by the head of household. Any family member who does not declare his status must be listed on the statement of non-eligible members. If no family member is determined to be eligible under this section, the family's admission will be denied.

If a family member knowingly permits an ineligible non-citizen (other than those listed) to reside in the Section 8 unit, the family's assistance will be terminated. The family will not be readmitted to Section 8 for a period of three years.

Social Security Numbers

Prior to admission, each family member who has a Social Security Number and who is at least six years of age must provide verification of his or her Social Security Number. New family members at least six years of age must provide this verification prior to being added to the lease. Children in assisted

households must provide this verification at the first regular reexamination after turning six.

If a member of a participating family indicates they have a Social Security Number, but cannot readily verify it, they shall be asked to certify to this fact and shall have up to sixty calendar days to provide the verification. If the individual fails to provide the verification within the time allowed, the family will be denied assistance or will have their assistance terminated.

Frequency of Verification

Household income and composition will be verified at least annually.

Prior to a new member joining the family, their status will be verified.

Verification of Social Security number will be obtained for each family member over the age of six. This verification will be accomplished prior to admission. For children who do not have a Social Security number, the number will be verified at the regular reexamination following their sixth birthday.

Repayment Agreements

A repayment agreement may be offered to a participant who fails to report income, in an attempt to recover excessive housing assistance payments.

Tenants are expected to remain up to date on all payments. If the payment is late, an Intent to Terminate will be issued. If payment is still not received, a Termination letter will be sent which will include the right to an informal hearing. Failure to keep the agreement will be viewed as default and no future agreements will be made. This will effect eligibility in all programs. Default may result in referral to the Inspector General for investigation and prosecution.

7. INSPECTIONS

Initial

Every housing unit must meet minimum Housing Quality Standards as described in 24 CFR 982.401 before an assistance contract is executed for that unit. An inspection of each unit will be performed in order to insure that it meets these criteria. If the unit fails initial inspection and the owner indicates a willingness to make required repairs, ten days may be allowed to complete the repairs. An additional extension may be granted in cases where weather conditions or pending contracts. A second inspection will be scheduled upon expiration of the extension. If the unit fails this inspection, the family will be advised to seek alternate housing if their voucher has not expired.

Annual

In addition, each unit will be inspected annually to insure that its condition is being maintained. This inspection may be conducted at the time of the family's re-certification or may be scheduled to improve efficiency in the inspection process. If the unit fails annual inspection, the owner will be allowed no more than thirty days to make repairs. If the unit fails the second inspection, payments to the owner will be abated until the unit passes inspection. If the owner has already been paid for the month, the abatement will be deducted from the next month's payment.

Abatements will not be allowed to continue longer than sixty days. When a unit is placed into abatement, the owner and the family will be notified that the contract for the unit will be terminated unless the repairs are made within the time allotted, and the family will be advised to obtain a new voucher to obtain other housing. If the family fails to obtain another voucher before the abatement period expires, their participation in the program may be terminated.

New assistance contracts may be denied owners who have had units abated. In addition, requests for rent increases may be denied for any unit abated within the previous twelve months.

Owners will not be held responsible for any breach in the Housing Quality Standards for which the family is responsible, as provided in 24 CFR 982.402(b) and 982.551(c). Assistance for the responsible family may be terminated (24 CFR 982.552).

Complaint

Complaint inspections may be made to assure compliance with Housing Quality Standards.

Quality Control

Qualified staff will conduct random quality-control inspections in numbers sufficient to meet HUD requirements and to insure consistency in assuring compliance with Housing Quality Standards

Missed Appointments

For any scheduled inspection for which the inspector cannot gain access to the unit, one rescheduling will be allowed. Upon a second such incident, the unit may be considered to have failed final inspection.

Smoke Detectors

Housing Quality Inspections performed by section 8 inspectors will include the New York State code requirement that a smoke detector be installed in each room used for sleeping.

8. TERMINATION

Grounds for Termination

Assistance may be terminated if the family

- Owes money to any federal housing assistance program;
- Has violated any family obligation under 24 CFR 982.551;
- Has engaged in drug-related or violent criminal activity, regardless of whether or not the activity results in an arrest or conviction;
- Breaches a repayment agreement;
- Commits fraud in connection with any federal housing assistance program;
- Fails to re-certify eligibility as required;
- Moves from an assisted unit without approval;
- Has a family member over the age of 18 who fails or refuses to sign HUD 9886;
- Has damaged an assisted unit resulting in its failing Housing Quality Standards;
- Refuses the reasonable request of agency staff.

A family who has misrepresented income or family circumstances may be terminated from participation in the program. Where the misrepresentation results in overpayment of assistance, repayment will be required of the participant.

No family whose assistance is terminated may be reinstated to the program. The family must reapply when applications are being accepted and take their place on the waiting list. Furthermore, a family whose assistance is terminated will not be issued another voucher until at least three years have elapsed.

Absence from Unit

Housing assistance payments terminate if no family member is residing in the unit for longer than sixty days. In the case of illness or hospitalization, a resumption of assistance may be permitted at the discretion of the agency, so long as no more than six months have elapsed.

9. GRIEVANCE PROCEDURES

Informal Review for Applicant

Applicants who are denied participation in the program will be notified of the reasons for the denial and advised that they have ten days from the date of the notice to submit a written request for an informal review of the decision. A staff member not involved in the decision will conduct the review. The applicant will be allowed to present oral or written objections at the review. The applicant will be notified of the final decision after the review, which will include a brief statement of the reasons for the final decision.

Informal reviews will not be available (24 CFR 982.554) to dispute any

- Discretionary administrative determinations;
- General policy issues or class grievances;
- Determination of unit size under subsidy standards;
- Determination not to approve extension or suspension of a voucher term;
- Determination not to approve tenancy;
- Determination that a unit does not meet HQS;
- Determination that a unit does not meet HQS because of family size or composition.

Informal Hearing for Participant

Participants may request an informal hearing (24 CFR 982.555) to dispute

- A determination of annual or adjusted income, and the use of such income to compute the housing assistance payment;
- A determination of the appropriate utility allowance from the utility allowance schedule;
- A determination of the unit size under the subsidy standards;
- A determination to terminate assistance because of the family's action or failure to act;
- A determination to terminate assistance because of the family's absence from the unit for more than sixty days.

Participant families will be notified that they have ten days to submit a written request for an informal hearing. The family will be given the opportunity to review any documents that are directly relevant to the hearing and make copies at the family's expense. The family must also make available any relevant documents that it has prior to the hearing. A staff member who has not participated in the decision will conduct the hearing. The participant will receive a copy of the hearing decision.

A family may request to reschedule a hearing date only upon showing "good cause," which is defined as an unavoidable conflict that seriously affects the health, safety, or welfare of the family.

Informal hearings will not be available to dispute any

- Discretionary administrative determinations;
- General policy issues or class grievances;
- Establishment of utility allowance schedules;
- Determination not to approve extension or suspension of a voucher term;
- Determination not to approve tenancy;
- Determination that a unit does not meet HQS
- Determination that a unit does not meet HQS because of family size or composition.
- Determination by the agency to exercise or not to exercise any right or remedy against an owner under a HAP contract

Any changes in policy resulting in significant impacts will be subject to comment and approval prior to implementation. Significant impacts are defined as termination of assistance.

10. OPERATING RESERVE

An operating reserve will be maintained as a resource to pay Section 8 administrative costs that exceed earned administrative fees for a fiscal year. Use of more than \$25,000 of this reserve will require approval of the Board of Commissioners.

11. PROJECT-BASED PROGRAM

Any project-based Section 8-subsidized units will be filled from the wait list. However, the wait list may be opened exclusively for project-based subsidy as well as together with tenant-based rent subsidy applications.

12. HOMEOWNERSHIP OPTION

The homeownership option will be administered according to 24CFR Parts 5, 903, and 928.

The purpose of this program will be to provide the possibility of homeownership through self-sufficiency training and support to firsttime homebuyers as defined by current HUD policy or for families acquiring shares in a cooperative. Parameters will be provided in order to minimize defaults.

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

Eligibility

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

Application

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

Enrollment will be limited to 20 participants

Homeownership Counseling

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

Program Requirements

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

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

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

Financing

The program will prohibit private-seller financing and any financing, which includes balloon payments. The maximum interest rate may be no more than one percentage point above the current Fannie Mae ninety-day delivery note rate. The BMHA may review lender qualifications and loan terms before authorizing homeownership assistance. The BMHA reserves the right to approve any financing, refinancing, or other debt.

Inspections

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

Limitations

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

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

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

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voucher, 8, 9, 10, 19, 22, 23, 24, 25, 26
wait list, 4, 6
written request, 13, 23
zero, 13, 14

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Byron W. Brown the Mayor certify
that the Five Year and Annual PHA Plan of the Buffalo Municipal Housing Authority is
consistent with the Consolidated Plan of Buffalo, New York prepared
pursuant to 24 CFR Part 91.

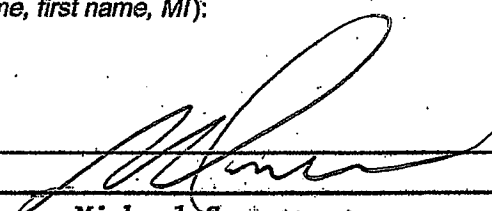
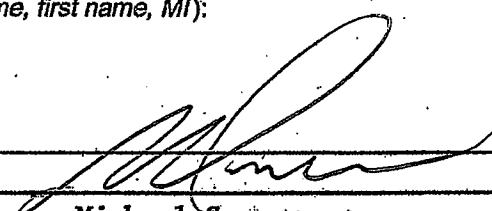
Byron W. Brown 4/11/08

Signed / Dated by Appropriate State or Local Official

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known:</i> Congressional District, <i>if known:</i> ^{4c}	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, <i>if known:</i>	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, <i>if applicable:</i> _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Michael Seaman</u> Title: <u>Chairman</u> Telephone No.: <u>716-855-6711</u> Date: <u>4/11/08</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

BUFFALO MUNICIPAL HOUSING AUTHORITY
Program/Activity Receiving Federal Grant Funding

AGENCY PLAN

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

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

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

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

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

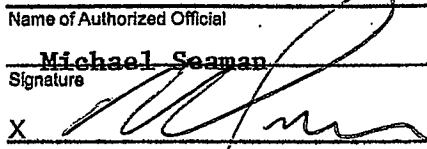
(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

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

Name of Authorized Official <u>Michael Seaman</u>	Title <u>Chairman</u>
Signature 	Date <u>4/11/08</u>

Certification of Payments to Influence Federal Transactions

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

Applicant Name

BUFFALO MUNICIPAL HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

AGENCY PLAN

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

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

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

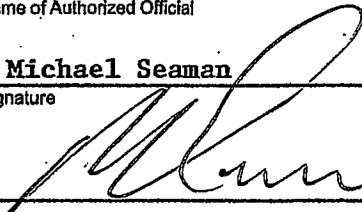
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

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

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

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

Name of Authorized Official Michael Seaman	Title Chairman
Signature 	Date (mm/dd/yyyy) 4/11/08

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Standard PHA Plan
PHA Certifications of Compliance**

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual, X standard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

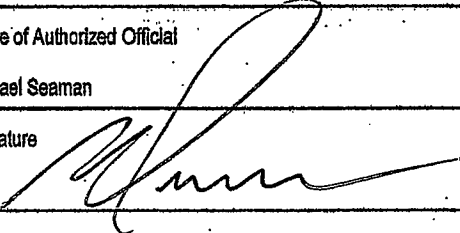
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Buffalo Municipal Hsg. Authority
A Name

NY002
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 2008
- Standard Five-Year PHA Plan for Fiscal Years 2006- 2011, including Annual Plan for FY 2009
- Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

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

Name of Authorized Official Michael Seaman	Title Chairman
Signature X 	Date 4/11/08

Violence Against Women Act

Statement of the goals, objectives, policies or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

(A) List of activities, services or programs provided or offered by an agency either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault or stalking:

BMHA provides a list of service providers who specialize in working with victims of domestic violence with the initial move-in packet as well as making it available to all residents through the Tenant Councils and Management Offices.

1. Family Justice Center of Erie County
237 Main Street, 14th Floor
Buffalo, NY 14203
(716) 558-SAFE
2. Child & Family Services
Crisis Hotline: (716) 884-6000
3. Shelter for Abused Women & Children - Haven House
(716) 884-6002

(B) List any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing:

In accordance with the Violence Against Women And Justice Department Reauthorization Act of 2005, Public Law 109-162 ("V.A.W.A"), any criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of tenant's household or any guest or other person under tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or immediate member of Tenant's family is the victim or threatened victim of that abuse. Tenant shall be notified of the need to file with Landlord a certification form or similar document, and Landlord shall act in accordance with guidelines necessary to protect the victim from further abuse, including terminating the tenancy of any person abusing said victim. The victim's confidentiality shall be protected in any reasonable manner, and Landlord shall discuss with the victims and any law enforcement authority the appropriateness of possible transfer if such is deemed necessary.

The Housing Authority will provide Notice to all residents in Public Housing and Section 8 a notice outlining the law, how the law protect them, what they should do to get an abuser out of the household and what they need to provide to the Housing Authority for protection under VAWA. Notices will be given to each tenant at time of annual certification with the tenant providing signature as proof of receipt.

The Buffalo Municipal Housing Authority has a working relationship with the Erie County District Attorney's Domestic Violence Section. Per the ACOP, victims of domestic violence are considered an emergency and are provided priority status in terms of obtaining BMHA housing.

(C) List any activities, services, or programs provided or offered by the Housing Authority to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families:

The Boys & Girls Clubs of Buffalo offers prevention/education programs to youth ages 8-17 years old that are designed to promote self-esteem, healthy attitudes/ lifestyles and relationships– dating, date violence and date rape.