PHA 5-Year and Annual Plan

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

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Information PHA Name:Buffalo Municipal I	Housing Author	rity	рна Со	de: _NY002	
		h Performing	☐ Standard	HCV (Section 8)	de111002	
	PHA Fiscal Year Beginning: (MM/YYYY)):07/2012				
2.0	Inventory (based on ACC units at time of	FY heginning i	in 1.0 above)			
	Number of PH units: _4213			umber of HCV units:137	2	
2.0	Cock and and Torre					
3.0	Submission Type	Annual I	Plan Only	5-Year Plan Only		
4.0						
4.0	PHA Consortia	PHA Consortia	a: (Check box if submitting a joi	nt Plan and complete table be	elow.)	
		PHA	Program(s) Included in the	Programs Not in the	No. of Uni	ts in Each
	Participating PHAs	Code	Consortia	Consortia	Program	HCM
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 c	only at 5-Year I	Plan update.			
5.1	Mission. State the PHA's Mission for serv	ring the needs of	of low-income, very low-income	e, and extremely low income	families in the F	PHA's
	jurisdiction for the next five years:		·	·		
	The mission of the BMHA is to promote addiscrimination.	lequate and aff	ordable housing, economic oppo	ortunity and a suitable living	environment fre	ee from
	discrimination.					
5.2	Goals and Objectives. Identify the PHA's	auantifiable o	oals and objectives that will ena	hle the PHA to serve the nee	ds of low-incom	ne and very
3.2	low-income, and extremely low-income far					
	and objectives described in the previous 5-		,	1 0		
	See Attached					
	See Attached					
	PHA Plan Update					
6.0	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: ACOP, PIH FSS Action Plan,					
	Section 8 Administrative Plan See Attached					
	(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. 476 Louisiana Street, Buffalo, New York 14204					
	elements, see Section 6.0 of the instruc	tions. 4/6 Lou	usiana Street, Buffalo, New Yo	ork 14204		
7.0	Hope VI, Mixed Finance Modernization or					
'**	Programs, and Project-based Vouchers. TI ACC units that the Authority maintains	ne addition of	Walden Park (NY002000045)	and Hertel Park (TBD) will	l expand the nu	ımber of
	Acc units that the Authority maintains	winic staying	under its Partelour mint. See	Attacheu		
8.0	Capital Improvements. Please complete	Parts 8.1 throug	gh 8.3, as applicable.			
	Capital Fund Program Annual Statemer	nt/Performanc	e and Evaluation Report. As a	nart of the PHA 5-Year and A	Annual Plan and	nually
8.1	complete and submit the Capital Fund Pro					•
	open CFP grant and CFFP financing. See	Attached				
	Capital Fund Program Five-Year Action	Plan. As part	t of the submission of the Annua	al Plan, PHAs must complete	and submit the	Capital Fund
8.2	Program Five-Year Action Plan, form HUI	D-50075.2, and	I subsequent annual updates (on	a rolling basis, e.g., drop cur		
	for a five year period). Large capital items	must be include	led in the Five-Year Action Plan	n. See Attached		
0.5	Capital Fund Financing Program (CFFI	P).				
8.3	☐ Check if the PHA proposes to use any p		apital Fund Program (CFP)/Rep	lacement Housing Factor (RI	HF) to repay deb	ot incurred to
	finance capital improvements.					
9.0	Housing Needs. Based on information pro	ovided by the a	pplicable Consolidated Plan inf	formation provided by HUD	and other genera	ally available
7.0	data, make a reasonable effort to identify the	ne housing need	ds of the low-income, very low-i	income, and extremely low-in	ncome families	who reside in
	the jurisdiction served by the PHA, includi					
	other families who are on the public housing issues of affordability, supply, quality, according to the public housing issues of affordability, supply, quality, according to the public housing the housing the public housing the hou				iousing needs m	iust address
	and the second s	, size	, and location. Dec Ittu	· 		

- 9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Authority is actively expanding its ACC unit portfolio throughout the City of Buffalo with the acquisition of the Walden Park Senior Apartment Complex and the Hertel Park Senior Apartments. This will put the Authority closer to its Faircloth limit. See Attached
- 10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.
 - (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. See Attached
 - (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" See Attached
- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

- **5.1 Mission**. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.
- **5.2** Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.
- **6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:
 - (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
 - (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

- 2. Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
- Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
- 4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- 6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.
- 7. Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).
- 8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

- Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
- 10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.
- 12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
- 13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.
- 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers
 - (a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm
 - (b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

- (d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
- 8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.
 - 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the Capital Fund Program Annual Statement/Performance and Evaluation Report (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:
 - (a) To submit the initial budget for a new grant or CFFP;
 - (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
 - (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- At the end of the program year; until the program is completed or all funds are expended;
- When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

- portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's
- $\underline{http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm}$
- 9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
 - 9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- 10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:
 - Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
 - Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).
- 11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA
 - Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations
 - Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - Resident Advisory Board (RAB) comments.
 - Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
 - Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.1.
 - Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only). See instructions in 8.2.

Admissions & Continued Occupancy Policy (ACOP)

Amendments and Revisions

Fiscal Year 2013

Section 8 Administrative Plan

page 6

2. Eligibility

Application for Assistance

In 2012, completed applications will be date and time stamped and maintained in the order in which they are taken, subject to preferences. The Authority has begun investigating a lottery based system to facilitate a more efficient Section 8 application intake process. [Beginning July 1, 2012, Section 8 applications will be accepted utilizing this method]-struck from proposed amendment]

Public Housing Family Self Sufficiency Action Plan

Section 2 Estimate of Participating Families

page 1

Original:

The BMHA proposes a program size of 25 to be serviced by a Family Self Sufficiency Coordinator and two (2) case managers

Revised:

The BMHA proposes a program size of 25 to be serviced by a Family Self Sufficiency Coordinator [and two (2) case managers]-struck from original

Section 5 Incentives to Encourage Participation page 2

Interim withdrawals may be considered if funds are required to assist the FSS participant in achieving one or more of the interim goals contained in the ITSP. Interim goals consist of (1) school tuition or other school costs. (2) job training expenses. (3) business start-up expenses and (4) car when public transportation is unavailable or inaccessible to the family. In addition, there must be a minimum of \$500 in the FSS escrow account and no more than 50% of the total escrow funds may be requested. The FSS participant may only request escrow funds twice a year except under extreme circumstances. Once an interim withdrawal is disbursed, it is the responsibility of the FSS Coordinator to monitor the use of escrow funds for the purpose approved in the request. Should funds be used for purposes other than request, the FSS participant would be considered in noncompliance with the Contract of Participation and the FSS participant will be terminated from the FSS program

Admissions & Continued Occupancy Policy (ACOP)

Amendments and Revisions



Fiscal Year 2013

Section 8.2 Contacting the Prospective Tenant for Leasing

ACOP page 42

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 <u>and security deposit</u>

• [Section 8.2 Contacting the Prospective Tenant for Leasing]-struck from proposed amendment

Section 9.1 Ab.) Contacting the Prospective Tenant for Leasing

ACOP page 45

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.

Flat rent will be offered once per year, Interim rent changes will not be eligible for flat rent

10.1 Annual Re-Examinations and Subsequent Requirements

ACOP page 54

Original:

Those resident household on a Flat Rent system will be reexamined at least once [every three (3) years.]

Revised:

Those resident households on a Flat Rent system will be reexamined at least once every <u>twelve (12)</u> months.

10.5 B. Termination of Tenancy

ACOP page 61

Collection efforts of all sums due to the Authority under any leasehold shall occur immediately following eviction, and those efforts shall include disclosure of these efforts to the EIV reporting system as bad debt, and also to any third-party collection efforts until payment in full, along with any chargeable costs of collection, have been received

Dwelling Lease Section I

ACOP Appendix 8 BHMA Lease

I. Household Composition & Income

<u>Department of Housing and Urban Development (HUD) mandates the use of Enterprise Income</u>

<u>Verification (EIV) to verify all income sources for all federally funded housing developments</u>

Financial Resources Planned Sources and Uses

	Sources	Amount	Uses
1.	Federal grants (FYE 2012 grants)		
a)	Public housing operating fund	20,712,182	Operating expenses
b)	Public housing capital grant (CFP2011)	8,261,833	Capital improvements
c)	Replacement housing factor (2011)	1,121,619	New housing units
			Housing assistance payments and
	Annual contribution Sect 8 - tenant based		administrative fees for BMHA and the
f)	assistance	6,159,166	City of Buffalo voucher programs
	Resident opportunity and self sufficiency		Family self sufficiency and neighborhood
g)	grants	789,000	network services
	Prior year federal grants (unobligated funds		
2.	only)		
a)	Capital fund grant 2010	5,232,942	Capital improvements
b)	Replacement housing grants 2008	1,334,020	New housing units
c)	Replacement housing grant 2010	1,156,306	New housing units
3.	Public housing dwelling rental income	9,444,356	Operating expenses
4.	Interest and other miscellaneous income	1,043,463	Operating expenses
	TOTAL RESOURCES	55,254,887	

Financial Resources Planned Sources and Uses

	Sources	Amount
1.	Federal grants (FYE 2012 grants)	
a)	Public housing operating fund	budget or op sub
p)	Public housing capital grant (CFP2011)	current cfp grant
c)	Replacement housing factor (2011)	current RHF grant
	Annual contribution Sect 8 - tenant based	
f)	assistance	current audit
	Resident opportunity and self sufficiency	
g)	grants	grant portfolio
•	Prior year federal grants (unobligated funds	
2.	only)	
a)	Capital fund grant 2010	obligations worksheet
b)	Replacement housing grants 2008	obligations worksheet
c)	Replacement housing grant 2010	obligations worksheet
,	. 33	J
3.	Public housing dwelling rental income	current audit
4.	Interest and other miscellaneous income	current audit
	TOTAL RESOURCES	

Uses

Operating expenses Capital improvements New housing units

Housing assistance payments and administrative fees for BMHA and the City of Buffalo voucher programs Family self sufficiency and neighborhood network services

Capital improvements New housing units New housing units

Operating expenses

Operating expenses



U.S. Department of Housing and Urban Development Buffalo Office 465 Main Street Buffalo, New York 14203-1780 (716) 551-5755

June 8, 2011

Ms. Dawn Sanders
Executive Director
Buffalo Municipal Housing Authority
300 Perry Street
Buffalo, NY 14204-2270

RECEIVED
BUFFALO MUNICIPAL HOUSING AUTHORITY

JUN 10 2011

EXECUTIVE DEPARTMENT

Dear Ms. Sanders:

This is in response to the Buffalo Municipal Housing Authority's request to renew the Designated Housing Plan (DHP) originally approved on July 17, 1998, with a subsequent two-year extension on August 6, 2003. The Buffalo Office received a request to further extend the Plan on June 1, 2011.

The designated units and developments included in the DHP are contained in the enclosed document.

The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937 and Notice PIH 2006-1 (HA).

Based on the information available to us, the Plan is approved. The Plan will be in effect for two years from the day following the expiration of the current Plan (July 17, 2011). Upon the expiration of the two-year period, the BMHA may submit a written request for an additional two-year extension.

If you have any questions regarding this matter, please contact Jan Galena on 551-5755 ext. 5413.

The Department wishes the BMHA continued success in implementing its Designat Housing Plan.

Sincerely,

Sheila J. Daniels

Acting Director

Office of Public Housing, 2CPH

Enclosure

Allocation Plan Unit Designataions as approved through July 17, 2011

Development	Units Approv Elderly Of Designation Dev # Bedroom S		nly n by Size	Units Approved for Disabled Only Designation by Bedroom Size		Total units affected	Percentage of development affected		
		0 BR	1 BR	2 BR	0 BR	1 BR	2 BR		
C. Perry Ext.	2005		112					112	27.1
Shaffer Village	2008					5	13	18	7.7
Kenfield Homes	2010					24		24	3.7
LaSalle Courts	2011					18		18	8.7
Kelly Gardens	2013		24	4		2		30	100.0
Schwab Terrace	2014		30	2		2		34	100.0
F. A. Sedita Apts	2016	9	83	9				101	100,0
Holling Homes	2018		125			7		132	100.0
Kowal Apartments	2019					24		24	100.0
Elmhurst Apartments	2020		23			1		24	100.0
Slater Courts	2021		23	`	***************************************	1		24	100.0
L. B. Johnson Apts	2022		205	1				206	100.0
Camden Apartments	2026			11			1	12	100.0
Stuyvesant Apts	2027	60	88					148	100.0
Msgr Geary Apts	2031		84	16				100	100.0
Mullen Manor	2034		33	5		2		40	100.0
F. Douglass Tower	2046		44					44	74.6
Totals		69	874	48	0	86	14	1091	
Total Elderly Only 991 Total Disabled Only 100									

BUFFALO MUNICIPAL HOUSING AUTHORITY Buffalo, New York

REPORT ON AUDIT OF BASIC FINANCIAL STATEMENTS AND OTHER SUPPLEMENTAL INFORMATION

FOR THE YEAR ENDED JUNE 30, 2010

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners Buffalo Municipal Housing Authority Buffalo, New York HUD, Buffalo Field Office Lafayette Court 465 Main Street, 2nd Floor Buffalo, New York 14203-1780

We have audited the basic financial statements of the Buffalo Municipal Housing Authority ("the Authority") as of and for the year ended June 30, 2010, as listed in the table of contents. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of June 30, 2010, and the changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated March 8, 2011, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards, and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis as detailed in this Report, is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries made of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of the Authority. The Financial Data Schedule required by the U.S. Department of Housing and Urban Development, the Schedule of Expenditures of Federal Awards and state financial assistance, and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

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MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2010

This Management Discussion and Analysis (MDA) has been prepared in compliance with Governmental Accounting Standards Board (GASB) Statement 34. The purpose of this analysis is to provide information which is relevant for measuring the financial strength of Buffalo Municipal Housing Authority (BMHA). This analysis covers our most recently completed fiscal year in comparison with the prior fiscal year (June 30, 2010 and June 30, 2009, respectively). It is designed to assist the reader in focusing on significant financial issues; provide an overview of BMHA's financial activity; and identifies changes in BMHA's financial position (its ability to address the next and subsequent year challenges).

Since the MDA is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the separate BMHA financial statements.

Organization:

BMHA is a public body corporate and politic pursuant to the laws of the State of New York (the State). It was State created in 1937 to provide low rent housing for qualified persons in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other Federal and State agencies.

The Low Rent Public Housing major funding sources are operating subsidies, rental income and, for capital expenditures, the Capital Fund Program and the Revitalization of Severely Distressed Public Housing Program (HOPE VI).

Basis of Presentation and Accounting:

The enterprise fund is used to account for those operations that are financed and operated in a manner similar to private business, or where the Board has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability. The intent of the governing body is that the costs (expenses, including depreciation) of providing services to the general public on a continuing basis be financed or recovered primarily through user charges.

Financial Statement Analysis:

BMHA's financial statements consist of three statements – a Balance Sheet; a Statement of Revenue, Expenses and Changes in Net Assets; and a Statement of Cash Flows. These financial statements and related notes provide information about the activities of BMHA.

The Balance Sheet and Statement of Revenue, Expenses and Changes in Net Assets

Our analysis of BMHA's finances begins below. One of the most important questions asked about BMHA's finances is, "Is BMHA, as a whole, better or worse off as a result of the year's activities?" The Balance Sheet and the Statement of Revenue, Expenses and Changes in Net Assets report information about BMHA's resources and its activities in a way that helps answer this question. These statements include all restricted and unrestricted assets and all liabilities using the accrual basis of accounting. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2010

The Balance Sheet and Statement of Revenue, Expenses and Changes in Net Assets (Cont'd)

These two statements report BMHA's net assets and changes in them. You can think of BMHA's net assets – the difference between assets and liabilities – as one way to measure BMHA's financial health, or financial position. Over time, increases or decreases in BMHA's net assets are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in tenant base as well as local economic factors to assess the overall health of BMHA.

The Statement of Cash Flows

The final required statement is the Statement of Cash Flows. The statement reports cash receipts, cash payments, and net changes resulting from operations, capital and related financing activities, and investing activities. It provides answers to such questions as "Where did cash come from?" "What was cash used for?" and "What was the change in cash balance during the reporting period?"

Highlights of BMHA 2010 financial statements are as follows:

- Net assets increased by \$1,480,000 in 2010 and \$1,062,000 in 2009.
- BMHA reported operating losses in 2010 (\$6,545,000) and 2009 (\$5,083,000).
- Net non-operating revenues decreased by \$570,000 in 2010 compared to 2009.

Balance Sheet (\$000s omitted)		
·	2010	2009
Assets	_	
Current assets	\$ 39,680	\$ 34,263
Capital assets and escrow cash	117,411	118,094
Other	15,789_	16,442
Total assets	\$172,880	\$168,799
Liabilities:		
Current liabilities	\$ 16,275	\$ 12,204
Noncurrent liabilities	24,196	25,667
Total liabilities	40,471	37,871
Net Assets:		
Invested in capital assets, net	93,226	93,230
Restricted	197	10
Unrestricted	38,986	37,688
Net assets	132,409	130,928
Total Liabilities and Net Assets	\$172,880	\$168,799

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2010

Net assets increased in 2010 due primarily due to net operating income before depreciation. Capital asset additions for 2010 fell short of depreciation expense by about a million dollars. Depreciation expense includes the cost of \$26,000,000 in energy performance improvements amortized over a 20 year period. Energy performance improvements are being depreciated over the same time as HUD subsidies for the program. The energy program covers new equipment such as boilers, lighting systems and plumbing systems. The replacement of BMHA infrastructure affects the quality of life for BMHA residents. More effective heating systems and better lighting are investments that contribute to the health and safety of BMHA residents. From a financial perspective, these investments are expected to enhance the long-term efficiency of the organization and reduce future funding needs.

Net working capital increased \$1,346,000 in 2010 to \$23,405,000 from the prior year's \$22,059,000 and the current ratio decreased from 2.8 to 1 to 2.4 to 1. The working capital increase resulted primarily from the income from operations before depreciation. The current ratio has gone down due to the 1.3 to 1.0 increase in current assets to liabilities 2010 to 2009.

Statement of Revenues, Expenses and Changes in Net Assets (\$000s omitted)

Statement of Revenues, Expenses and Chang	2010	2009	
Operating Revenues:			
Rental revenue	\$ 12,216	\$ 11,958	
Governmental revenue	33,203	31,302	
Other revenue	337	185	
Total operating revenues	45,756	43,445	
Operating expenses:			
Administrative	8,711	8,483	
Tenant services	757	5 7 5	
Utilities	8,619	9,767	
Ordinary maintenance and operation	15,968	14,142	
Protective services	290	146	
General expenses	8,255	5,752	
Housing assistance payments	1,461	1,657	
Depreciation	8,240_	8,006	
Total operating expenses	52,301	48,528	
Operating loss	(6,545)	(5,083)	
Nonoperating revenues (expenses):			
Interest revenue	517	785	
Interest expense	(1,245)	(1,246)	
Casualty losses and other	1,511	1,814	
Total nonoperating revenues	783	1,353	
*	(5,762)	(3,730)	
Capital contributions	7,242	4,792	
Increase in net assets	1,480	1,062	
Net assets - beginning of year	130,928	129,866	
Net assets - end of year	\$ 132,408	\$ 130,928	

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MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2010

BMHA's change in net assets before capital contributions decreased from a loss (\$3,730,000) in 2009 to a loss of (\$5,762,000) in 2010 primarily due to the following:

- Operating revenues increased by \$2,311,000 (5. %) due to some additional government subsidies for developments, additional energy performance grants and service fee revenues, and increases in rental revenues.
- Operating expenses increased by \$3,773,000 (7.8%) due primarily to additional costs for the redevelopment of the AD Price location and an increase in compensated absence expense.
- Non-operating revenues decreased \$570,000 due to lower interest rates and lower development fees for new mixed finance projects.

Capital Asset and Debt Administration

Depreciable Capital Assets (\$000's omitted)

•	2010	2009
Land	\$ 11,634	\$ 11,934
Buildings	336,097	340,129
Equipment	9,103	8,776
1 1	356,834	360,839
Less accumulated depreciation	(239,423)	(242,745)
1	\$ 117,411	\$ 118,094

Depreciable capital assets at June 30, 2010 reflect 2010 property additions of \$8,144,000 improvements discussed earlier herein) offset primarily by scheduled depreciation expense of \$8,240,000.

At June 30, 2010, BMHA had three outstanding Energy Performance Contract Municipal Lease Purchase Agreement borrowings totaling \$25,254,000 (amounts due in one year total \$711,000). These loans were used for energy, conservation improvements, and equipment, and have been subsidized in part as to principal and interest by grants from the New York State Energy Research & Development Authority. Other loans outstanding at June 30, 2010 total \$141,000 for dwelling equipment purchases financed in prior years.

Economic Factors:

- Congressional approval of funding levels for HUD for all aspects of the Low Income Public Housing Program along with all aspects of the Assisted Housing Payments Programs.
- Local rate increases in health benefits plans, utility costs and retirement system costs.
- Local inflationary, recessionary and unemployment trends that affect resident incomes and the amount of rental income. Buffalo is below the national averages for rental income.
- Future funding reductions is a possibility for all HUD funded programs.

Contacting the Authority's Financial Management:

This financial report is designed to provide a general overview of BMHA's finances for all with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Dawn Sander, Executive Director, Buffalo Municipal Housing Authority, 300 Perry

STATEMENT OF NET ASSETS

JUNE 30, 2010

ASSETS	
Current assets	Ф
Cash and cash equivalents, unrestricted	\$ 30,056,9 \$ 5
Cash and cash equivalents, restricted	476,323 3,572,566
Investments, unrestricted	3,3 <i>72</i> ,300 1,047,775
Accrued interest receivable	1,225,349
Accounts receivable, net of allowance	2,025,783
Due from other governments	751,675
Inventories, net of obsolescence Prepaid items	523,083
Total current assets	39,679,539
Noncurrent assets	
Other assets	
Notes and mortgages receivable	15,788,678
Capital assets	
Not being depreciated	11,633,801
Depreciable, net	105,777,692
Total capital assets, net	117,411,493
Total noncurrent assets	133,200,171
Total assets	172,879,710
LIABILITIES	
Current liabilities	
Vendors and contractors payable	7,720,963
Accrued wages/taxes payable	703,250
Accrued compensated absences	1,133,728
Accrued interest payable	135,502
Due to other governments	233,920
Deferred revenue	1,371,625
Notes and bonds payable	745,386
Other current liabilities	816,477 3,134,434
Other accrued liabilities	
Total current liabilities	15,995,285
Current liabilities payable from restricted assets Resident security deposits	279,744
• •	
Noncurrent liabilities Notes and bonds payable	23,439,999
Accrued compensated absences	755,817
Total noncurrent liabilities	24,195,816
Total liabilities	40,470,845
NET ASSETS	
Invested in capital assets, net of related debt	93,226,108
Restricted	196,579
Unrestricted	38,986,178

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS FOR THE YEAR ENDED JUNE 30, 2010

Operating revenues Rental revenue Fee revenue Other governmental grants	\$ 12,216,097 336,614 33,202,922 314
Other revenue Total operating revenues	45,755,947
• -	
Operating expenses Administrative	8,710,901
Tenant services	756,788
Utilities	8,618,722
Ordinary maintenance & operation	15,967,840
Protective services	290,014
Insurance	2,212,527
General expenses	6,043,557
Housing assistance payments	1,461,095
Depreciation	8,239,945
Total operating expenses	52,301,389
Operating loss	(6,545,442)
•	
Nonoperating revenues (expenses)	122,951
Interest revenue, unrestricted	394,411
Mortgage interest revenue	(1,244,744)
Interest expense	702
Fraud recovery	1,542,334
Other revenue	(31,942)
Other expense	783,712
Total nonoperating revenues	
Loss before contributions	(5,761,730)
Capital contributions	7,241,988
Increase in net assets	1,480,258
Net assets, beginning of year	130,928,607
Net assets, end of year	\$ 132,408,865

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED JUNE 30, 2010

Propriets from dividiling ventels \$ 10.1	
16000 big trotti garativi B raviete	8,337
Receipts from keep	6,614
Hotolph non one Borenmen	2,090
Other receipts	30,176
t things to embrohen and subbases	(2,354)
1 (tyritoria) to initiatoral una reliamento	(1,095)
Interprogram transfers	(1)
Net cash used by operating activities	3,767
Cash Flows From Capital and Related Financing Activities	
Capital contributions 7,22	1,988
Purchases of capital assets (7,5)	57,216)
Principal paid on capital debt	79,019)
Interest paid on capital debt	16,067)
Net cash used by capital and related financing activities (2,2	(0,314)
Cash Flows From Investing Activities	
Purchase/sale of investments 2,5	10,625
Increase in notes receivable	3,664
Interest(5	0,412)
Net cash provided by investing activities	3,877
Net increase in cash and cash equivalents	17,330
Balance - beginning of the year 22,9	35,978
	3,308
Balance - end of the year 5 30,5.	
Reconciliation of Cash Flows to Statement of Net Assets	14.005
Cash and cash equivalence, and controlled	6,985
Cash and cash equivalents, restricted	6,323
\$ 30,5	3,308

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED JUNE 30, 2010

(Continued)

Reconciliation of Net Operating Loss to Net Cash Used By Operating Activities

Operating loss	\$	(6,545,442)
Adjustments to reconcile net operating loss to		
net cash used by operating activities:		8,239,945
Depreciation elimination		(2,173,480)
Increase in accounts receivable		569,168
Decrease in due to/from other governments		(65,016)
Increase in inventory		(36,882)
Increase in prepaid expenses		95,720
Decrease in security deposits		1,513,911
Decrease in accounts payable		(1,289,497)
Decrease in accrued wages		822,871
Decrease in compensated absences		3,214,550
Decrease in accrued liabilities		1,236,826
Decrease in deferred credits		• •
Fraud recovery, other revenue, other expense and transfers to other entities reported as nonoperating		1,511,093
Net cash used by operating activities	<u>\$</u>	7,093,767

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NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010

A - Summary of Significant Accounting Policies and Organization:

- 1. Reporting Entity: Buffalo Municipal Housing Authority (the Authority) is a public body corporate and politic pursuant to the Laws of the State of New York which was organized by the State Housing Act of 1937 to provide low rent housing in Buffalo, New York for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD), the New York State Division of Housing and Community Renewal (DHCR), and other federal agencies. Funding for the Authority's programs are primarily through contracts with HUD and DHCR, and rental revenue on units which are owned by the Authority. The Authority's reporting entity does not contain any component units as defined in Governmental Accounting Standards Board Statement No. 14.
- 2. Basis of Presentation: The financial statements of the Authority are prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to government units. The Authority applies all Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) pronouncements issued on or after November 30, 1989, unless they conflict with or contradict GASB pronouncements.
- 3. Measurement Focus: The Authority reports as a special purpose government engaged in business-type activities, as defined by GASB Statement No. 34. Business-type activities are those that are financed in whole or in part by fees charged to external parties for goods or services. The Authority's financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been satisfied.

The Authority's policy for defining operating activities in the statements of revenues, expenses and changes in net assets are those that generally result from exchange transactions such as payments received for services and payments made to purchase those goods or services. Certain other transactions are reported as non-operating activities and include capital contributions and investment income.

- 4. Use of Estimates: The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.
- 5. Cash and Cash Equivalents: Cash and cash equivalents may include demand deposits, U.S. Treasury Funds, and Certificates of Deposit with original maturities of three months or less.

Cash deposits maintained in banks are covered by U.S. Federal Deposit Insurance and by collateral held by custodial banks in the Authority's name based upon the average daily funds available as determined by the banks.

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NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

5. Cash and Cash Equivalents: (Continued)

Collateral is required for demand and time deposits and certificates of deposit not covered by Federal Deposit Insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the state and its municipalities.

Custodial credit risk is the risk that in the event of a bank failure the Authority's deposits may not be returned to it. At June 30, 2010, the Authority's bank deposits were fully collateralized by FDIC coverage and securities held by a third party arrangement in the Authority's name.

- 6. Short-Term Investments: Short-term investments represent collateralized bank certificates of deposit with original maturities of less than one year segregated from operating cash and cash equivalents to generate more favorable interest earnings on otherwise idle cash balances.
- 7. Inventory: Inventory (materials and supplies) is valued at the lower of weighted average cost or market.
- 8. Capital Assets: Capital assets are reported at actual historical cost. For assets being depreciated, expense is calculated over estimated useful lives using the straight-line method. Maintenance and repairs are expensed as incurred; significant improvements are capitalized.

The Authority's capitalization threshold is generally \$1,000. The estimated useful lives of capital assets are:

Buildings	40 years
Building modernization	30 years
Office and other equipment	3-7 years

- 9. Long-Lived Assets: Long lived assets to be held and used or disposed of other than by sale are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Long-lived assets to be disposed of by sale are reported at the lower of its carrying amount or fair value less cost to sell.
- 10. Compensated Absences: The Authority provides for vacation, sick and compensatory time that is attributable to services already rendered. The liabilities are recorded based on employees' rates of pay as of the end of the fiscal year, and include all payroll related liabilities. Payments of these liabilities are dependent upon many factors (including time of leave, retirement, or termination). At June 30, 2010 management has estimated that \$755,818 is payable after the next fiscal year.
- 11. Annual Contribution Contracts: Annual Contribution Contracts provide that HUD shall have the right to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

A - Summary of Significant Accounting Policies and Organization: (Continued)

- 12. Risk Management: The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance, general liability, fire and extended coverage, fidelity bond, automobile, and Director and Officers' liability. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.
- 13. Net Assets: Invested in capital assets, net of related debt consists of net capital assets reduced by outstanding balances of any related debt obligations attributable to the acquisition, construction, or improvement of the assets.

Restricted net assets – consists of net assets subject to external restrictions imposed by creditors (such as through debt covenants), federal or state laws or enabling legislation.

Unrestricted – consists of all other net assets that do not meet the definition of the above restrictions and are available for general use of the Authority.

B - Accounts Receivables:

Current receivables at June 30, 2010, consisted of the following:

Accounts receivable HUD	\$1,843,907
Accounts receivable HOD Accounts due from other governments	181,876
Accounts due from mixed finance & other programs	1,137,341
Accounts due from mixed finance & onto programs Accounts receivable tenants net of allowances of \$431,767	88,008
Accounts 1000144010 tolland 100 02 and	\$3,251,132

C. Prepaid Expenses:

Prepaid expenses at June 30	, 2010, consisted	of the following:
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Prepaid worker compensation	\$ 415,897
prepaid liability insurance	89,621
	13,308
prepaid taxes	4,257
prepaid miscellaneous cost	\$ 523,083

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NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

D - Notes Receivable - Affiliates and Other: The Authority has recorded outstanding mortgage notes receivable due from Lakeview Associates 98, L.L.C., a limited liability company established in 1998, and Lower West Side Homes, L.P., a partnership established in 2006, with assistance by the Authority for the purpose of acquiring and operating rental housing projects in Buffalo, New York. The Lakeview Associates 98, L.L.C. loan is secured by related project property, and accrues interest annually at 4.5% until maturity (February 2042), at which time all unpaid principal and interest is due. The Lower West Side Homes, L.P. loan is secured by related project property, and accrues interest annually at 5.3% until maturity (January 2057), at which time all unpaid principal and interest is due. At June 30, 2010, amounts owed and recognized in these financial statements on the loans totaled \$15,788,678 (\$12,264,690 principal and accrued interest).

Lakeview Associates 98 L.L.C. Owned and managed by a private company and is not considered a component unit in these financial statements. Lower West Side Homes L.P is affiliated with BMHA through a 1% interest held by a BMHA controlled General Partner. Lower West Side Homes is also not included as a component unit due to the 99% controlling interest of the investor partner.

The Authority has outstanding mortgage notes receivable not recorded on the books from the following BMHA managed affiliates: Frederick Douglass Associates, L.P., Frederick Douglass Associates II, L.P., Frederick Douglass Associates III, L.P., Lower West Side Homes, L.P., and AD Price I LLC. The authority also has notes receivable from the privately owned and managed Lakeview Family Homes 2000. All entities established with assistance by the Authority for the purpose of acquiring and operating rental housing projects in Buffalo, New York. None of these entities are considered component units in these financial statements due to investor partner controlling interest. The loans are generally secured by first or second mortgages on related project property, and accrue interest annually at 1% until maturity (2035 through 2044), at which time all unpaid principal and interest is due. At June 30, 2010, principal and interest owed to the Authority on the loans total approximately \$37,000,000.

Since collectability of all receivables under current circumstances is uncertain, management has conservatively only recorded as receivable amounts associated with the Lakeview Associates 98, L.L.C. property, and the Lower West Side Homes, L.P. property (except that accrued interest is not recognized on the receivable from Lower West Side Homes, L.P. property). There is at least a reasonable possibility, however, that these recorded amounts may be reduced by a material amount in the near term should circumstances change.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

E - Capital Assets:

A summary of changes in capital assets were as follows:

	Balance July 1, 2009	Additions	Retirements/ Reclassifications	Balanc June 30 2010	0,
Land	\$ 11,934,290	\$ -	\$(300,489)		633,801
Buildings	340,128,740	7,063,127	(11,094,415)	-	097,452
Equipment - dwellings	1,179,983	51,733	(62,557)		169,159
Equipment - administration	7,596,407	1,029,214	(691,100)		934,521
	360,839,420	8,144,074	(12,148,561)		834,933
Less accumulated deprecation	(242,745,198)	(8,239,952)	11,561,710		423,440)
· · ·	\$ 118,094,222	\$(95,878)	\$(586,851)	\$ 117,	411,493
- Other Current Liabilities: Other current liabilities at June 3	IO 2010 consisted	of the following:			-
		V. (10110 (11110)		ø	227.160
Accounts payable tax credit adv	ances			\$	337,150
New York State Retirement					128,845
Other Governments /projects				,	350,482
				\$	816,477
- Deferred Revenues:					
Deferred revenues at June 30, 201	0, consisted of the	following:			
LIPH operating subsidy				\$	1,317,64
New York State program prepaid	rent				32,69
Prepaid development grant funds					21,28
•				\$	1,371,62
- Accrued Liabilities - Other:					
	0. consisted of the	following:			
Accrued liabilities at June 30, 201	, , ,			\$	2,068,00
Accrued liabilities at June 30, 201	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Ψ	2,000,00
OPEB - Employee Retirement	.,,			Ψ	771,76
	,			Ψ	

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NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

I - Retirement Plan: The Authority participates in the New York State and Local Employees' Retirement System (ERS), which is a cost-sharing multiple employer, public employee retirement system. ERS offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability.

ERS provides retirement benefits as well as death and disability benefits. New York State Retirement and Social Security Law govern obligations of employers and employees to contribute and provide benefits to employees. ERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, New York 12244-0001.

ERS requires employee contributions of 3% of salary except for those who joined ERS before July 1976 or have greater than 10 years of service. For ERS, the Comptroller annually certifies the rates expressed as a percentage of the wages of participants used to compute the contributions required to be made by the Authority to the pension accumulation fund.

The required contributions and rates over the past three years were:

	Amount	Rate
2010	615,923	7.0% - 9.3%
2009	869,661	8.1% - 10.8%
2008	1,136,725	9.0% - 12.1%

The Authority's contributions made to ERS were equal to 100 percent of the contributions required for each year.

J - Postemployment Healthcare Benefits: The Authority maintains a single-employer defined benefit healthcare plan (the Plan) providing for medical benefits to eligible retirees and spouses.

For the fiscal year ended June 30, 2010, the Authority adopted GASB 45 – Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions. This pronouncement establishes standards for the measurement, recognition, and display of other postemployment benefits (OPEB) expenses and related liabilities, note disclosures, and required supplementary information. The Authority has chosen to implement this requirement on a prospective basis.

Benefit provisions are based on individual contracts with the Authority, as negotiated from time to time. The Plan does not issue a publicly available financial report. Eligibility is based on covered employees who retire from the Authority over age 55 with five or more years of service. Retirees are eligible to continue the same coverage as immediately before retirement, for their lifetime. The required contribution is based on projected pay-as-you-go financing requirements, with no current funding of actuarially determined liabilities. For the year ended June 30, 2010, the Authority contributed \$2,245,983 for plan benefits.

Beginning in fiscal 2009, the Authority's annual OPEB expense is calculated based on the annual required contribution of the Authority (ARC). The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and to amortize unfunded actuarial accrued liabilities

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

J - Postemployment Healthcare Benefits: (Continued)

The following table summarizes the Authority's annual OPEB, the amount actually contributed to the Plan, and changes in the Authority's OPEB obligation for the year ended June 30, 2010:

Annual required contribution Normal cost	\$ 804,494
Amortization of unfunded actuarial accrued liability	2,436,914
Subtotal	3,241,408
Year one contributions	(2,167,845)
Increase in net OPEB obligations	1,073,563
Net OPEB 6 30, 2009	1,073,563
Normal cost year two	804,494
Amortization of unfunded actuarial accrued liability year two	2,436,914
Subtotal	3,241,408
Year two contributions	(2,245,983)
Increase in net OPEB obligations	995,425
Net OPEB 6 30, 2010	<u>\$ 2,068,988</u>

As indicated above, the Authority's annual OPEB cost amounted to \$3,241,408, the percentage of annual OPEB cost contributed to the Plan was 66.9%, and the net OPEB obligation for 2010 was \$2,795,344. In subsequent periods, these indicators will be disclosed for three fiscal years.

As of June 30, 2010, the actuarial accrued liability for benefits was \$53,415,513, all of which is unfunded. The annual payroll of employees covered by the Plan was \$11,194,844, and the ratio of the unfunded actuarial accrued liability to the covered payroll was 477%.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the Plan and ARC of the Authority are subject to continual revision as actual results compared with past expectations and new estimates are made about the future. A schedule of funding progress will be presented in future years as required supplementary information. This schedule will display multi-year trend information about whether the actuarial value of Plan assets (if any) is increasing or decreasing over time relative to actuarial accrued liabilities for benefits.

NOTES TO FINANCIAL STATEMENTS **JUNE 30, 2010** (Continued)

J - Postemployment Healthcare Benefits: (Continued)

Projections of benefits for financial reporting purposes are based on the Plan as understood by the Authority and Plan members and include the types of benefits provided at the time of each valuation and the historical pattern of sharing benefit costs between the Authority and Plan members. The methods and assumptions used included techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations. The following assumptions were made:

Retirement age for active employees - based on historical retirement ages blended with typical rates.

Marital status - Assumed 70% of future retirees will be married, with male spouses assumed to be three years older than female spouses.

Mortality - Life expectancies based on mortality tables from the RP-2000 Projected to 2010, 45% Blue

Collar, 55% White Collar.

Turnover - The 2003 Society of Actuaries small plan withdrawal, unscaled was used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.

Healthcare cost trend rate - The expected rate of increase in healthcare premiums was 10.0% initially,

reduced to an ultimate rate of 5.0% after ten years.

Health insurance premiums - 2007 health insurance premiums were used as the basis for calculation of the

present value of total benefits to be paid.

Based on the historical and expected returns of the Authority's general assets, a discount rate of 5.0% was used. In addition, the projected unit credit actuarial cost method was used. The unfunded actuarial accrued liability is being amortized as a level dollar amount on an open basis over a 30 year period.

For years ended prior to June 30, 2009, the Authority expensed the cost of providing health care benefits to retired employees as premium payments were made. The cost of such benefits totaled \$2,168,000 on behalf of 207 eligible retirees for the year ended June 30, 2009. For the year ended June 30, 2010, benefit payments totaled \$2,245,000 on behalf of 209 eligible retirees.

- K Economic Dependency: The Authority receives a substantial portion of its revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's financial status could be adversely affected.
- L Contingencies: The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing grants given to the Authority in the current and prior years.

The Authority is a defendant in lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the Authority that resolution of these matters will not have a material adverse effect on the financial condition of the Authority.

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NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

M -Long-Term Debt:

Current receivables at June 30, 2010, consisted of the following:

	2010	·
Bank Bnergy Performance Contract		
Municipal Lease Purchase	, .,	
Agreement for energy, conservation	ı	, ,
improvements, and equipment,		
monthly installments of		
\$50,993 including interest at the		
estimated subsidized rate of		
4,99% from June 2007		
through March 2026 secured by		
related equipment. Loan amounts		
due in one year total \$306,622.	\$ 6,596,930	
Bank Energy Performance Contract		:
Municipal Lease Purchase		
Agreement for energy, conservation	,	
improvements, and equipment,		
varying quarterly installments rangir	ıg	
from \$159,500 to \$313,225 Including		
interest at the estimated subsidized	•	
rate of 4.97% from October 2007		
through July 2027 secured by		
related equipment. Loan amounts		
due in one year total \$162,124.	10,523,194	
Bank Energy Performance Contract	•	1
Municipal Lease Purchase		
Agreement for energy, conservation		
improvements, and equipment,		•
monthly installments of		
\$48,054 Including interest at the		
estimated subsidized rate of		
4.99% from September 2008		
through August 2028 secured by		
related equipment. Loan amounts		-
due in one year total \$242,320.	6,924,297	
Other loans (\$34,320 is due in		
one year).	140,964	
One teach	24,185,385	
Less current portion	745,386	
ress carrent bornoù	\$ 23,439,999	

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2010 (Continued)

M - Long-Term Debt: (Continued)

Estimated debt service requirements:

	Principal_	<u>Interest</u>
2011	\$ 745,386	\$ 1,116,216
2012	819,533	1,082,191
2013	885,048	1,045,278
2014	915,151	1,005,317
2015	981,584	957,817
2016-2020	6,193,682	3,336,613
2021-2025	8,900,719	2,696,448
2026-2029	<u>4,744,282</u>	629,107
	<u>\$ 24,185,385</u>	<u>\$ 11,868,987</u>

At June 30, 2010, the Authority also has outstanding loans payable due to the State of New York totaling approximately \$523,000. The final annual principal of \$523,000 is due February 2011 plus interest at approximately 3.8%, secured by all rents and related revenues from the related projects. Principal and interest payments due have been subsidized by annual allocations from the State of New York, and it is management's opinion that future cash outlay requirements from the Authority for these loans is remote. As a result, the loans have not been recognized in the Authority's financial statements as a liability.

Other debt related to the original acquisition and early modernization of public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Authority.

N - Leasing Activities (as Lessor): The Authority leases dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the financial statements as "Rental Revenue." Rental Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions, which impact personal income and local job availability.

SUPPLEMENTAL INFORMATION

BUFFALO MUNICIPAL HOUSING AUTHORITY

Buffalo, New York

COMBINING SCHEDULE OF NET ASSETS

JUNE 30, 2010

sh equivalents, unrestricted sh equivalents, restricted

ceivable, net of allowance

erest receivable

umestricted,

ther governments

other programs net of obsolescence

otal current assets

SC

		JONE	JUNE 30, 2010			Resident			
			Revitalization of	American		Opportunity			
		Housing Choice	Severely Distressed Public	Recovery and Reinvestment	State and	Supportive	Central Office	Kimination	Ţ
H	Total AMPs	Vouchers	Housing	ACT (AKKA)	1963	MATERIA			
					7501105	, ,	\$ 5,620,209	•	v3
W		5 598,185	· ·	•	199,081	'		•	
	50,000	CICANCI	``	•	,	•	819,176	•	
	27.75	•	•	•	•	•	1,047,775	•	
	• ;	' 1	•	•	SAL LAS	•	2,779,468	(2,140,889)	
	224,783	22.5		204010	-	66 083	181,816		
	1,568,763	3					2 070 304	(2.152.304)	
	59,076	•	22,924	•	•	. 1	113 161		
	638,514	1.656		. 1	105,530	•		4	
1	25,807,723	597,002	27,167	204,818	4,638,030	66,083	12,631,909	(4,293,193)	- 1
			27,000,01	,	•	t	5,500,800	1	ļ
			10 TOTAL	,	4 964 598		2,879,497	•	
	5,789,706	- 14 612		1	1,159,193	19,434			١
l	91,712,211	14,01			6173.791	19,434	9,691,672	•	
ļ	101,561,983	14,613			102 201	P57 61		•	
	101,561,983	14,613	3 10,288,678					(4 302 163)	
l	127,369,786	611.615	5 10,315,845	204,818	10,761,821	85,517	195,528,12	4400340	1
	į	6	<i>S</i> 1 <i>S</i> 2	156.792	4.183.469		4	(482,483)	
	1/5,805,1					2,389		•	
	414,203		1 ¥		•	•	332,483	•	
	304,008		2	•	•				
	133,249	19379	·	48,026		53,783	3 897,987	(2,152,304)	
	,	_	20		75,935		706.16	•	
	1317642			•	32,697		20717	, ,	
	741,073			•	1		1049.820	(240,000)	_
	•		1 5		, co*o	. 1	2,075,618	D	
ł	2,457,922					280 37		(4.293,193)	_
i	8,588,251	226,610	16 27,167	7 284,81.8	Ť				•
	80.663			1	199,081	1			ı
i							262,622	•	
	77.5,771,22 500,550		, 593			•	- 221,655		
ı	25,25						484.277	•	

Total noncurrent assets

nd contractors payable rages/taxes payable empensated absences

Silifies

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ing depreciated

2 2 ciable, net

ts and mortgages receivable (4,293,193)

7,415,109

66,083

27,167

563

9,424,737

19,434

6,123,791

\$ 20,408,472

19,434

- \$ 6,238,023

10,288,678 10,288,678

384,442 S

95,069,816 S

14,613 196,579 173,250

77,645,533

IS in capital assets, net of related debt d

See

23,710,976 32,299,890

vilities payable from restricted assets security deposits

I current liabilities

ned liabilities

ter programs ter governments revenue 1 bonds payable rent itabilities

nterest payable

1 bonds payable compensated absences

Labilities

ncurrent liabilities

ğ

BUFFALO MUNECIPAL HOUSING AUTHORITY

Buffalo, New York

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

FOR THE YEAR ENDED JUNE 39, 2010

			Revitalization of	to non	American		Resident Opportunity		
Tot	Total AMPs	Housing Choice Vouchers	Severely Distressed Public Housing		Recovery and Reinvestment Act (ARRA)	State and Local	and Supportive Services	Central Office Cost Center	Elimination
₩	9,244,506 S	1	s	6	,	\$ 2,971,791	, 6	- 5000	\$ 24.530.833
••	28,170,758 314	1,867,056	17	710,665	392,301	1,409,055	214,958	438,129	(4,332,001)
	37,415,378	1,867,056	17	710,665	392,301	4,380,846	214,958	5,307,544	(4,532,801)
	9.772.576	184.626			24,347	458,158	85,600	4,392,386	(6,206,792)
	465,900	•		1	,	,	•	•	(465,900)
	675,236	•		•	ı	1	79,204	2,348	•
	7,392,818	•		1	1	1,188,065	1	37,839	- (2007)
	11,977,026	54 7	ב	710,665	367,954	2,540,632	48,169	061,068	(c0*/0c)
	153,980	- 2445				189 072		132,170	•
	5,463,455	6019			•	311,031	1	359,454	(96,402)
	•	1,461,095		٠		1	1 00	- 000	•
	7.517.235	1,581		1	1 100	06/.CS	700.000	٦	- 77K 49T
	45.306,066	1,657,413		710,665	192.301	4,710,700	210,777	00001000	1
	(7,890,688)	209,643				(230,142)	(4,037)	(1,073,914)	2,743,696
	96.348	1,141		•	1	766	,	24,696	•
		•		304,411	•		1	0000	•
	(1,234,551)	•		1	•	(3,439)	. 1	(6,734)	
		70/		•	t	101 256		1 000 156	0.743.696
	31,942)	1 1			•	-	'		
	1,921,873	1,843		304,411		189,183	*	1,110,098	(2.743.696)
	(5,968,815)	211,486		304,411	•	(340,959)	(4,037)	36,184	•
	5,655,609	•	1		1,546,125	1	22,903	17,349	•
	1,330,807	•		1	(1.546.125)			215,318	
·	1,017,601	211,486		304,411	•	(340,959)	18,868	268,851	
	94,052,215	172,956		9,984,267	1	6.578.982	399	20,139,621	
69	\$ 95,069,816	\$ 384,442	s	10,288,678	\$	\$ 6,238,023	\$ 19434	\$ 20,408,472	

taintenance & operation services

operating revenues

verses tive sgement fee rices

ennes ince immental grants operating expenses

come (loss)

penses ssistance payments on ne (loss) before contributions and transfers

om (to) other entities crease) in net assets

ributions

egianing of year nd of year

nonoperating revenues

g revenues (expenses)
venue, unestricted
interest revenue
pense
merty
muse

Опринежают туро. 133		1 10001		VIZT 17			nearly (selection)			
ansan kirannan mangan anga katin nasa in panda anda in anga anga anga anga anga anga anga	Project Total	14.871 Housing Choice Vouchers	14.868 Revisitation of Severely Distressed Public Housing	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.685 Formula Capital Fund Stirrulus Grant	cocc	Subtolal	ELIM	Total
111 Cesh - Unestricted	\$20,046,638	\$398,185	\$ 100T1 11 11 11 11 10 10 1	\$3,971,954	M126411411211141144111	400)))));;;;[[[141]]	\$5,620,209	\$30,056,984	«««««»»»	\$30,058,984
112 Cash - Restricted - Modernizetton and Davelopment	d minimum isanu	\$0	\$1111111111111111111111111111111111111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	real-filed) i ilerat radii	meninaniaana	\$0		\$0
113 Cash - Olhes Restricted	u manaannii mintaanaa	\$196,579	Amauremontateda))e	паптыны пли	\$111(11)111/mstreenss	KIRIDAMAUIIIME	***************************************	\$196,579	MUNIMPRIATE (1) (1921/192	\$196,579
114 Cash - Tenent Security Daposite	\$60,664	пикоряпичен	evamano setatamente	\$199,081		01111194111194111194	***************************************	\$279,745	1) HILLING ## 41 PT LEE FEEL FEEL	\$279,745
115 Cash - Restricted for Payment of Current Liabilities	H MICHARINE		eccommonantine)))	ammenneedit			[[7]]]]])(([4])	***************************************	14061137100011141141141414	
100 Total Cash	620,147,300	\$594,764	\$0	\$4,171,035	\$D	\$0	\$5,620,209	\$30,533,308	\$0	\$30,533,308
THE PARTY OF THE PROPERTY OF T				и поприятыкаа		***************************************		***************************************	***************************************	n mannian naimmentet
121 Accounts Roccivable - PHA Projects	e antaniements	•4411119171199111911 •	eac(11)11) - - - - - - - - - - - - - - - - -	120000111111100111111111111111111111111	Marini i i i i i i i i i i i i i i i i i i	***************************************	41000000 17561111611116111	potostristes	Melalinani (1,770)	***************************************
122 Accounts Receivable - HUD Other Projects	\$1,566,763	\$11911113G1113M11901	84,243	nu (migros)H(noida	\$68,082	\$204,816	annson women builde	\$1,843,908	11511111111111111155555156457591	\$1,843,908
124 Accounts Receivable - Other Government	\$0	\$60	-14:-(4:01:135) 44 144 17:37	ansternamannen	direction and the second	navionaissumi	\$181,818	\$181,876	1116111431159411411111111	\$161,676
125 Accounts Receivable - Miscallaneous	\$183,274	·····························	1111-11-111-111-111-111-111-111-111-111-1	\$315,486	iiiiaii#ii>wiiii+#/i	1841-21-1111-111111	\$2,779,468	\$3,278,230	-\$2,140,889	\$1,137,341
126 Accounts Receivable - Tensiris	\$120,362			\$398,871	Only riperary registrates	100000000000000000000000000000000000000		\$519,253	***************************************	\$5 19,253
128.1 Allowance for Doublfut Accounts -Tenants	+978,673	***************************************		-\$352,894	HITHIIII			-\$431,767	13(1)44/1141111111111111111111111111111111	-\$431,767
125.2 Alewance for Doublful Accounts - Other	\$0	#0	\$0	**************************************	\$0	\$0	\$ 0	\$0		\$0
127 Notes, Loses, & Mortgages Receivable - Curent	, 1984(14)	amattiaumen	A TOTAL PROPERTY OF	(344111)3344(1)3((()	11947791111911161111111111		SCOULINE HINSUINII	**************************************	III MANAGARANIA III II	dumpanneerin
128 Fraud Recovery	1144(/30111/038669111	\$522		114(1889-8663)44(1374)1	•	therether transfer	\$ 12L1144111199411199411191	\$522	11)141114411441144114	\$522
128.1 Allowance for Datalful Accounts - Fraud	•	\$0	4-14-11(11)2-Heeb3-111((1)-1	111154111441111111111111111111111111111	inninsinnmitteat		110010111111111111111111111111111111111	\$0	14134174174174	\$0
129 Accused interest Receivable	411311111111111111111111111111111111111				\$1171kr199199999991199911		\$1,047,775	\$1,047,775	***************************************	\$1,047,775
120 Total Receivables, Not of Allowances for Doubling Accounts	\$1,793,546	\$582	84,243	\$361,465	\$56,682	\$204,818	\$4,009,059	\$8,439,795	-\$2,140,689	\$4,288,906
hipperellinguistatistatistatistatistatistatistatista	a prantipsemilissim	osamies esteu	angerija) jijo je je diri je di	nkln#etdanssu	OMBHHRICH III	Dell'institution	tukanının bediniti	***************************************	iiiaiiiiaiijiijjiadisee	
131 Invasiments - Unrestricted	\$2,763,390				(t)(ll)Musikaliutar		\$819,176	\$3,572,586	C0-15 LE 9 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$3,572,588
132 Investmente - Restricted	, erromanisseanniss			manamin suma	*****************************	101000011090010		**********	145(1(0)) 1624) F 1111F	
135 Investments - Restricted for Payment of Current Liability	1111-50 1811111 18177-1977	241110111112111111111111111111111111111	-managarita b ah sari		р инсиконионъны	пыныниний	geodu jeu julguduka	olusus Dranittibetter	manana) (resterites)	ипличати
142 Prepaid Expenses and Other Assels	\$415,897	\$1,650		\$105,530	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	******************************	Kendihillihikopsi	\$523,083		\$523,083
143 Inventories	\$844,284			B1584111750881176175	***************************************	1441 (21(1) 14(1) 14(1)	\$114,171	\$758,435		8758,435
143.1 Allowance for Obsolele Inventories	•\$5,750		(H(((cas))))dell(cas))	125(11519499))}},103()[(ļ		-\$1,010	-\$8,760		\$9,760
144 Inter Program Due From	\$59,078	•	\$22,924				82,070,304	\$2,152,304	-\$2,152,304	\$0
145 Assets Held for Sale			AUTOMORIUM ERIOTO	панэништын	(tilaimteleikikmajit)	Qtitesameana	HAPPER I I I I I I I I I I I I I I I I I I I	TOTAL PROPERTY.	IDUI-450311F4JJB65#441	
150 Tolsi Curreri Assels	\$25,807,723	\$597,002 эвлининыны	\$27,167 	\$4,638,030	\$60,002	\$204,818	\$12,031,009	\$43,972,731	-\$4,293,193	\$39,679,538
161 Lend	63,789,706	• • • • • • • • • • • • • • • • • • •	entranamentali	\$4,984,595	listen iii kiisiissi saa		\$2,879,497	\$11,633,801		\$11,633,801
162 Buildings	\$308,950,381		A COLORDON CONTRACTOR	\$13,718,960			\$13,428,111	\$336,097,452		\$338,097,452
163 Furniture, Equipment & Machinery - Dwellings	\$1,187,587	4445CI 1 14441111111111111111111111111111111	. 19111441111111111111111111111111111111	mostrineneanana	•		\$1,592	\$1,189,159	**************************************	\$1,169,159
184 Furniture, Equipment & Machinery - Administration	\$3,743,471	\$17,492	ментрининин	195495511111144411119971	\$24,000	nacosamumos:	\$4,149,558	\$7,934,521	assesser untillities des la	\$7,934,521
165 Leasahold Improvements	Sentingungungungung	साराध्रम्भाग्यपाधरा	inikkkoodamiilinin	, Increasement	4111)1(11)94(11)94(1191(1		446111611111111111111111111111111111111		r, miserisa ilia dilita di	м(менинимини
168 Accunidated Depreciation	-9216,089,142	-\$2,679	·	-\$12,659,767	-\$4,668		-\$10,787,086	-\$239,423,440		-\$239,423,440
167 Construction in Progress	J44444411111121444444444	l	ammental (1111)	ануванныкач	***************************************		***************************************		**************************************	156(11)4041)444111144
168 Infrastructure		***************************************		411.411.4 4. 1111.11			1244111712277114417444	***************************************	Augunini in	***************************************
180 Tolal Capital Assets, Net of Accumulated Depreciation	\$101.581.983	\$14,613	\$ 0	\$8,123,791	\$19,434	\$0	\$9,691,672	\$117,411,493	\$ D	\$117,411,493
Partition of the Wallet Wallet Wall Wall with the Wall Wall with the Wall Wall was a way of the Wall wall wall with the Wall wall wall wall wall wall wall wall	шышышы	un (seemastude)))))))))))))	oratest)))	inaminasinas		(1115111111111111111111111111111111111	0 1)-(41)-(41)-(11)-(11)-(11)-(11)-(11)-(1	11511000 TOTAL TOTAL TOTAL	THE CHAIRMAN STATES
171 Notes, Louis and Mortgages Receivable - Non-Current		414411111111111111111111111111111111111	\$10,288,678	111111111111111111111111111111111111111			\$5,500,000	\$15,788,676	Олентинестинательс	\$15,78B,678
172 Notes, Loans, & Modgages Receivable - Non Current - Past Due	411111594-9-441119-74111	***************************************				u1111)1441234444	Pereception of the second con-	. 1.4868888 1.10840 1.119488 21.11		() of the 1644 of the 1111 of the 1
173 Grants Receivable - Non Current	1(11)18[11]#11111186441)	111411111111111111111111111111111111111	- 6-000 M	,	поманениниции	DHIMOPERCOIS		151110110000000000000000		**************************************
174 Other Assets	аннямияниями	11(11 (11)) :mmmm	entente de la competition della competition dell	11195			Julganieenalenna	1121221	*************************	14111111111111111111111111111111111111
176 Investments in Joint Ventures	шыншинши	((пинякання	· HHIIHGEADY) righteelessy p	411111111111111111111111111111111111111	anadineminen		unsumanarin	nienenninstenne	annih Milital berbasi	(Pittinescontitues
180 Total Non-Curent Assets	\$101,681,983	\$14,613	\$10,288,678	\$6,123,791	\$10,434	\$0 ************************************	\$15,191,672	\$133,200,171	\$0	\$133,200,171
190 Total Assets	\$127,369,708	\$611,615	810,315,645	\$10,781,621	\$65,518	\$204,818	\$27,823,881	\$177,172,902	-\$4,293,193	8172,879,709

принарання принастичний принаст	***************************************	\$167,985	(148411+1111K(11177744+971)	((((())))	·*(11)11)#11#1111#1111111	1111601100000000	***************************************	\$167.885	6611124130556975911841644Ed	\$167,985
331 Accounts Payable - HUD PHA Programs	***************************************	-101,300 -101,300	zembritim i i ibal i lit er m i i ba	sschilltillamomm)		aaamuunneessa	/18 x 1 1 1 m 1 / 2 x x x x x x x x x x x x x x x x x x	******************************	. 4(01)000
332 Account Payable - PHA Projects	***************************************	nommanavæ	MILLION NITHER PRINTERS	3 76,935	** Prefettitiess. (1115-111	414111911386411441184	. 625cc bes 1700-1706rev 1-127 1-137	\$75.935	ammunu4++++++++++++++++++++++++++++++++++	\$76,935
333 Accounts Payable - Other Government	\$80,683	111111160141111111111111111111111111111	шинкимимент	\$199,081	Market i (Market i) (Market i)			\$279,744		\$279,744
THE STATE OF THE S	COMPONENT CONTRACTOR	111111111111111111111111111111111111111	HAROUGHUU HURAR	\$32,697	MINISTER I PARTITION		\$21,286	\$1,371,624	oliihiidiri(14444 4410)	\$1,371,624
	\$1,317,841	PRESENTATION		γκα-απικοπητικα Φ95' <u>0</u> 91	magnumunan#e		######################################	oummuneument	antinionium minima	Attenmentummun
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	8741,073 ::::::::::::::::::::::::::::::::::::		жинананычиний	(1))))))	umanistra	24(U(((A))))))))))))-	\$4,313 	8745,388	инин там ынсы	\$745,388
344 Current Portion of Lang-term Dabi - Operating Borrowings	longungariyət	talithunana.	т	cannakkassassas		Щентиния	111115fp227747f244 (17446)		M(4)\$4123411141211424111	acarennes messes estatues
346 Other Current Liabatias			417M-044M4[[[H]]]1447)244EE11	\$6,657	TIPATAMINAMINIMI	जन्मकामस्यस्य	\$1,049,820	\$1,058,477	-\$240,000	\$816,477
346 Accued Hebities - Other	\$2,457,922	\$19,300	wanta waa waa waa waa waa waa waa waa waa w	DOMESTIC DE LA COMP	n minerani ili	4.5111111111111111111111111111111111111	\$2,075,618	\$4,552,840	-\$1,418,406	\$3,134,434
347 Inler Program - Dus To	\$1,133,129	\$19,379	NATIONAL DESIGNATION OF THE PARTY OF THE PAR		\$53,783	\$48,028	\$697,888	\$2,152,305	-\$2,152,304	\$1
348 Loan Usbříly - Cureni	40(4)/99111145411111411	lest-HATELOGONIUM					efeterki biri i innersa enem	1111 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1		
310 Total Curen Liabilias	\$6,588,913 	\$228,610 	\$27,167	\$4,523,79B	\$86,082	\$204,818	\$6,930,832	\$20,588,228	-\$4,293,1 9 3	\$18,275,027
351 Long-term Debi, Net of Current - Capital Projects/Hortgage Revenue	\$23,177,377		- HUITHEFFENH MCCCC-111[];-	12725588182818481818385111 1555871828811111111111111111111111111111		***************************************	\$262,622	\$23,439,999	()411-411-4111-411-411-411-411-411-411-41	\$23,439,009
352 Long-term Debt, Net of Current - Operating Borrowings	religioglisterii).	, (\$22224466) 2346-233) 2346	5))((123)		Internativalisminus		***************************************	e communication of the communi	am(0)))#dom(0))	
353 Non-current Liabilities - Other		sammen	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ekatikiintamilmiin			***************************************		(1165 1	
354 Accrust Compensated Absences - Non Current	\$533,600	\$583	1164Mart 1871 1171 1171 1174 1174 1174 1174 1174 1174 1174 1174 1174 1174 1174 117	J3395411441116411111144111	(1))())())())()	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$221,655	\$755,818	***************************************	\$755,818
355 Loan Liabity - Non Current	**************************************	antansanumo	mannananananananananananananananananana		anamanaman	tweethalling			minterfrittissessini fesses	pri crimenacimiania
358 FASB 5 Listilles	annumerrated uni		ommounementiiiiib		raimwiissassain)((114(11711117171717174	odutuo o d enillata	MIrteennirumanineestes	#117904111807U101111111111111111111111111111111
387 Accrued Pension and OPEB Lieballas	1611146559612F(F11116611	**************************************))(((()))(())(())(())(())(())(())(())(rimettallerilleriller	 	-	adetralinalinistriila	***************************************	**************	\$16*(44*(tt))\$);c);rrrr
350 Tolai Non-Curieri L'ablilles	\$23,710,977	\$563	\$0 	\$ 0	\$0 	\$0	6484,277	\$24,195,817	\$0 	\$24,195,817
300 Total Lipbiktos подпримення в применення в примененн	\$32,289,890	\$227,173	\$27,167	\$4,523,798	\$68,082	\$204,818	\$7,415,109	\$44,784,037	-\$4,293,193	840,470,844
598.1 Avested in Capital Assets, Net of Reisled Debt	\$77,643,633	\$14,613		\$6,123,761	\$19,434	enter lines (tizin	\$9,424,737	\$93,228,108	######################################	\$93,228,108
509.2 Fund Balance Reserved							(11))**********************************	*****************	CD-11594147788144(1104)1	111111111111111111111111111111111111111
611.2 Uneserved, Dosignated Fund Balance] 		************	,		. parttirijarjinijekarittijit.
511.1 Restricted Not Assets		\$196,579					- Marie 1 64 () 51 1 1 1 1 1 1 1 1	\$186,579	(1101111111111111111111111111111111111	\$198,678
512,1 Ucrestricted Nei Assets	\$17,428,283	\$173,250	\$10,288,678	\$114,232	\$0	\$0	\$10,983,735	\$38,986,178	2011-01-1 (1-10-21-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	\$38,988,178
512.2 Urreserved, Undesignated Fund Belance		***************************************		menessiiiniiiiiiiii				grinskereelkdromm	,)65;eucl))))om:[54:[11))	entenditing and in the
513 Total EquityNel Assets	\$95,069,610	\$384,442	\$10,266,678	\$6,238,023	\$19,434	60	\$20,408,472	\$132,408,665	\$0 	\$132,409,865
annational new and Engly Net Assets	\$127,369,706		\$10,315,845	\$10,781,821	\$85,510	\$201,818	\$27,823,581	\$177,172,902	-\$4,203,193	\$172,879,709

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Guonilosion 1390. 133						#11-448444432(H1791111)((m 4 (111 M)			
	Project Total	14.871 Housing Choice Vouchers	14.868 Revitefization of Severely Distressed Public Housing	2 State/Locei	t4.670 Resident Opportunity and Supportive Services	14,885 Formula Capital Fund Silmulus Grani	cocc	Sublotel	ELIM	Total
70300 Net Tenent Rental Revenue	\$9,244,308	()((F144)(1)34(3)131(1)	**************************************	\$2,971,791	- pp:(1:1:4(1)41)444444111	13714931[1111111111111111111111111111111111	41111 1 14114 1 1 1 1 1 1 1 1 1 1 1 1 1	\$12,218,097	***************************************	\$12,216,097
70400 Tenant Revenue - Other	\$314		21/211172219-PC2314-11111-MATT	иниченной шируг	\$13+\$5((((en:1)1022)1241en	- PRINCEL PRINCE 13-22 ((61)) (\$314	***************************************	\$314
70500 Yolel Tenant Revenue	\$9,244,620	\$ 0	\$0	\$2,071,791	\$(1346217)))))) \$0	**************************************	\$0	\$12,216,411	**************************************	\$12,210,411
कारकाहोत्(((कर्त्त())स))स्त्रकाहातास्त्रातास्त्रातास्त्रातास्त्रातास्त्रातास्त्रातास्त्रातास्त्रातास्त्रात्ता	enggennamana	mmaaadsille	HISHIMORE DE LE COMPANIONE DE LA COMPANI	ascupinania	>(11122241))) (1(41)) (6	ezanatea (III)	64111:09Reed1116:111	шкининиши	ememorimmuse+	(-84100)(111111)(11111)
70600 HUD PHA Operating Grants	\$28,170,758	\$1,687,050	\$710,665	1135241321([((1)35444(11)3	\$214,958	\$392,301	\$392,306	\$31,748,044	******************	\$31,746,044
70810 Capital Granta	\$5,655,609	amillum ann	1-2-11111111111111111111111111111111111	1111666591411-13-4169311611	\$22,905	\$1,5(6,125	\$17,349	87,241,988	sameaniaannesse	\$7,241,988
70710 Management Fee	15L11111111111111111111111111111111111	**************	***************************************	апровиняниници)	***************************************	\$3,329,119	\$3,329,119	-\$3,329,119	\$0
70720 Asset Management Fee	1580111L115841#R+1(()))	***************************************	ed i Maherlyti i i i i i i i i i i i i i i i i i i				\$485,900	\$485,900	-\$465,800	80
70730 Book Keeping Fee	omanicum in the inter-	0.000001111001111111111111111111111111	a	***************************************	***************************************	annogupis-H-1999	\$376,097	\$376,097	-\$375,097	\$0
70740 Front Line Service Fee	11401177411411774444444		41.041.141.1355565.7171.13566177			16717111011111007597710007	\$334,043	\$334,643	-\$334,043	*0
70759 Other Fees	1997133494244744444444		M0111119991999417AC(11119491[11	***************************************		***************************************	\$385,258	\$365,258	-\$28,642	\$338,614
Markettinettisettisettisettisettisettisettis	e decembre bildgildannega i 1994.	133141111111111111111111111111111111111		m		นนาคเวศเลยงาบันเร	\$4,889,415	\$4,889,415	******************	IIIIIIIAIIIIIIAAIIIII
70700 Total Fee Revenus	/1112/111411111111111111111111111111111		and a section of the		***************************************	114411411111111111111111111111111111111	\$4,009,410	541500000000000000000000000000000000000	-\$4,632,801	\$338,614
паннымыциниципинимымынымымноминиципиниципиници	amanniiiniinii	dini)))seerdan	·111 m .1111411111111111111111111111111111111	-11)-((-14)-(17)-(17)-(17)-(17)-(17)-(17)-(17)-(17	tillifiiinenssiirriii				1004(11046444444)11116	
70800 Other Government Grants	1104WM111HR11P4		2111211112614111612111113971	\$1,409,055	31111111111111111111111111111111111111	ькининания	845,823	\$1,454,878	·(\$)##4 ###########	\$1,454,678
71100 Invasiment income - Unrestricted	\$98,348 	\$1,141 		\$766	काम्माम् । (एक्षान्य । स्व		\$24,896	\$122,951		\$122,951
71200 Mortgage interest income	450-71035143334374		\$304,411	(41141))1141177474	***************************************	150191111111111111111111111111111111111	\$90,000	\$394,411		\$394,411
71300 Proceeds from Disposition of Assets Held for Sale	-2017 15 1431411111111111111	541]118411921194B114	**************************************	ammarødmørerrikste	July (111111111111111111111111111111111111	nisiminsinty)skirtykir	rispebbreillbidirerisant	nimouneeeccilis	errentalititiberbeerrii.	CHINALIPPRIISCULARINA
71310 Cost of Bale of Assets)			*******************	J. 100 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	###(Te(1)9#5/#JJJJ1844		/		
71400 Fraud Recovery	.44******************	\$702	1000 C C C C C C C C C C C C C C C C C C				-144431111Http://www.horoist	\$702		\$702
71600 Other Revenue	\$3,092,018			\$191,656		en esta consensa en esta esta en esta e	\$1,002,158	\$4,286,030	-\$2,743,696	\$1,542,334
71600 Gain or Loss on Sale of Capital Assets										
72000 Investment Income - Restricted	112111111111111111111111111111111111111	(DEPTHONENDED	1,446	41141114)111111111111111111111111111111	, minimus parities in			111111111111111111111111111111111111111		PHINGIOLOGICAL CONTRACT
70000 Total Revenue	\$46,259,353	\$1,868,889	\$1,015,076	\$4,673,488	\$237,883	\$1,938,426	66,441,745	\$62,334,630	-\$7,276,497	\$55,058,333
fracessories identification in the specific Company of the state of th		,,),,(1111),,(1141),(1711)	elienanituserry(ressummi)	[1])>4/11/14 ********************************	1114 (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	latisakanisassan	, 1 Md (64 84 64 51 88944 1 1 1 1 1	herriselbeeterssserriersser	\$4130 4 361111114311111144144	HATHATIN-MERRORITH MANAGE
91100 Administrative Salaries	\$2,123,820	\$96,879		\$157,166	\$36,627	111411311311111111111111111111111111111	\$2,898,045	\$5,412,237		\$5,412,237
91280 Arditing Fees	\$31,473	\$1,112	heimikerreniii)teen	\$12,000	\$154 (\$1.09 Jellikillillillilli		\$3,000	\$47,585	111914111193111199344939	\$47,585
91300 Management Fee	\$2,316,163	TITETTI SAMESHED	masserialibinisserianipusii)	\$63,619	(1911-1911-1911-1911-1911-1911-1911	113113113111311131113111	etri i i i i i i i i i i i i i i i i i i	\$2,380,002	-\$2,380,002	ининия \$0
91310 Book-keeping Fee	\$309,742	\$30,180		\$1000 HAPERESSEE HEFTEREELEET	//////////////////////////////////////	ньаним((((6))))	MINITER HIPERTONIS	\$339,922	-\$339,922	\$0
91400 Advertising and Marketing	\$13,988		enillen leden len men men men en	\$4,439		mmunitummettiiki	\$54,692	\$73,019	4711443411[11)4794711	\$73,019
91500 Employee Benefit contributions - Administrative	\$1,117,221	\$46,927	***************************************	\$80,813	\$16,193	***************************************	\$943,088	\$2,186,222		\$2,184,222
91600 Office Expenses	\$35,561	\$1,828	***************************************		\$2,082	******************************	\$45,418	\$84,885	***************************************	\$84,885
91700 Legal Expense	\$119,780			\$93,600	ininanemee	771111Herrie C. (1711111111111111111111111111111111111	\$35,648	\$249,228	+\$49,840	\$199,388
91800 Travel	\$58,850	*827		ansammenta Andless	- 12411111111111111111111111111111111111	19159-010(1) IIIII 11III	\$72,528	\$130,005	411000000000000000000000000000000000000	\$130,005
91810 Alocated Overhead	400,000	(402)	пэнчинициптинаци	1989ПОНОВИТИТЕТ	(1511111111111111111111111111111111111	1403505050	334-1313(14134444444)00 43 #1070	martan approximation	ининиченийнийн	institutioneritiiiii
91900 Other	#10411maa111111111111		133435598811Derillesillisserilli	\$56,121	\$28,798	\$24,347	date Tot	94,383,217	\$3.407.008	***************************************
	\$3,824,139		ломиянанынын полит		murrenamumen	40)(11)50:30(1)11111111111		Hella Delateration	-\$3,437,028	\$926,169
91000 Total Operating - Administrative	\$9,948,657	\$184,626	\$0	\$458,166 	\$85,600	\$24,347	\$4,683,034	\$15,284,322	-\$6,206,792	\$9,057,530
92000 Assel Management Fee	\$465,900		mutilliansetteneenneese	15511114611117 45 111111111		aoiwitiiiiiiii	15411119412514;;)) 164111	\$465,900	-\$465,900	\$0
92100 Tenani Services - Salaries	#ποσιουσιασία \$20β,534	mannasininini	anningantrastidadi Bassa	eewieenmindriiiii))	\$55,901) ARMACIUI III III III III III III III III III	\$1,848	\$264,283	armadu (maillille	\$264,283
92200 Relocation Costs	\$39,319		(TIIII)W((III)YII(4)(44444)}}	-(1114444444111111111111111111111111111	11 MAI 9655-11 15517 MACCO PASC	13(1)411121111434447(11)	oddeet ett tit per ett tit mit	\$39,319	ДИНЦИПВИППП	\$39,319
92300 Employee Benefit Contributions - Tenent Services	\$80,055	миниранания	#11) D#M[s1111#111#4(1(+77#**		\$25,303])[[[16]]41]11 [[] [6]	\$500	\$112,858		\$112,658
92400 Tenani Services - Other	\$362,218		hrss:::::::::::::::::::::::::::::::::::	p.((#41+):f1#1+44444		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	411.1941.15	\$362,218	dinaman mantida.	\$362,218
92500 Total Teneni Services	\$897,128	**************************************	\$0	\$0	\$79,204	\$0	\$2,348	\$778,678	\$ 0	\$778,678
	m	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		***************************************			-Marinana)			
93100 Water	\$724,045	чини полити	17419800(7911)1111111111111111111111111111111111	\$225,935	**************************************	Milen Marcine (1940)	\$1,504	\$951,484		\$951,484
93200 Electricity	\$2,402,001	ot of the later of		\$252,851	III-nteti(phoniii	udininani	\$28,734	\$2,683,586	110000000000000000000000000000000000000	\$2,683,586
93300 Gp#	\$2,623,620			\$418,109			\$6,278	\$3,045,007		\$3,045,007
93400 Firel	i						\$0	\$0		\$0
93500 Labor	\$692,397			\$213,086	,			\$905,483		\$905,483
\$\rightarrow\tau_1\tau	ากาเลขาบานบายหารี้	1		and the second	E			1941)19)795411114464444	THE COLUMN TWO IS NOT THE REAL PROPERTY.	manuseamore

94500 Employee Benefit Contributions - Ordinary Maintenance	\$1,576,299			\$147,689		013075441 384 23941144 0 371	\$421,348	\$2,145,334	15 Februari 11 Marie 12 Marie	\$2,145,334
\$4000 Total Maintenance	\$12,202,270	\$847	\$710,665	\$2,540,632	\$48,169	\$367,954	\$930,162	\$16,800,499	-\$807,403	\$16,293,096
MILLIPATITA (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA) (COMPANIA)	i i i i i i i i i i i i i i i i i i i				in in the net him in		randon mantanatura	Hermanianii////IIIR	 	прини
95100 Protective Services - Labor	\$2,371		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		126874511111111111111111111	MANGELL 1944 D-1011 Linus	11477711061(1110 1 411144 0 11111	\$2,371	(1))000000000000000000000000000000000	\$2,371
9520B Protective Services - Other Contract Costs	\$80,675				\$1,985		\$5,309	\$87,869		\$87,889
95300 Protoctive Services - Cther	\$71,034	ampanisan a	him water or a constitution of the	\$128,240		171117744411111111111111111111111111111	\$500	\$199,774		\$199,774
95500 Employee Benefit Contributions - Protectivà Services	i hermanie ((dombet	***************************************	jete ellinkinsinstertor	***************************************		51194100(1#11100117W11#	***************************************	1511114464411411111111141		
95000 Tolal Projective Services	\$163,980	\$0	\$0	\$128,240	\$1,985	\$0	\$5,809	\$290,014	\$0	\$290,014
96110 Property Insurance	\$398,633		144734441444444444	\$32,398	4 (SCENEC:1144-1567) 1111	bo136((01))))))))	\$18,368	8449,419		\$449,419
THREE PROPERTY OF THE PROPERTY	\$465,037	\$454	манинини	\$140,634	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	11150194931111191041119	\$33,350	\$639,675	нияния пини	\$639,676
96120 Liebilly insurance	\$624,869	\$2,912	**************************************	\$14,815	ansangampaga.)18443399748131117417	\$66.200	\$708,796	41.4455)17.05[[[[[[[]]]]]]]	\$700,798
96130 Workmen's Compensation	·	en	ини приничения	пининини	11:11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		\$14,232	\$414,837	***************************************	\$414,637
98140 At Other Insurance	\$399,301	\$79	MILMANII DPI PROVINCII II	\$1,025	\$0		(C++++111111111111111111111111111111111	\$2,212,527	**************************************	em proposition and
98100 Total Insurance Premiums	\$1,887,840	\$3,445	\$0 	\$189,072	enter) met en biren in \$0	\$0 	\$132,170	nannamanana Januarananan Januaranananan	\$0	\$2,212,527
пожащений поменти выпомента по помента по	\$3,549,117	\$11,323	recorrection and an execu-	\$54,792	- Misterialism	111111111111111111111111111111111111111	\$5,687	\$3,620,919	-\$98,402	\$3,624,617
96210 Compensated Absences	\$746,235	-\$5,394	Meri st (11991).	andammanna mu		TIPECHINEHOLINI	\$81,937	\$622,888		\$822,888
963DD Payments in Lieu of Taxes	6343,59 8		***************************************	anneouspessinter	618monnuoveen 	petivoriiiiiiiiiiiiiiiiiiiiiiiiiii	\$1,170	\$344,768	112fttetramettisatitessa	\$344,788
98400 Bad debi - Tenani Rents	\$347,109	en 111111111111111111111111111111111111	Alternitate en mestron	\$27,859		>	***************************************	\$374,968	***************************************	\$974,988
96500 Bad debt - Mortgages		125411111111111111111111111111111111111	11111111111111111111111111111111111111	meammatannini	4(:1:::::::::::::::::::::::::::::::::::	112771199111111111111111111111111111111	2985(((1444)2)((((1444)1))))141111BEBITETTE	***************************************	
98800 Bad debt - Olher	-	435411142453)))))tea		\$228,380		11111141755446666441166	11311111111111111111111111111111111111	\$228,380	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$228,380
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88800 Severance Expense	POMIICALITANIA)	40.000 MAN	**************************************	\$311,031	\$0	\$0	\$89,784	\$5,399,698	-\$9B,402	\$5,303,294
96000 Total Other General Expenses	\$4,993,852	\$6,019	2//2004/1111/2001112/201112/201112/201112/201112/201112/201112/201112/201112/201112/201112/201112/201112/2011	1961146001111601111111111111111111111111	(10000000000000000000000000000000000000	1991HIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	900,109	Ozimitesenamen	-400,402	eniemininininininininininininininininini
98710 Interest of Morigage (or Bonds) Payable		211111111111111111111111111111111111111		\$3,439				\$3,439		\$3,439
98720 Interest on Notes Payable (Short and Long Term)	\$1,234,651	(IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	, 1144 1144 1144 1144 1144 1144 1144 11	A-14-11-11-11-11-11-11-11-11-11-11-11-11-			\$6,764	\$1,241,305		\$1,241,305
98730 Amortization of Bond Issue Costs	•		170-4(11110-111111111111111111111111111111				\$0	\$0		\$0
99700 Total Interest Expense and American Cost	\$1,234,551	\$0	**************************************	\$3,439	\$0	\$9 	\$6,754	\$1,244,744	\$0	\$1,244,744
дынамыницинацианизменным вероп Total Operating Expenses	\$39,023,362	\$194,737	\$710,665	\$4,818,637	\$214,958	\$892,301	\$5,768,910	\$51,121,590	-\$7,278,49 7	\$43,845,093
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97000 Excess of Operating Revenue over Operating Expenses	\$7,235,971	\$1,874,182	\$304,411	-\$245,169	\$22,905	\$1,548,125	\$674,635	\$11,213,240	\$0	\$11,213,240
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97100 Extraordinary Makkenance	2.04.155411834184880411		nampunanppagana	omeranomicament	*(B11)*(11)*(10)*(10)*(amarannaan	14)354147441D71117544	************	,,,,,,,,,),,,,,,,,,,,,,,,,,,,,,,,,,,,,
97200 Севиаћу Lossès - Non-серќабией	\$31,842		49 16 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			adealasaeema	***************************************	\$31,942	***************************************	\$31,942
97300 Housing Assistence Payments		\$1,461,093	Mark 11 100 11 11 11 11 11 11 11 11 11 11 11		kuluusususeenuu	41:11:41:1111 444(×17)++1	·2011/2011/04/19:11/11	\$1,461,095	rienalatata in Il Coppensa i i i	\$1,461,095
97350 HAP Portebility-in	m 19ceci bississisi naki 1 m 1 m				eniman markagan III.	- TEHT HATES STATE OF THE PARTY	iesinumineinesine	(11)611141111151999())));	(1))(1)(\text{\text{\$\tin\}\$}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	CLLB III I LII I MARKAMII I MIN
97400 Depreciation Expense	\$7,517,235	\$1,581		\$95,790	\$4,037		\$621,302	\$8,239,845	(())))(()))	\$8,239,945
97500 Fraud Losses		ļ				MILIONINI (IAAA)				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
97800 Capital Outays - Governmental Funds	1 151 1444 (((11) 141 (11) 1									
97700 Debt Principal Payment - Governmental Funds	((Amyllinoisemmi	***************************************								
97800 Ovelino Unila Reni Expense	TATA DE LA CONTRACTOR DE		14115111173>301111622411643016440	**********************	B.(1)\$() 1+11111111111111	# III II I			I DATE OF THE PROPERTY OF THE	emminimente con
8000 Total Expenses	\$46,572,559	\$1,657,413	\$710,685	\$4,914,427	\$218,995	\$392,301	\$9,388,212	\$60,854,572	-\$7,278,497	\$53,578,078
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10010 Operating Transfer in	\$84,681				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	115	- maritanian maritanian mari	\$64,681		\$64,681
10020 Operating transfer Cut	-\$64,681		11744777756411744411741199411599		***************************************	br.;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;		-\$64,681		-\$84,681
10030 Operating Transfers fromto Primery Government	maaniinkii(kotet	4444444444	nkdli((samsetzesore))	\$10±10011100110111111111111111111111111			(Dellander)	411844411111111111111111111111111111111	11103153114112543211322714	attennen mistlettion ann
10040 Operating Transfers from to Component Unit			141)36(4447511)2541117111111						LawHittless (Section 1111114	ummenunginas
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10050 Proceeds from Notes, Loans and Bonds	taumment		(१२:१११) इंस्ट्रेस्ट्राम्स्या ११:१५५१	onscolense de la secono	methem remains	пинтинка	en montanti senti me	114111111111111111111111111111111111111		erannaan nounteessaa.
10060 Proceeds from Property Sizes)+(()))133114())+()	******	пантичения		Щщинания		ramansatismins	U1911111111111111111111111111111111111		Ht44([[]]]]]]
10070 Extraordinary Illems, Net Gain/Loss						.,	emilizarea dell'alto			.1143311111544-141111111111
10960 Special Rems (Net Gain/Loss)			. ((1111/1111111111111111111111111111111					.		
19091 Inter Project Excess Cash Transfer in	110000000000000000000000000000000000000	 	(CALLES THE COLUMN TWO PERSONS AND ADDRESS	laumman))(((m/rail/ain/ain/		 	ļ.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************

11020 Regulard Annual Dabit Principal Payments	\$699,337	50	\$0	\$0	\$0	80	\$4,107	\$703,444	1	\$703,444
11030 Beginning Equity	\$94,052,215	\$172,956	\$9,984,207	\$6,578,952	\$566	\$0	\$20,139,621	\$130,928,607	***************************************	\$130,928,60
11949 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$1,330,807	ansaumannan (**************************************	- CLESCHOLD POSITION		-\$1,548,125	\$215,318	150		\$0
11050 Changes in Compensated Absence Balance	i i i i i i i i i i i i i i i i i i i	Tectification treesings	allicecommunications	**************************************	1)#111118111A	ing Hampansons	***************************************		***************************************	011111111111111111111111111111111111111
11080 Changes in Conlingent Liability Balance	, parimenting (100)	Primition and the second	Kunsunsunsuns		·····························	talisimitiikiimiti	15111111111111111111111111111111111111	94196GD0119611961199	(**************************************)))
11070 Changes in Unrecognized Pension Transition Liability	CONTRACTOR STATE		enisserissijaliisetiiiinise	***************************************	(f1)13495(16111(154 <u>11</u> (116	3x1)56110}}	66111129([])}}};;;;;;	4541111941119411194119411941194119411941	ene (1931) STELLINGS	4990174111994111841911
11080 Changes in Special Term/Severence Benefils Listility	P		1111111991111546111941119411191	(1111 11 1171(11111111111111111111111111		•20154111799599111118		and Marie Hall for the Control of th	#	
11990 Changes in Allowance for Doublful Accounts - Dwelling Rents	**************************************	etriamamariario\$(II	(10))) - - - - - - - - - - - - - - - - - -	***************************************	***************************************	011/11/17/10/11/11/11/06/64/0	(tel)+++1441/1111111111111111111111111111111			
11100 Changes in Allowance for Doublful Accounts - Other	i i i i i i i i i i i i i i i i i i i	व्यामामकाशास्त्र		er iveet tel Dafii i is sii ilarii	11119221151111)921921	TUTTE SHIP HIM IN		PETETTE (CEPPENS METETT)	***************************************	
11170 Administrative Fee Equity	тиным	\$167,863	ваниянияния	ansstrialiss commos	4141-01-0-FF PROTECT 1-7-5-7-4 1-1	•••	######################################	\$187,883	.	\$187,863
11160 Housing Assistance Paymente Equity)	\$198,579	19946694 1994 1911 1911 1933 1934 1934	1197 BLLL 154 154 54 54 54 54 54 54		113111114411111111111111111111111111111	*************************	\$196,579	-112001-1111111111111111111111111111111	\$198,679
11190 Unit Monits Available	49189	4800	(1411119911111811114111411141114)	7392	inedersor wineserittiis	#1#166671))))) hallille	0	61381	987110114941150174033	61381
11210 Number of Unit Months Leased	40672	4015	(1,16694111111111111111111111111111111111	7017	in Millistin na maria	3 1411111445511141111144(0	51704	10110011111111111111111111111111111111	51704
11270 Excess Cash	\$13,445,186	dimenimentalist.	eti ili ili ili ili ili ili ili ili ili i	(11611 98 111181(11)H11444411111111111111111111111111111	**************************************	HP7101111000000(000)	813,445,188	ARITHUM PROPERTY III	\$13,445,188
11610 Lend Purchases	\$0	***************************************	ol (*) 134 (*) (*) 144 645 400 433 441	uittiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii		obook!!Leakinsneren		•••••••••••••••••••••••••••••••••••••••		**************************************
11820 Building Purchases	\$6,848,275	***************************************	1911191119999999141114444111	ammentamensama	M&14414401111111111111111111111111111111	***************************************	\$218,853 .	\$7,063,128	C. 1 11 11 11 11 11 11 11 11 11 11 11 11	\$7,083,128
11630 Furniture & Equipment - Dyelling Purchases	\$51,733		***************************************				\$0	\$51,733	***************************************	\$51,733
11840 Furnilure & Equipment - Administrative Purchases	\$748,754	remainmistiti	Munieturini meditiberasi	sananankama	·1144:((((((((((((((((((((((((((((((((((Mikhmerrrrammettiv	\$38,959	\$785,713	***************************************	\$765,713
11650 Lessehold Improvements Purchases	\$0	444444111111111111111111111111111111111	estiliktifistriilisimettij)		annsansansansillin	**************************************	**************************************	03		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11860 Infrastructure Purchases	nassaaanaaaaaa 0 \$	Harrist Period	#111111122111961##11116111f#####	***************************************	P)1))##1114(•••••••••••••••••••••••••••••••••••••••	***************************************	F11150441 \$4111111111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
3510 CFFP Debt Service Payments	\$0			пишинының (п	(1111)3344(3)3344(344)	шинировични		90 \$0	anneatre-seamon-	11111111111111111111111111111111111111
3901 Replacement Housing Factor Funds	\$0			amateamamam)	***************************************	caramannan in b	100 mm			en e

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2010

Federal	Grantor:	

CFDA Number	Program Title	Pass Through Entity	Federal Expenditures
U.S. Department o	f Housing and Urban Development		
14.850	Low Rent Public Housing	NA	\$ 22,184,176
14.872 14.885	Capital Fund Cluster Capital Fund Program Capital Fund Recovery Grant - Formula	NA NA	12,051,846 1,938,426
• ,,,,,,,	Total Capital Fund Cluster	•	13,990,272
14.871	Housing Choice Vouchers	NA	1,867,056
14.866 14.870	Revitalization of Severely Distressed Public Housing Resident Opportunity and Supportive Services	NA NA	710,665 237,863
Total U.S. D	epartment of HUD		38,990,032
Total Federal Awa State Awards:	rds Expenditures		\$ 38,990,032
NA	State / Local Total State Awards Expenditures	NA	1,409,055 \$ 1,409,055
	Total Federal and State Awards		\$ 40,399,087
Notes to the Sched	ule of Expenditures of Federal Awards		
A. Basis of Acco	unting is prepared on the accrual basis of accounting.		

This schedule is prepared on the accrual basis of accounting.

The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, B. "Audits of States, Local Governments and Non-Profit Organizations".

C

~ 4	Description of	f Total Federal Awards Expenditures to Financial Data Schedule	
C.	FDS line 706	HUD PHA Grants	\$ 31,748,044
	FDS line 706.1	Capital Grants	7,241,988
	FDS line 708	Other government grants Less: nonfederal portion	1,45 4 ,878 (45,823)
		MANNE YYOUTAMEETE L	

SINGLE AUDIT SECTION

P.O. Box 530848
210 N. Highway 17-92
DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners Buffalo Municipal Housing Authority Buffalo, New York HUD, Buffalo Field Office Lafayette Court 465 Main Street, 2nd Floor Buffalo, New York 14203-1780

We have audited the financial statements of the Buffalo Municipal Housing Authority ("the Authority") as of and for the year ended June 30, 2010, and have issued our report thereon dated March 8, 2011. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of management, the Authority's Board of Commissioners, others within the entity, and the U.S. Department of HUD and is not intended to be and should not be used by anyone other than these specified parties.



CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 530848
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REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO ITS MAJOR PROGRAMS AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners Buffalo Municipal Housing Authority Buffalo, New York HUD, Buffalo Field Office Lafayette Court 465 Main Street, 2nd Floor Buffalo, New York 14203-1780

Compliance

We have audited the compliance of the Buffalo Municipal Housing Authority ("the Authority") with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended June 30, 2010. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States; and OMB Circular A-133, Audits of States, Local Governments and Non-Profit Organizations. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination of the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2010.

Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal

significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses as defined above. However, we identified a certain deficiency in internal control over compliance that we consider to be a significant deficiency as described in the accompanying Schedule of Findings and Questioned Costs as item 2010-1. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

The Authority's response to the finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. We did not audit the Authority's response and, accordingly, we express no opinion on the response.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the entity, the U.S. Department of HUD, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Malcolm Johnson & Company, P.A. Certified Public Accountants

DeBary, Florida March 8, 2011

Buffalo, New York

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED JUNE 30, 2010

SECTION I - SUMMARY OF AUDITORS' RESULTS

Basic Financial Statements

Unqualified Type of auditors' report issued: Internal control over financial reporting: No Material weakness(es) identified? Significant deficiency(s) identified that are not considered to be material None reported weaknesses? No Noncompliance material to basic financial statements noted? Federal Awards Internal control over major programs: Material weakness(es) identified? No Significant deficiency(s) identified that are not considered to be material Yes weakness(es)? Unqualified Type of auditors' report issued on compliance for major programs: Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133? Yes Identification of major programs:

CFDA Numbers	Name of Federal Program
14.850a	Low Rent Public Housing
14.871	Housing Choice Vouchers
14.872	Capital Fund Program
14.885	American Recovery and Reinvestment Act (ARRA)

Dollar threshold used to distinguish between type A and type B programs:

\$1,169,701

Auditee qualified as low-risk auditee?

Yes

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SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED JUNE 30, 2010

SECTION II - FINANCIAL STATEMENT FINDINGS

There were no Financial Statement Findings:

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

2010-1

Condition:

Deficiencies in Maintenance of Section 8 Tenant File Documentation

NY 002 Voucher Program

In a sample of 10 randomly selected files from Section 8 participants, the

following exceptions were noted:

5 files were not recertified by the recertification date

file lacked 30 day notice of rent increase

FSS participant files review showed that the PHA was not appropriately monitoring the program or monthly escrow payments during the fiscal year

2010.

CFDA Number:

14.871

Questioned Costs:

None

Criteria:

Requirements for file documentation contained in 24 CFR.

Cause/Effect:

Loss of internal controls over the tenant annual certification process causes

errors in timeliness of these certifications.

Recommendation:

We recommend that the Authority establish internal control policies and

procedures sufficient to achieve program compliance with regard to tenant

eligibility.

Reply:

We concur with the auditor's recommendation. Since the review, we have continued to implement periodic full staff review of folders. This activity

enables the Authority to ensure that internal controls are improved and to ensure that the proper documentation is included in all folders. We intend

to resolve all of these findings by fiscal year end.

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SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS FOR THE YEAR ENDED JUNE 30, 2010

There were no Prior Audit Findings.



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Corrective Action Plan - June 30, 2010 Audit Findings

Executive Staff

Dawn B. Sanders Executive Director

Modesto Candelario
Assistant Executivo Director

Paul W. Wolf General Counsel 2010-1 Condition:

Deficiencies in Maintenance of Section 8 Tenant File Documentation

Steps to Resolve:

- The recertification process starts three months before the anniversary date. All recertification packages must be mailed out prior to the end of the month. Deadlines have been established for mailings, returns, and reappointments, to guarantee a 30- day notice for increased tenant payment. If the file remains incomplete, a 30-day notice will be sent to the tenant and landlord. A monthly calendar has been established to identify all due dates.
- We have developed a caseworker report to track monthly progress. All
 incomplete files will be reported 45 days before the anniversary date.
- Implement checklists for file documentation to maintain consistent files.
- Establish bi-weekly meetings with caseworkers for a caseload update and to expedite any problems or concerns they may have. Continue to train staff on updated procedures.
- The supervisor is to pull a monthly recertification report and track those that are falling behind to ensure completeness.
- Monitor recertification and HQS reports in the PIC website.
- Transmit 50058's at least twice monthly and review and correct all PIC errors.
- Audit a sample of monthly files for each caseworker.
- One additional caseworker has been added to the staff to reduce caseloads and expedite recertification process.

Timeframe: We intend to resolve all findings before the end of the next fiscal year end.

Individual Responsible for Correction:

Susan Trillizio Administrator of Housing Assistance Section 8

Dawn E. Sanders

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.

- 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 <u>Violence Against Women And Justice Department Reauthorization Act of 2005</u>, 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.

BUFFALO MUNICIPAL HOUSING AUTHORITY

5.2 GOALS AND OBJECTIVES

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

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

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)
	Strategic Goal: Promote self-sufficiency and asset development of families and iduals
	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.
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:

HOPE VI

The Buffalo Municipal Housing Authority has completed all phases of demolition and construction associated with HOPE VI. The Community Self Sufficiency portion is 100% complete through a contract with Erie Regional Development Corporation. Final closeout documents were submitted to the Department of Housing & Urban Development in April 2011.

Mixed Finance Modernization or Development

Phase III of the A.D.	Price Courts is p	resently under	an historical	preservation r	eview.

BUFFALO MUNICIPAL HOUSING AUTHORITY

2012 AGENCY PLAN DEMOLITION/DISPOSITION

DEVELOPMENT	DEVELOPMENT#	ACTIVITY TYPE	APPLICATION STATUS	# OF UNITS	ACTION	TIMELINE
AD Price Courts	NY002002	Demolition/Disposition	Planning	170	Total Development	TBD
Woodsoon Gardens	NY0020032	Disposition	Under Review	30	Total Development	TBD
Commodore Perry	NY002003	Demolition/Disposition	Planning	300	Walk-up Units	TBD

HOMEOWNERSHIP PROGRAM

The BMHA does not operate an homeownership program through public housing.

The BMHA Section 8 program presently has thirteen (13) clients utilizing Section 8 funds for homeownership.

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

U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/39/2011 2012 FINAL COPY

Part I:	Part I: Summary			
PHA Name:	ame:	Grant Type and Number	1	FFY of Grant:
(1) 8	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	NY06P002501-12	2012 FFY of Grant Approval:
		Reserve for Disasters/Emergencies	Revised Annual Statement (Revision No.	(Revision No.)
	Performance and Evaluation Report for Period Ending:		Final Performence and Evaluation Report	fluation Report
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost
-	Total non-CFP Funds	na karangan karangan 194, 194, 1949 karangan karangan karangan karangan karangan karangan karangan karangan ka		_
7	1406 Operations (may not exceed 20% of line 21)	1.153.676		•
3	1408 Management Improvements	457,388		
4	1410 Administration (may not exceed 10% of line 21)	765,780	1	1
2	1411 Audit			
. 9	1415 Liquidated Damages	7,7,7,7,1		
7	1430 Pees and Costs	642,604	-	
æ	1440 Site Acquisition			
6	1450 Site Improvement	45,000	1	
10	1460 Dwelling Structures	2,991,879	*	1
11	1465.1 Dwelling Equipment - Non-Expendable	135,000		3
12	1470 Non-dwelling Structures	1,165,865	1	
13	1475 Non-dwelling Equipment	•	•	=
14	1485 Demolition	•	ī	1
15	1492 Moving to Work Demonstration	5		
16	1495.1 Relocations Costs	•	ı	•
17	1499 Development Activities		,	1
18a	1501 Collateralization or Debt Service paid by the PHA	•	ř	
1 8 b	9000 Collateralization or Debt Service paid Via System of Direct Payment	•	•	
19	1502 Contingency (may not exceed 8% of line 20)	113,796		
20	Amount of Annual Grant (sum of line 2-19)	7,470,988	3	1
Γ	Amount of Line 20 Related to LBP Activities			
	Amount of Line 20 Related to Section 504 Activities			
	Amount of Line 20 Related to Security - Soft Costs			
	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			
igenative (Signature of Executive Director	Date Signature	Signature of Public Housing Director	Date
		7/2/11		
1	* To be correlated for the Darkonnesses and Dentunities Dancet	•		

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 PIAAs with under 250 bits is management may use 100% of CFP Grants for operations.
 RHF funds shall be included here.

Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						U.S. Departme	U.S. Department of Housing & Urban Developmen
Capital Fund Program, Cap	Capital Fund Program, Capital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing
Capital Fund Financing Program	gram			2012 FINAL COPY	Þγ			OMB No. 2577-0226
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Part II: Supporting Pages	1g Pages							
PHA Name:		Grant 1	Type and I	Number			Federal FFY of Grant:	of Grant:
RITERAT	Autocutity Substicut transmitted tradition	Capital I	und Program	Capital Fund Program Grant No: NY05P00250111	10111	CFFP (Yes/No):		0700
DOLEGE	O MONICH AL MOOSING ACTION I I	Replace	nent Housing	Replacement Housing Factor Grant No:				2102
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	lated Cost	Total Actual Cost OBLIGATED EXPENDED?	ual Cost EXPENDED?	Status of Work
CF-12-(999)-1410a	CF-12-(999)-1410a Fee for Central Office	1410		765,780		882262		
	Total			765,780				
CF-12-(999)-970a	Capital Improvements [bent 970]	1408		36825:	-			
	TOTALS: Capital Improvments [Dept 970]	-		-	•			
CF-12-(999)-300a No work scheduled	O Realthy Streke			-				
	TOTALS: 300 Perry Street			•	•			
AWE 899 CF-12-(999)-476a	Replace roof & RTU's	1470		225,000				
	TOTALS: 476 Louisiana Street			225,000	•			

 $^{^{\}rm J}$ To be completed for the Performance Evaluation Report or a Revised Statement. $^{\rm Z}$ To be completed for the Performance Evaluation Report

Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						5 0 11	1000
Capital Fund Program, Cat	Capital Fund Program, Capital Fund Program Repiacement Housing Factor and						O.S. Departime	Oct. Lepaument of nothing & Ordan Development
Capital Fund Financing Program	gram			2012 FINAL COPY	λc			OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	lumber .			Federal FFY of Grant:	of Grant:
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program C	Capital Fund Program Grant No: NY06P00250111	1111	CFFP (Yes/No):		2043
		Replacer	nent Housing F	Replacement Housing Factor Grant No:				7107
Development number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	ited Cost	Total Actual Cost	ual Cost RXPENDED	Status of Work
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Capital Fund Program, Ca	Capital Fund Program, Capital Fund Program Replacement Housing Factor and						oro portugue	Office of Public and Indian Learning	buen
Capital Fund Financing Program	ogram			2012 FINAL COPY	λd			OMB No 2577.025	30200-
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Part II: Supporting Pages	ng Pages								Γ
PHA Name:		Grant 1	Grant Type and Number	Vumber			Federal FFY of Grant:	of Grant:	T
BURRAI	BURFALO MINICIPAL HOUSING AUTHORITY	Capital }	und Program (Capital Fund Program Grant No: NY06P00250111	0111	CFFP (Yes/No):			ĺ
		Replacer	ment Housing 1	Replacement Housing Factor Grant No.				Z01Z	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	ual Cost	Status of Work	Τ
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	AMP 10								
CF-12-(10)-1406a Operations	Operations	1406		316,220	ı				
CF-12-(10)-1408a	CF-12-(10)-1408a Management Improvements	1408		32,671	1				
CF-12-(10)-1430a	CF-12-(10)-1430a A/E Fees, Costs & Services	1430		176,593	ı				İ
CF-12-(10)-1502a Contingency	Contingency	1502		31,276					1
ALL AND THE WAR AND ALL AND AND AND AND AND AND AND AND AND AND									ĺ
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N/2-08									
CF-12-(10)-8a	Construct New Maintenance Building	1470		270,000	1				٠.
					•				
	Project Totals			270,000	E				
	_								
CF-12-(10)-11a	No Work Scheduled				ı				
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	Project Totals			•	ı				T
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¹To be completed for the Performance Evaluation Report or a Revised Statement.
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Capital Fund Program, Car	Capital Fund Program, Capital Fund Program Replacement Housing Factor and					4	Office of Public and Indian Housing
Capital Fund Financing Program	gram			2012 FINAL COPY			OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	lumber		Federal FFY of Grant:	of Grant:
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program (Capital Fund Program Grant No: NY06P00250111	CFFP (Yes/No):		2012
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	Total Actual Cost OBLIGATED	ual Cost EXPENDED	Status of Work

 $^{^{\}rm I}$ To be completed for the Performance Evaluation Report or a Revised Statement. $^{\rm 2}$ To be completed for the Performance Evaluation Report

Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						U.S. Departme	U.S. Department of Housing & Urban Development
Capital Fund Program, Ca	Capital Fund Program, Capital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing
Capital Fund Financing Program	ogram			2012 FINAL COPY	ΡY			OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	umber		-	Federal FFY of Grant:	of Grant:
Briegal	RIERALO MINICIPAL MONSING ATTENDENTA	Capital F	und Program (Capital Fund Program Grant No: NY06P00250111	0711	CFFP (Yes/No):		0700
DOLLAI	A MUNICIPAL INCOMING ACTION IT	Replacer	nent Housing 1	Replacement Housing Factor Grant No.			,	7L07
Development Number Name/HA-Wide	General Description of Major Work Categories	Dev.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	ual Cost	Status of Work
Activities						OBLIGATED EXPENDED.	EXPENDED.	
	AMPA							<u> </u>
CF-12-(11)-1406a	Operations	1406		266,671	•			
CF-12-(11)-1408a	Management Improvements	1408		32,671				
CF-12-(11)-1430a	CF-12-(11)-1430a A/E Fees, Costs & Services	1430		148,874				
CF-12-(11)-1502a Contingency	Contingency	1502		26,369				
				.				
NY 2.18								
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
CF-12-(11)-18a	No Work Scheduled				•			
	Project Totals			•	1			
CF-12-(11)-20a	No Work Scheduled				•			
	Project Totals				-			
CF-12-(11)-26a	Electric door access	1460		22,680				
	Project Totals			22,680				

 $^{^{\}rm I}$ To be completed for the Performance Evaluation Report or a Revised Statement. $^{\rm 2}$ To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report	ance and Evaluation Report					U.S. Departin	U.S. Department of Housing & Urban Development
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PHA Name:		Grant T	Grant Type and Number	umber		Federal FFY of Grant:	of Grant:
RUFFAL	RUBBALO MUNCIPAL HOUSING AITTHORITY	Capital F	und Program G	Capital Fund Program Grant No: NYG6P00250111	CFFP (Yes/No):	No):	2012
TOTAL		Replacen	nent Housing F	Replacement Housing Factor Grant No:	•		2102
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	parte	Total Actual Cost	Status of Work
	SHASS SHASHASHASA MARAA AA	25-20-20-20-20-20-20-20-20-20-20-20-20-20-	ACHARCA MARIANTA		800 S		
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PHA Name:		Grant T	Grant Type and Number	umber			Federal FFY	of Grant:	Ì
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program C	Capital Fund Program Grant No: NY66P60256111	0111	CFFP (Yes/No):		2012	
Development Number		Don	1 Simicaron in the	Total Entimated Cont	of Case	Total Antical			Τ
Name/HA-Wide Activities	General Description of Major Work Categories		Quantity		ateu cost	OBLICATED ²	EXPENDED?	Status of Work	•
	CLANY	#X*							
CF-12-(12)-1406a		1406		137,054	-				
CF-12-(12)-1408a	Management Improvements	1408		32,671					
CF-12-(12)-1430a		1430		78,361	•				
CF-12-(12)-1502a	Contingency	1502		13,526					
Jasper Parrish NY 2-06									
CF-12-(12)-06a	Re-wire dwelling units (24 bidgs.)	1460		747,000					
CF-12-(12)-06b	Enlarge Mgmt. Ofc. Parking Lot	1450		45,000					
	Project Totals			792,000	F				
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il Fund Program, Cap	Capital Fund Program, Capital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing
Capital Fund Financing Program	gram			2012 FINAL COPY	Ьγ			OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	'umber			Federal FFY of Grant:	of Grant:
RIEFAL	BITERAL O MINICIPAL HOUSING AUTHODIAN	Capital F	und Program G	Capital Fund Program Grant No. NY08P00250111	50111	CFFP (Yes/No):		4146
DOFFAL	O MUNICAL ALL HOUSING AUTHORITY	Replacen	nent Housing F	Replacement Housing Factor Grant No:				21.02
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	nated Cost	Total Actual Cost OBLIGATED?	ual Cost EXPENDED?	Status of Work
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CF-12-(20)-1406a	Operations	1406		90,114	1			
12-(20)-1408a	CF-12-(20)-1408a Management Improvements	1408		32,671	1			
	A/E Fees, Costs & Services	1430		50,102				
CF-12-(20)-1502a	Contingency	1502	-	8,875				
C. Reny Ext								
NY2-006 (High Rise)								
CF-12-(20)-005a	Replace trash compactors	1465		135,000	-			:::::::::::::::::::::::::::::::::::::::
	Project Totals			135,000	ľ			
					i			
72.6								
F-12-(20)-21a	No Work Scheduled				1			
	Project Totals			•	1			
Ulleh Wanor								
7 1.5								
	Replace roofs, insulate attics, repair interior walls	1460		185,976	1			
CF-12-(20)-34b	Replace intercoms & mail boxes	1460		37,800				
					ı			
	Project Totals			223.776	١			

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Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						U.S. Departm	U.S. Department of Housing & Urban Development	Development
Capital Fund Program, Cap	Capital Fund Program, Capital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing	dian Housing
Capital Fund Financing Program	gram			2012 FINAL COPY				N SIMO	OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	Vumber.			Federal FFY of Grant:	of Grant:	
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program (Capital Fund Program Grant No: NY06P00250111		CFFP (Yes/No):		2012	
C		Replacen	nent Housing	Replacement Housing Factor Grant No:					
Development number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	23.440	Total Actual Cost	Total Actual Cost OBLIGATED [®] EXPENDED®	Status of Work	ork
	A DAMA MERITA HAMALAMA MANARAMA SAPANGA SARAMA MERITIR MANAKA MANAKA MERIKAN MERINAKAN ANGARAMAN MANAKA SAPANGA								
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Capital Fund Program, Capital Fu	ital Fund Program Replacement Housing Factor and			SAMP CIRIA CODY			Office of Public and Indian Housing	dian Housing
Capital Fund Financial Fro				ZOIZ FINAL COFT			OMB No	OMB No. 2577-0226 Evnives 4/30/2011
Part II: Supporting Pages	g Pages							Toring it on
PHA Name:		Grant T	Grant Type and Number	umber		Federal FFY of Grant:	of Grant:	
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F Renlacen	und Program G	Capital Pund Program Grant No: NY06P00260111 Replacement Housing Sector Grant No:	CFFP (Yes/No):		2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Act	Total Actual Cost	Status of Work	ork
	Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z							
CF-12-(21)-1406a	Operations	1406		102,908	1		<u>.</u>	
CF-12-(21)-1408a	Management Improvements	1408		32,671			-	i
	A/E Fees, Costs & Services	1430		57,259	1			
	Contingency	1502		10,142				
C Parry Homes: NY 2-03	No work enhantitlen							
0 - 12-(2)-00				-	1			
	Project Totals							
C Perry Ext. NY2.105 (family) CF-12-(21)-105a	No work scheduled							
	Project Totals							
	AMPZITOTALS	1406						
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Capital Fund Financing Program	ogram			2012 FINAL COPY	λ¢			OMB No. 2577-0226
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PHA Name:		Grant T	Grant Type and Number	Jumber			Federal FFY of Grant:	of Grant:
TOTTERAT	PINEGAL O MINICIPAL DISCUSSION AND AND AND AND AND AND AND AND AND AN	Capital F	und Program (Capital Fund Program Grant No: NY06P00250111	411	CFFP (Yes/No):		
DOLLAR	MONICH AL MOOSING ACTUONITY	Replacer	nent Housing I	Replacement Housing Factor Grant No:				2012
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	ited Cost	Total Actual Cost	ual Cost PXPFNDED ²	Status of Work
	W. C.							
CF-12-(22)-1406a Operations		1406		ī	ı			
CF-12-(22)-1408a	CF-12-(22)-1408a Management Improvements	1408		32,671				
CF-12-(22)-1430a	CF-12-(22)-1430a A/E Fees, Costs & Services	1430			•			
CF-12-(22)-1502a Contingency	Contingency	1502		1				
A A SECTION OF SECTION								
A COM AN								
CF-12-(22)-32Aa	No work scheduled				5			
	Project Totals			,	•			
Scattered Site B								
NY 232B	N							
CF-12-(22)-32B8	INO WORK Scriedured				1			
	Project Totals				-			
SCattered Site C								
NY 2.92G								
CF-12-(22)-32Ca	Renovate 80-86 Troupe	1460		450,000	•			
	Project Totals			450,000	•			

 $^{^{\}rm I}$ To be completed for the Performance Evaluation Report or a Revised Statement. $^{\rm 2}$ To be completed for the Performance Evaluation Report

Capital Fund Fragman, Pund Properting Program Capital Fund Fragman Fragman Capital Fund Fragman Fragman Capital Fund Fragman F	Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						U.S. Departme	U.S. Department of Housing & Urban Development
Construct new maintenance building Construct new maintenance construct new maintenance construct new maintenance Construct new ma	Capital Fund Program, Cap	ital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing
General Description of Major Work Categories Omstruct new maintenance building Project Totals Omstruct new maintenance building Omstruct new maintenance building Omstruct new maintenance building 1470 Omstruct new maintenance building Om	Capital Fund Financing Pro				2012 FINAL COP	<u></u>			OMB No. 2577-0226
General Description of Major Work Categories Acct # Quantity									Expires 4/30/2011
Construct new maintenance building 1470 270,000 - Project Totals Act # (4.66) # (4.6	Part II: Supportin	ig Pages							
Capital Fand Program Great No. NYOBP00250111 Capital Fand Program Great No. NYOBP00250111 Replacement Housing Factor Grant No.	PHA Name:		Grant 7	Ype and N	lumber			Federal FFY of Grant:	of Grant:
Construct new maintenance building Construct new maintenance product new main	BUFFAL	O MUNICIPAL HOUSING AUTHORITY	Capital	und Program C	Trant No: NY06P00250	+11	CFFP (Yes/No):		2012
General Description of Major Work Categories Acct # Quantity Total Estimated Cost Construct new maintenance building 1470 270,000 - Project Totals 277,014 is # 60 # 6	Navalopment Number		Keplace	ment Housing F	actor Grant No:				
Construct new maintenance building 1470 270,000 - 270,00	Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estima		Total Act	ual Cost EXPENDED	Status of Work
Construct new maintenance building 1470 270,000 Project Totals 270,000 AMP 22/70/Mis 7,000 THE ST 1490 TH	815 Clinion NV 246								
AMP 22 TOTALS AMP 22 TOTALS 1400 1400 1400 1400 1400 1400 1400 1400 1400 1600 1600	CF-12-(22)-46a		1470		270,000				and the same of th
		Designet Totals			270,000				
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Annual Statement/Perform	Annual Statement/Performance and Evaluation Report						U.S. Departme	U.S. Department of Housing & Urban Development	velopment
Capital Fund Program, Cap	Capital Fund Program, Capital Fund Program Replacement Housing Factor and							Office of Public and Indian Housing	n Housing
Capital Fund Financing Program	gram			2012 FINAL COPY	λdı			OMB No. 2577-0226	2577-0226
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PHA Name:		Grant T	Grant Type and Number	(umper			Federal FFY of Grant:	of Grant:	
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TOLION	O MONICH AL MOSSING ACTIONAL	Replacem	ent Housing F	Replacement Housing Factor Grant No:				7107	
Development Number Name/HA-Wide	General Description of Major Work Categories		Quantity	Total Estimated Cost	nated Cost	Total Ac	tual Cost	Status of Work	_
Activities		Acct#	,			OBLIGATED	OBLIGATED EXPENDED 2		<u> </u>
	AMP 23	Age - 1							
CF-12-(23)-1406a	Operations	1408			ì				
CF-12-(23)-1408a		1408		32,671					
CF-12-(23)-1430a	A/E Fees, Costs & Services	1430		1	•				
CF-12-(23)-1502a Contingency	Confingency	1502	-)]
NY 2-02									
CF-12-(23)	Development Activities	1499		•	1				
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	Project Totals			-					ĺ
	AMP 23 TOTALS	406							l İ
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PHA Name:		Grant T	Grant Type and Number	umber			Federal FFY	of Grant:
RITERAL	RITERALO MUNICIPAL HOUSING AUTHORITY	Capital Fu	nd Program G	Capital Fund Program Grant No: NY06P00250111	0111	CFFP (Yes/No):		2042
DOLLAR		Replacem	ent Housing Fe	Replacement Housing Factor Grant No:				7107
Development Number Name/HA-Wide	General Description of Major Work Cafegories		Ouanfily L	Total Estimated Cost	ated Cost	Total Actual Cost	ual Cost	Status of Work
Activities		Acct#	ساهر بدهو.			OBLIGATED 4 EXPENDED 4	EXPENDED?	WIGHT IO COMPANY
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CF-12-(24)-1406a Operations	Operations	1406		1	•			
CF-12-(24)-1408a	CF-12-(24)-1408a Management Improvements	1408		32,671	ı]
CF-12-(24)-1430a	CF-12-(24)-1430a A/E Fees, Costs & Services	1430		•				
CF-12-(24)-1502a Contingency	Contingency	1502		•				-
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	Project Totals			-	-			
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PHA Name:		Grant 7	Grant Type and Number	lumber			Federal FFY of Grant:	of Grant:	Γ
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital	und Program (Capital Fund Program Grant No: NY06P00260111	50111	CFFP (Yes/No):		2012	
Development Number		Keplacer	nent Housing	Neplacement Housing Factor Grant No:	Supply Court	Total	Total Actual Cook		T
Name/HA-Wide Activities	General Description of Major Work Categories	Acct#	Quantity		ration cost	OBLIGATED ² EXPENDED ³	EXPENDED.	Status of Work	
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CF-12-(30)-1406a		1406		146,067	i				
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CF-12-(30)-1502a		1502	i	14,419					-
Kenfield NY 2-10 CF-12-(30)-10a		1470		130,145					
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	Project Totals								<u> </u>
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PHA Name:		Grant Ty	Grant Type and Number	umber			Federal FFY	of Grant:	
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fu Replaceme	nd Program G	Capital Fund Program Grant No: NY06P00260111 Replacement Housing Pactor Orant No:	50111	CFFP (Yes/No):		2012	
Development Number		Dev	,	Total Estimated Cost	nated Cost	Total Act	Total Actual Cost		
Name/HA-Wide Activities	General Description of Major Work Categories		Quantify			ÖBLIGATED 2	OBLIGATED! EXPENDED!	Status of Work	
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CE-12-(31)-14069	Operations	1406			'				
CF-12-(31)-1408a		1408		32.671	ı				
CF-12-(31)-1430a		1430			3				
CF-12-(31)-1502a	Contingency	1502							
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CF-12-(31)-12a	No work scheduled				ľ				
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PHA Name:		Grant T	Grant Type and Number	umber			Federal FFY	of Grant:	
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F Replacer	und Program C	Capital Fund Program Grant No: NYD6P00260111 Replacement Housing Factor Grant No:	0111	CFFP (Yes/No):		2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost OBLIGATED * EXPENDED	Total Actual Cost	Status of Work	ير
	AMP 22	.55.50					TARY THE PARK AND ADMINISTRATION OF THE PARK AND ADMINISTRATIO		
CF-12-(32)-1406a		1406							
CF-12-(32)-1408a	Management Improvements	1408		32,671	ŧ.				
CF-12-(32)-1430a A/E Fees, Co	CF-12-(32)-1430a A/E Fees, Costs & Services CF-12-(32)-1502a Contingency	1430		1	•				
Fern Grider									
CF-12-(32)-45a	Replace switch gear equipment	1470		180,000	1				
	Project Totals			180,000	•				
	AMP 321101 ALIS								

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Annual Statement/Perform	Annual Statement/Performance and Evaluation Report				-		U.S. Departme	U.S. Department of Housing & Urban Development	evelopment
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PHA Name:	,	Grant 7	Grant Type and Number	umber		, A	Federal FFY of Grant:	of Grant:	
BITTERA	Varidousia Carsilou Italicum o Marine	Capital F	und Program (Capital Fund Program Grant No. NY06P00250111	0111	CFFP (Yes/No):		4	
DUFFAL	O MUNICIPAL HUUSING AUTHORITT	Replacer	ment Housing I	Replacement Housing Pactor Grant No:				71.07	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	afed Cost	Total Actual Cost	Total Actual Cost	Status of Work	¥
CF-12-(33)-1406a Operations	ologopi, ologopia za podlogopia soproposio i ostopia de podlogopia de proposio de proposicio de proposi de proposicio de proposicio de proposicio de proposicio de propo	1406		14.203					
CF-12-(33)-1408a	CF-12-(33)-1408a Management Improvements	1408		32,671	•				
CF-12-(33)-1430a	CF-12-(33)-1430a A/E Fees, Costs & Services	1430		7,635	•				
CF-12-(33)-1502a Contingency	Contingency	1502		1,352					
Schwab Terrace									
CF-12-(33)-14a	Renovate all unit interiors	1460		1,236,188	1				
	Designe Takela			4 226 498					
	Project Lotals			1,430,160	1 .				
Kowali NX 2/19 CF-12-(33)-19a	No work scheduled				1				
	Project Totals			1	1				
Wedr Godin									
CF-10-(33)-31a	Replace emergency generator	1470		18,900					
	Project Totals			18,900	=				

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Annual Statement/Performance and Evaluation Report	ance and Evaluation Report						U.S. Departm	U.S. Department of Housing & Urban Development	pment
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Capital Fund Financing Program	mag			2012 FINAL COPY	λć		,	OMB No. 2577-0226	-0226
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Part II: Supporting Pages	ig Pages								
PHA Name:		Grant 1	Grant Type and Number	4umber			Federal FFY of Grant:	of Grant:	
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program (Capital Fund Program Grant No. NY06P00250111	111	CFFP (Yes/No):		2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost OBLIGATED RYPENDED	Total Actual Cost 3ATED & EXPENDED	Status of Work	
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Capital Fund Financing Fig.	11m213				-			Expires 4/30/2011
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PHA Name:		Grant T	Grant Type and Number	umber			Federal FFY	of Grant:
BTIEDAT	BIRDATO MINICIPAL HOUSING AITHEOPTIV	Capital F	und Program G	Capital Fund Program Grant No: NY06P00250111	10111	CFFP (Yes/No):		2042
TULLIN		Replacen	nent Housing F	Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost	lated Cost	Total Ac	Total Actual Cost OBLIGATED [®] EXPENDED [®]	Status of Work
CF-12-(34)-1406a	Coerations	1406		9.085	,			
CF-12-(34)-1408a		1408		32,671	1			
CF-12-(34)-1430a		1430		4,772	•			
CF-12-(34)-1502a		1502		846				
(GIIV Carvens								
CF-12-(34)-13a	No work scheduled				3			
	Project Totals							
NY 222						and the state of t		
CF-12-(34)-22a	Replace & relocate unit electric panels	1460		312,235	T		Ì	-
CF-12-(34)-22b	Replace emergency generator	1470		71,820				
	Project Totals			384,055	•			
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Annual Statement/Performance and Evaluation Report	nce and Evaluation Report						U.S. Departme	U.S. Department of Housing & Urban Development
Capital Fund Program, Capi	and Program Replacement Housing			ACA THE PARTY				Office of Public and Indian Housing
Capital Fund Financing Frogram	iram			ZUIZ FINAL CO	<u>.</u>			OMB No. 2577-0226
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Part II: Supporting Pages	g Pages							
PHA Name:		Grant J	Grant Type and Number	Number			Federal FFY of Grant:	of Grant:
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital F	und Program	Capital Fund Program Grant No: NY06P00250111	0111	CFFP (Yes/No):		2012
Development Number		Day	Allicano Li Iliza	Total Estimated Cost	ated Cost	Total Actual Cont	lei Cont	
Name/HA-Wide Activities	General Description of Major Work Categories	Acct #	Quantify	Muse Inol	ated cost	OBLIGATED EXPENDED	EXPENDED*	Status of Work
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CF-12-(35)-1406a	assammentensia kananani kananani kananani kananani kananani kananani kanananan kananan kananan kananan kananan Operations	1406		71.350	1			
	Management Improvements	1408		32.671	1			11 00-
	A/E Fees, Costs & Services	1430		39,605	1			
	Confingency (adjustment of \$88 to balance).	1502		6,991				
Sadiu N. 2.18	A STATE OF THE STA						:	
CF-12-(35)-16a	No work scheduled		:			3		
	Project Totale			•	'			
Strivegant NY2/27 CF-12-(35)-27a	No work scheduled							
	Project Totals			P				
	AMP 38 TOTALS	1406	NAME OF THE OWNER, WHEN					
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BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fu Replaceme	nd Program G	Capital Fund Program Grant No: NY06P00250111 Replacement Housing Factor Grant No:	0111	CFFP (Yes/No):		2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev.	Quantity	Total Estimated Cost	ated Cost	Total Actual Cost	ual Cost EXPENDED ²	Status of Work	ork
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CF-12-(40)-1408a	Management Improvements	1408		•	1				
CF-12-(40)-1430a	A/E Fees, Costs & Services	1430		1	1			9159	
CF-12-(40)-1502a Contingency	Contingency	1502		ı					
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CE-12-(40)-48a	No work scheduled			1					
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PHA Name:		Grant T	Grant Type and Number	lumber			Federal FFY	of Grant:
BUFFAL	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fu	ind Program (Capital Fund Program Grant No: NY06P00250111	2111	CFFP (Yes/No):		2012
		Replacem	ent Housing F	Replacement Housing Factor Grant No:				
Development number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct#	Quantity	Total Estimated Cost		Total Actual Cost	ual Cost EXPENDED	Status of Work
	AIR AIR AIR AIR							
CF-12-(41)-1406a	Operations	1406		i	7	:		
CF-12-(41)-1408a	CF-12-(41)-1408a Management Improvements	1408		1	•			
CF-12-(41)-1430a	CF-12-(41)-1430a A/E Fees, Costs & Services	1430		-	ı			
CF-12-(41)-1502a Contingency	Contingency	1502	İ	t				
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CF-12-(41)-43a	No work scheduled			4				
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General Description of Major Work Categories	Dev.	Quantity	Dev. Quantity Control Estimated Cost	nated Cost	Total Act	Total Actual Cost	Status of Work
						Wareh Central Arterior	
CF-12-(42)-1406a Operations	1406		1	•			
CF-12-(42)-1430a Iwanayanian inprovenians CF-12-(42)-1430a A/F Fees, Costs & Services	1430		1 7	F 1			
CF-12-(42)-1502a Contingency	1502		1				
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U.S. Department of Housing & Urban Development	Office of Public and Indian Housing	Expires 4/30/2011		Federal FFY of Grant:	CFFP (Yes/No):	2012	Total Actual Cost	CBLIGATED EXPENDED	nal +835 338 30 35 338 1406 adjustment			3,926					 								levei		ction	level	1	afore adjustment	of adjustment 36
	2012 FINAL COPY			nd Number	Capital Fund Program Grant No: NY08P00250111	Replacement Housing Factor Grant No:	Total Estimated Cost		- led of inc ladi to bal	457.487.56	[c] [7.68] [7.9] [62]	642 803 78	45,000,00	2,991,879,00	(35,000,00	1,166,868,40		7,470,988.00			-		7,470,988.00	000000000000000000000000000000000000000	7,47U,988.0U new 2012 level	8,261,833.00 2011 level	0.90 10% reduction	7,470,988.00 new 2012 level		7,435,649.70 amount before adjustment	7,435,649.70 amount befor 35,338.30 add to 1406
				Grant Type and Number	Capital Fund Prog	Replacement Hou	Dev.	Acct # wuamenty											totals	1450,1450,1485,1470	1410,1430,1502	1499					i		_		
Annual Statement/Performance and Evaluation Report Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eural Becomen Conital Eur	otal fund Fightam Nepracement musing factor and		ages		PURENT O MITMISTER I TOUGHAS ATTENDED	A MUNICIPAL HOUSING AUTHORITY	Sometime of the second second second	Certeral Description of Major Work Categories	1408	1408	1410	1430	1450	1460	1465	1470		Overall Total		-	1408						With the state of		_		
Annual Statement/Perform	Capital Fund Financing Program		t II: Supporting Pages	PHA Name:		BURRAL	Development Number	Activities						A A A C				4													

 $^{^{\}prime}$ To be completed for the Performance Evaluation Report or a Revised Statement. 2 To be completed for the Performance Evaluation Report

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

2012 FINAL COPY

Expires 4/30/2011

Office of Public and Indian Housing OMB No. 2577-0226

U.S. Department of Housing & Urban Development

Part III:	Part III: Implementation Schedule											
PHA Name:	:0		Grant Type and Number	Number		Federal FFY of Grant:						
BUFF	BUFFALO MUNICIPAL HOUSING	AUTHORITY	Capital Fund Pro Replacement Hou	Capital Fund Program Grant No: NY06P00250111 Replacement Housing Factor Grant No:	Y06P00250111 No:	2012						
AMP	AMP/Development Numbers Name/	All Funds	All Funds Obligated	All Funds	All Funds Expended	4						
	PHA-Wide Activities	Original	Revised	Original Original	(Ginal Revised	reason for revised Large Dates						
AMD 40	NY2-08 Shaffer Village	06/12/2014		06/12/2016								
	NY2-11 LaSalle Courts	06/12/2014	ed i Pridate, mana cadalejija sanaja keranta je diju ngalajata e	06/12/2016	THE THE RESERVE THE SECOND STREET AND ADDRESS OF THE SECOND SECON	POPPORATE LANGE LICENSON DE CONTRA CO						
	NY2-18 Holling Homes	06/12/2014		06/12/2016								
AMP 11	NY2-20 Elmhurst	06/12/2014		06/12/2016		د مستخد مستخدم والمستخدم لمستخدم والمستخدم والمستخدم والمستخدم والمستخدم والمستخدم وال						
		06/12/2014		06/12/2016		AND AND THE STATE OF THE STATE						
AMP 12		06/12/2014		06/12/2016								
	NY2-2005 C. Perry Ext. (senior)	06/12/2014		06/12/2016								
AMP 20	: 3	06/12/2014		06/12/2016	THE MANAGES ATTACKS AND PLANTS OF THE PROPERTY OF THE PROPERTY AND ADDRESS OF THE PROPERTY OF	FOR PROPERTY OF A MATERIAL PROPERTY AND A COMPANY WITH THE PROPERTY OF THE PRO						
	NY2-34 Mullen Manor	06/12/2014		06/12/2016	**************************************	The state of the s						
AMP 24	NY2-03 C. Perry Homes	06/12/2014		06/12/2016								
	NY2-2105 C. Perry Ext. (family)	06/12/2014		06/12/2016		A MARIAN MARIAN A STATE OF THE PARTY OF THE						
	NY2-32A Redwood Village	06/12/2014		06/12/2016								
AMP 22	NY2-32B Woodson Gardens	06/12/2014		06/12/2016		And the first of the contract						
	NY2-32C Scattered Site "C"	06/12/2014		06/12/2016								
	-	06/12/2014		06/12/2016								
AMP 23	NY2-02 AD Price Courts	06/12/2014		06/12/2016								
AMP 24	AMP 24 NY2-04 AD Price Extension	06/12/2014		06/12/2016								
AMP 30	NY2-10 Kenfield	06/12/2014		06/12/2016								
3	38 Tower Street	06/12/2014		06/12/2016								
AMP 31	NY2-12 Langfield	06/12/2014		06/12/2016								
AMP 32	NY2-45 Ferry Grider Homes	06/12/2014		06/12/2016								
	NY2-14 Schwab Terrace	06/12/2014		06/12/2016		The manufacture (Security of the Security of the Security of Security of Assets (Security Assets) and Assets (Security of Security AMP 33	NY2-19 Kowal	06/12/2014		06/12/2016		
	NY2-31 Msgr. Geary	06/12/2014		06/12/2016								
AMP 34	NY2-13 Kelly Gardens	06/12/2014		06/12/2016								
-	NY2-22 LBJ	06/12/2014		06/12/2016								
AMP 35	NY2-16 Sedita	06/12/2014		06/12/2016								
	NY2-27 Stuyvesant	06/12/2014		06/12/2016		e de la companya de la desta de la desta de la companya de la companya de la companya de la companya de la comp						
_	NY2-48 Lakeview Phase III	06/12/2014		06/12/2016								
	NY2-43 Lakeview Phase I	06/12/2014		06/12/2016								
AMP 42	NY2-47 Lakeview Phase II	06/12/2014		06/12/2016								
AMP 999	300 Perry (non-dwelling)	06/12/2014		06/12/2016								
	476 Louisianna (non-dwelling)	06/12/2014		06/12/2016								

¹ Obligation and expenditure and dates can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended 26

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Capita	l Fund			2012 FINAL COPY			
Fart II:		Supporting Fages - Work Acti	Activities				
Year If			Work Statement for Year 2	ear 2	Work Statement for Year	ear 3	
2011 See Annual	AMP	DEVELOPMENT	FFY Grant: 2013		FET Grant 2014		
Statement			Item Description	Amount	Item Description		
	AMD	NY2-08 Shaffer Village	No work scheduled		No work scheduled	99	1
	9	NY2-11 LaSalle Courts	No work scheduled	СР	No work scheduled	()	ľ
		NY2-18 Holling Homes	Kitchen & Bathroom Renovations	\$ 1,390,586	Community Rm. ADA Compliant Replace Machine Rm. Doors (FRP)	\$ 22,	22,500 22,500
	AMD		Replace hose bibs	\$ 12,474			
	Ξ	NV 20 Elabrim	No work cohodulad	₩			
		MIZAZO ENIMINISI	NOW ON SCHEDULE	*			
		NY2-26 Camden	No work scheduled		No work scheduled		
	AMP 12	AMP 12 NY2-06 Jasper Parrish	No work scheduled		Replace mgmt. ofc. Porch & steps	\$ \$	40,824
					Improvements to bathrooms	\$ 345,	345,123
		NY2-2005 C. Perry Ext. (senior)	No work scheduled			\$	•
	AMP	NY2-21 Slater Courts	No work scheduled	·	No work scheduled	6	1
Ö ‡ /1	20		No work scheduled		No work scheduled	€	ľ
		NY2-34 Mullen Manor	No work scheduled			()	'
						99	'
	AMP	NY2-03 C. Perry Homes	No work scheduled	· \$	No work scheduled	↔	,
	77	NY2-2105 C. Perry Ext. (family)	No work scheduled	- \$	No work scheduled	\$	'
		NY2-32A Redwood Village	No work scheduled	- \$	No work scheduled	\$. :
	AMP	NY2-32B Woodson Gardens	No work scheduled	.	No work scheduled		
	22	NY2-32C Scattered Site "C"	No work scheduled		No work scheduled		70070
		NVO 46 EDT (646 Olinfon conju)	No work schoduled		Histail pano fallings & awrinigs		,36,
A S	AMP 23	AMP 23 NY2-02 AD Price Courts	No work scheduled	- 1 - S	No work scheduled	\$] ·
	AMP 24	AMP 24 NY2-04 AD Price Extension	No work scheduled		No work scheduled		
			Replace kitchen ranges	000'096			
	AMP 30	NY2-10 Kenfield				\$	
75/3 24/4 8/34	}	38 Tower Street	No work scheduled		No work scheduled		
		1 - 4	Insulate supply & waste pipes (kitch)	020'626 \$			
	AMP 31	NY2-12 Langileid		ļ			
	AMP 32	AMP 32 NY2-45 Ferry Grider Homes	No work scheduled		Renovate basketball court		90,000
		NY2-14 Schwab Terrace			Renovate kitchens & baths	\$ 205	205,632
			Replace fencing & site work	\$ 225,000	Replace stair treads & floor tile		19,800
5 A 1 (2)	AMP 33	NY2-19 Kowal	No work scheduled		Kenovate Community bidg.		929
		NY2-31 Msgr. Geary	No work scheduled		Renovate kitchens (Geary)	\$ 460,	460,226
					2012 CED	CO ACO CED EINNI CODA OO	3

No work scheduled S	Capita Dent II	l Fund	e-Year Ac	tion Plan	2012 FINAL COPY			
AMP DEVELOPMENT Work, Streament for Year 2 AMP NY2-13 Kelly Gardens Fenrovate bathrooms \$ 380,664 AMP NY2-13 Kelly Gardens Renovate bathrooms \$ 380,664 AMP NY2-21 Libu No work scheduled \$ 990,000 35 NY2-27 Suyvesent Renovate bathrooms \$ 990,000 35 NY2-27 Suyvesent Renovate bathrooms \$ 990,000 AMP 24 NW2-43 Lakeview Phase III No work scheduled \$ -1 AMP 24 NW2-43 Lakeview Phase III No work scheduled \$ -1 AMP 27 AMP 24 Lakeview Phase III No work scheduled \$ -1 AMP 28 AMP 29 \$ -1 AMP 29 AMP 20 \$ -1 AMP 21 AMP 21 \$ -1 AMP 22 AMP 22 0 AMP 24 AMP 24 300.000 AMP 24 AMP 24 0 AMP 24 AMP 34 300.000 AMP 34 AMP 34 300.000 AMP 34 AMP 34 300.000 AMP 34 AMP 34	I 41 (I)		WOLK A	Villes				
NY2-13 Kelly Gardens Renovate betimours \$ 300,664 NY2-14 Sedita	Year 11 2011 Sco		TWING LOW	Work Statement for FFY Grant: 201.	Year 2	Work Statement for Y FFY Grant: 2014	/ear 3 	
WY2-13 Keily Gardens Removale bathrooms \$ 30,064 Replace Elevators (LBJ) \$ 5 WY2-13 Keily Gardens No vork scheduled Removale Bathrooms (SED) \$ 5 WY2-14 Sedita No vork scheduled Removale Bathrooms (SED) \$ 5 WY2-15 Sedita No vork scheduled Removale Bathrooms (SED) \$ 5 WY2-14 Beneview Phase III No vork scheduled Replace Half-Carpeling \$ 5 WY2-14 Beneview Phase III No vork scheduled S Wo vork scheduled	Annual		DEVELOT MENT	Item Description	Amount	Item Description	V	mount
AMP INT-22 LBJ No work scheduled Replace Elevators (LBJ) \$ AMP INT-24 Sedila No work scheduled 8 980,000 Removate Baltrooms (SED) \$ 36 NY2-21 LBJ No work scheduled 8 980,000 Removate Baltrooms (SED) \$ 37 NY2-24 Lakeveev Phrase II No work scheduled \$ 980,000 Removate Baltrooms (SED) \$ AMP 24 NY2-24 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ AMP 24 NY2-24 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 24 NY2-24 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 24 NY2-24 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 25 NY2-27 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 27 NY2-27 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 27 NY2-27 Lakeveev Phrase II No work scheduled \$ 0.00 No work scheduled \$ 0.00 AMP 27 NY2-27 Lakeveev Phrase II <th></th> <th></th> <th>NV2.13 Kelly Gardens</th> <th>Renovate hathrooms</th> <th></th> <th></th> <th></th> <th></th>			NV2.13 Kelly Gardens	Renovate hathrooms				
AMP NY2-16 Secilia No work scheduled Renovate Eathrooms (SED) \$ \$		AMP	NY2-22 B.1	No work scheduled		Replace Flevators (LB.I)	¢ :	151 675
AMP NY2-16 Sedita No work scheduled \$ 990,000 Renovate Baltrooms (SED) \$ 36 NY2-27 Stuyvesent Ranovate baltrooms \$ 990,000 Replace Hall Carpeting \$ AMP 40 INY2-42 Lateroteve Phase III No work scheduled \$ 100 work scheduled		34				Renovate Bathrooms (LBJ)	မ	810,000
NY2-16 Sedita No work scheduled S 990,000 Reprove Baltrooms (SED) S			-			Renovate Kitchens (LBJ)	G	576,900
NY2-16 Sedita No work scheduled S Sedita No work scheduled S Sedita NY2-16 Sedita No work scheduled S Sedita Sedit								
AMP AMP	6 W W		NY2-16 Sedita	No work scheduled		Renovate Bathrooms (SED)	63	475,130
NY 2-27 Stuyvesent				Renovate hathrooms			1	
No work scheduled S		32	NY2-27 Stuyvesant			Replace Hall Carpeting	8	50,220
No work scheduled S						Renovate Kitchens	69	1,025,635
AMP 72-45 Lakeview Phase No work scheduled \$ - N		AMP 40	NY2-48 Lakeview Phase III	No work scheduled		No work scheduled		
AMP 2D NY2-47 Lakeview Phase II No work scheduled \$ - No work scheduled \$ AMP 300 Petry (non-dwelling) AMP 10 \$ - No work scheduled \$ AMP 11 AMP 12 AMP 11 1 AMP 12 \$ AMP 12 AMP 12 AMP 12 \$ AMP 22 AMP 22 AMP 22 \$ AMP 23 AMP 24 AMP 24 \$ AMP 24 AMP 25 AMP 24 \$ AMP 25 AMP 26 \$ \$ AMP 27 AMP 27 \$ \$ AMP 28 AMP 29 \$ \$ AMP 29 AMP 20 \$ \$ AMP 24 AMP 24 \$ \$ AMP 24 AMP 24 \$ \$ AMP 34 \$ \$ \$ </td <th></th> <td>AMP 41</td> <td></td> <td>No work scheduled</td> <td></td> <td>No work scheduled</td> <td></td> <td></td>		AMP 41		No work scheduled		No work scheduled		
AMP 300 Perry (non-dwelling) AMP 10 1,403,060 AMP 1 1,403,060 AMP 1 1,403,060 AMP 1 1,403,060 AMP 1 1,403,060 AMP 1 1,403,060 AMP 2 1,403,060 AMP 2 1,403,060 AMP 2 1,403,060 AMP 2 1,403,060 AMP 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2,404 2 2 2 2,404 2 2 2 2,404 2 2 2 2,404 2 2 2 2 2,404 2 2 2 2 2 2 2 2 2		AMP 42	NY2-47 Lakeview Phase II	No work scheduled		No work scheduled		
AMP 10		AMP	300 Perry (non-dwelling)	No work scheduled		No work scheduled	65	
AMP 10 AMP 10 AMP 11 \$ AMP 11 AMP 12 \$ \$ AMP 20 AMP 20 AMP 21 \$ AMP 21 AMP 22 \$ \$ AMP 22 AMP 23 \$ \$ AMP 24 O AMP 22 \$ \$ AMP 24 O AMP 24 \$ \$ AMP 34 AMP 34 \$ \$ AMP 40 O AMP 34 \$ \$ AMP 40 O AMP 41 O AMP 42 \$ AMP 40 O AMP 41 O AMP 42 \$ AMP 40 AMP 41 A A AMP 42 AMP 42 A AMP 42 A A Amp 44 A		666	476 Louisiana (non-dwelling)	**************************************		No work scheduled	€9	1
AMP TOTALS AMP 21 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 22 AMP 23 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 41 AMP 42 AM				AMP 10		AMP 10	\$	1
AMP 22				AMP 11		AMP 11	69	45,000
AMP 20 AMP 21 AMP 21 AMP 22 AMP 23 AMP 24 AMP 24 AMP 24 AMP 24 AMP 24 AMP 30 AMP 34 AMP 32 AMP 32 AMP 32 AMP 32 AMP 32 AMP 34 AMP 35 AMP 34 AMP 35 AMP 35 AMP 35 AMP 36 AMP 36 AMP 36 AMP 36 AMP 36 AMP 37 AMP 40 AMP 40 AMP 40 AMP 41 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 42 AMP 43 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42 AMP 41				AMP 12		AMP 12	\$	40,824
AMP 21 0 AMP 21 0 AMP 21 5 5 AMP 22 AMP 22 0 AMP 22 0 AMP 22 0 AMP 23 AMP 23 AMP 23 0 0 AMP 24 5 5 5 AMP 24 0 0 AMP 24 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	200 200 200 200			AMP 20		AMP 20	\$	345,123
AMP 22 O AMP 23 S AMP 23 AMP 24 \$ AMP 24 0 AMP 24 \$ AMP 24 0 AMP 24 \$ AMP 31 300,000 AMP 31 \$ AMP 32 225,000 AMP 31 \$ AMP 34 300,000 AMP 32 \$ AMP 34 AMP 34 \$ AMP 40 AMP 40 \$ AMP 41 0 AMP 40 \$ AMP 42 AMP 40 \$ AMP 42 AMP 40 \$ AMP 42 AMP 40 \$ AMP 42 AMP 40 \$ AMP 42 AMP 40 \$ AMP 42 \$ \$				AMP 21		AMP 21	s	1
AMP 23 AMP 24 C C AMP 24 S S S S S S S S S S S S S S S S S S				AMP 22		AMP 22	\$	21,924
AMP 24 AMP 24 AMP 30 AMP 31 AMP 32 AMP 32 AMP 32 AMP 32 AMP 33 AMP 34 AMP 34 AMP 40	onica Como			AMP 23		AMP 23	es.	1
AMP 70 AMP 30 360,000 AMP 31 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	3.1			AMP 24		AMP 24	\$	•
AMP 31 AMP 32 AMP 33 AMP 34 AMP 34 AMP 34 AMP 40 AMP 40 AMP 40 AMP 41 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 42 AMP 999 Commiscrement improvements: 1408 Administration: 1410 Fees & Costs: 1430 Equipment Activity: 1489 Equipment Activity: 1489 Confingency: 1502 (adj to bail) AMP 36 Confingency: 1502 (adj to bail)			AMP TOTALS	AMP 30		AMP 30	\$	
AMP 32 AMP 34 AMP 34 AMP 34 AMP 34 AMP 34 AMP 36 AMP 40 AMP 40 AMP 41 AMP 42 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 41 AMP 42	383			AMP 31		AMP 31	မ	1
AMP 34 225,000 AMP 33 \$ AMP 34 380,0664 AMP 34 \$ AMP 35 \$90,000 AMP 35 \$ AMP 40 \$ \$ AMP 41 0 0 AMP 42 \$ \$ AMP 42 \$ \$ AMP 999 \$ \$ AMP 41 \$ \$ AMP 42 \$	21 21 32 32 32 32 32			AMP 32		AMP 32	so (90,000
AMP 34 AMP 40				AMP 33	000,622	AMP 33	39	705,314
AMP 40 Secuence <				AMP 34	380,664	AMP 34	· •	1,538,575
AMP 41				AMP 35		AMP 30	₽	1,550,985
AMP 42				AMP 40		AINT 40	A 6	•
AMP 999 State	\$ 10 10 10 10 10			A88D 49		AND 41	→ €	•
Operating: 1408 1453 676 Operating: 1408 \$ Management Improvements: 1408 \$ Management Improvements: 1408 \$ Administration: 1410 766 780 Administration: 1410 \$ Fees & Costs: 1430 \$ Eavipment Activity: 1499 \$ Equipment: 1476 \$ Equipment: 1476 \$ Contingency: 1502 (adj to ba!) \$ Contingency: 1502 (adj to ba!	, (S)			AMP 42		AMP 929	A 65	'
Management Improvements: 1408 457,388 Management Improvements: 1408 5 Administration: 1410 766,780 Administration: 1410 5 Fees & Costs: 1430 642,604 Fees & Costs: 1430 5 Development Activity: 1499 Equipment: 1476 5 Equipment: 1476 Confingency: 1502 (adj to bal)				5		Ŀ		A 162 878
Administration: 1410 Fees & Costs: 1430 Fees & Costs: 1430 Fees & Costs: 1430 Fees & Costs: 1430 Fees Part							v	487 38A
Fees & Costs: 1430 \$ \$	VEN				8		4	787.780
BMHA WIDE Equipment Activity: 1499 \$ *** Equipment: 1476 \$ *** Contingency: 1502 (adj to bai) \$ **** Contingency: 1502 (adj to bai) \$ **** ******************************				Fees & Costs: 1430	Ž	Fees & Costs: 1430		642 604
Equipment: 1476 S. Contingency: 1602 (adj to bal) S. Contingency: 1602 S			C	Ι	21	l۶	9	
				Equipment: 1476		Equipment: 1475	\$	
				Confingency: 1502 (adj to bal)	98	Confingency: 1502		11/13/7/96
					A CONTRACTOR OF THE STATE OF TH			

Capital Func	Capital Fund Program Five-Year Action Plan	1 Plan 2012 FINAL COPY	γd	
Part II: Sup	Part II: Supporting Pages - Work Activities	ities		
Year Is		Work Statement for Year 2	Work Statement for Year 3	ar 3
2011 See A MP	DEVEL OPMENT	FFY Grant: 2013	FFY Grant: 2014	
Annal				
)Data and c	,	Item Description Amount	Item Description	Amount
TOTAL	TOTAL CFP FUNDS (Estimated)	7,470,988	88	\$ 7,470,98

Capita	l Fund	Capital Fund Program Five-Year Action	on Plan	2012 FIN	2012 FINAL COPY			
Part II:	i	Supporting Pages - Work Activ	tivities					
Year.]! 2011 Sec Amutal Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015 HFY GYOUNT THE THE THE THE THE THE THE THE THE TH		Amount	Work Statement for Year 5 FFY Grant: 2016 PHAFY 07/01/2018 Item Description Amount	ear 5	Amount
	AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts	Renovate Bathrooms Repair Existing Ceilings as Required	60 60	2,116,800 262,224	Renovate Kitchens (Shaffer) Reno/Demo 2 Upper East (Shaffer)	69 69	2,520,000
		NY2-18 Holling Homes						
	AMP							
	Ξ	NY2-20 Elmhurst	Renovate bathrooms (24)	69	180,000			
		NY2-26 Camden	Replace (2) boilers & (2) water heaters	₩.	90,720			
	AMP 12	NY2-06 Jasper Parrish						
201		NY2-2005 C. Perry Ext. (senior)	Resurface parking lots/seal/stripe	s, e	75,528			
			Repair walks/Landscape Imprymts.	₩	192,780			
	AMP	NY2-21 Slater Courts	Replace (3) boilers & (3) water heaters	\$	136,080	Renovate Bathrooms(Stater)	₩	112,500
	20	NY2-34 Mullen Manor	Renovate Kitchens (40)	69		Update Elevators	69	135,000
			Renovate Bathrooms (40) Carpet Hallways		302,400 132,300			
	AMP	NY2-03 C. Perry Homes	No work scheduled	\$	-	No work scheduled		
	21	NY2-2105 C. Perry Ext. (family)	No work scheduled	€9	1	No work scheduled		
	AMP	NY2-32A Redwood Village	No work scheduled	€9 €5	1 1	No work scheduled No work scheduled		
	22	NY2-32C Scattered Site "C"	No work scheduled	\$,	Renovate 18-24 Lockwood	↔	450,000
		NVO AR EDT (646 Clinton only)						
	AMP 23		No work scheduled	€		No work scheduled		
	AMP 24		No work scheduled	₩.	-	No work scheduled		
	AMP	NY2-10 Kenfield	Renovate & resurface playarea	69	49,140			
	30	38 Tower Street	No work scheduled	()		No work scheduled		
	AMP 31	AMP 31 NY2-12 Langfield	Resurface Playareas	80 8	113,400	Update Bathrooms	€	175,244
	AINIT 32			•	2000			
75 4. 72							_	

Capital	Fund	Capital Fund Program Five-Year Action Plan		2012 FINAL COPY			
Part II:	idns:	Part II: Supporting Pages - Work Activ	tivities				
Year 1: 2011 Ses Annual Statement	АМР	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015 HARSKOTONE	r4 Amount	Work Statement for Year 5 PFY Grant: 2016 PFY (07/01/2016		S S S S S S S S S S S S S S S S S S S
	AMP	NY2-19 Kowal	Replace boilers (3) & water heaters (3)	\$ 136,080			
	33		Replace remote security gate	\$ 5,670			
					Enlarge Tenant Parking (Geary)	69	135,000
		NY2-31 Msgr. Geary			Renovate bathrooms (Geary)	€>	450,000
		NY2-13 Kelly Gardens	No work scheduled		Replace windows	\$	90,000
	_				No work scheduled		
	AMP 34	NY2-22 LBJ	No work scheduled		No work scheduled		
			A THE COMMUNICATION OF THE PROPERTY OF THE PRO	· 在 · · · · · · · · · · · · · · · · · ·			
	AMP	NY2-16 Sedita			Renovate 2 First Floor Apts. (Mold)	₩	45,000
			Renovate Tenant Council Room	\$ 32,054	No work scheduled		
	AMP 40	AMP 40 NY2-48 Lakeview Phase III	No work scheduled	69			
And Carlo		1					

Work Statement for Year 4 Work Statement for Year 5	Canita	I Kund Proors	am Five-Vear Action	on Plan	2012 FINAL CODY			
AMP DEVELOPMENT Provent for Year 4 Work Statement for Year 5	Part II	[: Supporting	Pages - Work Activ	vities				•
AMP DEVELOPMENT Item Description Amount Item Description Amp	3			Work Statement for Y	ear 4	Work Statement for	Year 5	
AMP 41 N2-43 Lakevlew Phase No work scheduled	2011 See Annigil	AMP	DEVELOPMENT	FFY Grant: 2015			9	
AMP 71 NY2-31 Skeview Phase No work scheduled	Statement			Item Description				mount
AMP 20 10 10 10 10 10 10 10		AMP 41 NY2-43	Lakeview Phase I	No work scheduled		No work scheduled		
AMP 300 Penry (non-chwelling) No work scheduled \$ 5 - No work		AMP 42 NY2-47 I	Lakeview Phase II					
Second Control Charles Second S			y (non-dweiling)	No work scheduled	-	No work scheduled	_	
AMP TOTALS AMP TO		_	sianna (non-dwelling)	No work scheduled	· •	No work scheduled		
AMP 71				AMP 10		AMP 10	↔	2,745,000
AMP 12 S				AMP 11			69	t
AMIP 20				AMP 12		AMP 12	€9	1
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AMP 42				AMP 41	1	AMP 41	€9	t
Sample S				AMP 42	•	AMP 42	S	-
Operating: 1406 S	1.7 (3) (3) (4) (4)				•	AMP 999	↔	_
Management Improvements: 1408 \$ 457,388 Management Improvements: 1408 \$ 467,088 Management Improvements: 1408 \$ 467,088 Management Indication: 1410 Eess & Costs: 1430 Eess & Costs: 1430 Equipment Activity: 1499 \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5					4153,676	Operating: 1406	\$	1,153,676
Administration: 1410 Secretarion: 1410 Secretarion: 1410 Secretarion: 1410 Secretarion: 1410 Secretarion: 1430 S						ments:	4	457,098
Fees & Costs: 1430 \$				Administration: 1410		Administration: 1410	\$	765,780
Development Activity: 1499 \$	14.			Fees & Costs: 1430			•	642,604
Equipment: 1476 \$ \$ \$ \$ \$ \$ \$ \$ \$::	Section 1	
Contingency: 1502 (adj to bal) \$ 1/3/796 Contingency: 1502 (adj to bal) \$ TOTAL CFP FUNDS (Estimated) \$ 7.470.988 \$	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3			Equipment: 1476		Equipment: 1475		
TOTAL CFP FUNDS (Estimated)				Contingency: 1502 (adj to bal)	113,796	Contingency: 1502 (adj to bal)	6	113,796
\$ 7,470,988		*****						
		TOTAL CFP FUN	DS (Estimated)		ı		<u>\$</u>	7,470,988

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PHA Name:	Grant Type and Number Capital Fund Program Grant No:		FFY of Grant: 2012	112
BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R002501-12	Vo: NY06R002501-12	FFY of Grant Approval:	proval:
Original Annual Statement	Reserve for Disasters/Emergencles	Revised Annual Statement (Revision No.	n No.	
Line Summary by Development Account No.	Total Estimated Cost	Raviner	Total Actual Cost	
П			nama	Expenden
7				
3 1408 Management Improvements				
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6 1415 Liquidated Damages				
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15 1492 Moving to Work Demonstration				
	383.219		-	
1501 Collateralization or debt service paid by BMHA				
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19 (1502 Contingency (may not exceed 8% of line 20)				
20 Amount of Annual Grant (sum of line 1-19)	383,219	ı	1	
21 Amount of Line 20 Related to LBP Activities				
П				
24 Amount of Line 20 Related to Security - Hard Costs				
25 Amount of Line 20 Related to Energy Conservation Measures				
gradure of Executive Differior	Date Signatur	Signature of Public Housing Director	Date	
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Annual Statement	Annual Statement/Performance and Evaluation Report					U.S. Depart	nent of Housing	U.S. Department of Housing and Urban Development
Capital Fund Prog	Capital Fund Program, Capital Fund Program Replacement Housing Factor and	tor and		,			Office of Pu	Office of Public and Indian Housing
Capital Fund Financing Program	noing Program				-			OMB No. 2577-0226
Annual Stat	Annual Statement/Performance and Evaluation Report	Report						
Capital Fun	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF	m Repl	acemen	t Housing	Factor (CFP	/CEPRHE		
Part II: Sup								
PHA Name:		Grant T	Grant Type and Number	umber				
BUFFA	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital	Fund Prog	Capital Fund Program Grant No:			Federal FY of Grant:	f Grant:
Devalorment		Replace	ment Hou	sing Factor Gra	Replacement Housing Factor Grant No: NY06R002501-12	02501-12		2012
Number Name/HA-	General Description of Major Work Categories	Dev.	Quantity	Total Estir	Total Estimated Cost	Total Act	Total Actual Cost	Status of Mork
Wide Activities		Acct #		ORIGINAL	REVISED	OBLIGATED	EXPENDED	Status of Work
AD PRICE								
REDEVELOPMENT	_							
PROGRAM	Construction of New Public Housing Units	1499		383,219				pre-development
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Annus	Annual Statement/Performance and I	and Eval	Evaluation Report	eport				HUD 52837
Capit: Part I	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule	ital Fund ule	Program	ı Replace	ment Ho	using Fac	tor (CFP/C	FPRHF)
PHA Name: BUFFA	Name: BUFFALO MUNICIPAL HOUSING AUTHORITY	HORITY	Grant Type Capital Fun Replacemer	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:NY06R002501-12	No:NY06R0	02501-12	Federal FY of Grant:
AM	AMP/Development Numbers Name/ HA-Wide Activities	(Qui	(Quarter Ending Date)	Sate)	AI (Q) Original	All Funds Expended (Quarter Ending Date)	inded Date) Actual	Reasons for Revised Target Dates
	A D Price Redevelopment Prog	8/2/2014			8/2/2016	No. of the second secon		inder basis desir fester (deser fester), deser many calculate industrial basis services of the
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PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY Line No. 1 Total non-CFP Funds 2 1406 Operations 3 1408 Management Improvements 4 1410 Administration (may not exceed 10% of line 21) 5 1411 Audit 6 1415 Liquidated Damages	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY66R002502-12 Reserve for Disastera/Emergencles Total Estimated Cost Criginal Revised	rant No: NY06R002502-12 FF encies	FFY of Grant Approval: FFY of Grant Approval: Valuation Report Total Actual Cost Obligated Expe	t Approval: t Approval: al Cost Expended
Original Annual Statement Summary by Development Account Total non-CFP Funds 1406 Operations 1410 Administration (may not exceed 10% of line 21) 1411 Audit 1415 Liquidated Damages	Reserve for Disastera/Emerg Total Estim Original	encles Tevised Annual Statemer Third Performence and Evaled Cost Revised	vart (Revision No.)	ial Cost Expended
		DAGGAAL	Ouigaeu	zypilded
1				
7 1430 Fees and Costs				
8 1440 Site Acquisition				,
Γ				
10 1460 Dwelling Structures				
11 1465.1 Dwelling Dequipment - Non-Expendable				
12 1470 Non-dwelling Structures				
13 1475 Non-dwelling Equipment				
14 1485 Demolition				
П				
16 /1495.1 Relocations Costs				
	641,771			
18a 1501 Collateralization or debt service paid by BIMHA				
20 Amount of Annual Grant (sum of line 1-19)	641,771	1		
21 Amount of Line 20 Related to LBP Activities				
П				
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25 Amount of Line 20 Related to Energy Conservation Measures				
igneture of Executive Director	166	Signature of Public Housing Director		Date
MINTIN	3/5/12			

Annual Statement	Annual Statement/Performance and Evaluation Report					U.S. Denartr	nent of Housing	1) S. Denertment of Housing and Urhan Development
Capital Fund Progr	Capital Fund Program, Capital Fund Program Replacement Housing Factor and	or and					Office of Pr	Office of Public and Indian Housing
Capital Fund Financing Program	ncing Program							OMB No. 2577-0226
Annual State	Annual Statement/Performance and Evaluation Report	enort						!
Capital Fund	1	n Repla	cemen	t Housing I	actor (CFP	/CFPRHF)		
Part II: Sup	Part II: Supporting Pages							
PHA Name:		Grant Ty	Grant Type and Number	umber				
BIEEA	BLIFEAL O MUNICIPAL HOUSING ALITHOBITY	Capital F	und Prog	Capital Fund Program Grant No:			Federal FY of Grant:	f Grant:
	ES INSTANCIONES AS INSTANT	Replacer	nent Hou	sing Factor Gra	Replacement Housing Factor Grant No: NY06R002502-12	02502-12		2012
Development Neimber NametHA	Concest Description of Moles West Catacasian		Cusantita	Total Estir	Total Estimated Cost	Total Act	Total Actual Cost	Status of Meals
Wide Activities		Acct#	and inch	ORIGINAL	REVISED	OBLIGATED	EXPENDED	Status of Work
AD PRICE								
REDEVELOPMENT								
PROGRAM	Construction of New Public Housing Units	1499		641,771				pre-development
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Annual S	Annual Statement/Performance and	and Eval	Evaluation Report	sport				HUD 52837
Capital I Part III:	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule	ital Fund Iule	Program	Replace	ment Hou	ısing Facı	tor (CFP/C	(FPRHF)
PHA Name: BUFFAL	Name: BUFFALO MUNICIPAL HOUSING AUTHORIT	HORITY	Grant Type Capital Fun Replacemer	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Gra	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:NY06R002502-12	Vo:NY06R0	02502-12	Federal FY of Grant: 2012
AMP/D	AMP/Development Numbers Name/ HA-Wide Activities	Ail (Que	All Funds Obligated (Quarter Ending Date)	ted hate) Actual	All (Qu Original	All Funds Expended (Quarter Ending Date)	nded Date) Actual	Reasons for Revised Target Dates
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2012 Capital Fund

Capital Fund Program (CFP) Amendment

Previous versions obsolete

To The Consolidated Annual Contributions Contract (form HUD-53012)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Whereas, (Public Housing Authority) Buffalo Municipal Housing Authority(NY002) (herein called the "PHA")

and the United States of America, Secretary of Housing and Urban Development (herein called 'HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) NY-381 dated 3/11/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the

PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 7,470,988.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number NY06P00250112 **DUNS Number:On File** PHA Tax Identification Number (TIN):On File Whereas, HUD and the PHA are entering into the CFP Amendment Number States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of Now Therefore, the ACC(s) is (are) amended as follows: 1. The ACC(s) is (are) amended to provide CFP assistance in the amount the Act starts with the effective date of this CFP amendment (the date on which specified above for capital and management activities of PHA developments. CFP assistance becomes available to the PHA for obligation). Any additional This amendment is a part of the ACC(s). CFP assistance this FY will start with the same effective date. 2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund 4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the Program. designated trustee from time to time as needed up to the amount of the funding assistance specified herein. 3. (Check one) a. For Non-qualified PHAs: 5. The PHA shall continue to operate each development as low-income housing (i) In accordance with the HUD regulations, the Annual in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the CFP Annual Statement/Performance modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development and Evaluation Report (HUD-50075.1). activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the OR (II) If the Annual PHA Plan has not been adopted by the PHA and provisions of Section 7 of the ACC shall remain in effect for so long as HUD approved by HUD, the PHA may use its CFP assistance under this contract for determines there is any outstanding indebtedness of the PHA to HUD which work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before arose in connection with any development(s) under the ACC(s) and which is not the Annual PHA Plan is approved. eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD. b. For Qualified PHAs: (I) The CFP Annual Statement/Performance and Evaluation Report 6. The PHA will accept all CFP assistance provided for this FY. If the PHA does (HUD-50075.1) has been adopted by the PHA and verified by HUD. The not comply with any of its obligations under this Amendment and does not have capital and management activities shall be carried out as described therein. ils Annual PHA Plan approved within the period specified by HUD, HUD shall Impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual (ii) If the CFP Annual Statement/Performance and Evaluation Report Statement of the Annual PHA Plan. In such case, the PHA shall only incur has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved additional costs with HUD approval. CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual 7. Implementation or use of funding assistance provided under this Amendment Statement/Performance and Evaluation Report is adopted by the PHA and is subject to the attached corrective action order(s). verified by HUD. Yes (mark one) : For cases where HUD has approved a Capital Fund Financing X Amendment to the ACC (CFF Amendment attached), HUD will deduct the 8. The PHA acknowledges its responsibility for adherence to this Amendment. payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due 9. At a public housing development level and in the format and frequency per the amortization scheduled will be made directly to a designated trustee established by HUD, the PHA is required to report on all Capital Fund grants (Trustee Agreement attached) within 3 days of the due date. awarded that have not closed, including information on the installation of energy Regardless of the selection above, the 24 month time period in which the PHA conservation measures. must obligate this CFP assistance pursuant to section 9(j)(1) of the United The parties have executed this Agreement, and it will be effective on March 12, 2012. This is the date on which CFP assistance becomes available to the PHA for obligation. PHA Executive Director U.S. Department of Housing and Urban Development Ву Ву Date: Title

Executive Director

form HUD-52840-A 03/04/2003

2012 Capital Fund

Capital Fund Program (CFP) Amendment

Previous versions obsolete

To The Consolidated Annual Contributions

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Contract (form HUD-53012)

Whereas, (Public Housing Authority) Buffalo Municipal Housing Authority(NY002) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) NY-381 dated 3/11/1996

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\$ 383,219.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number NY08R00250112 **DUNS Number: On File** PHA Tax Identification Number (TIN):On File Whereas, HUD and the PHA are entering into the CFP Amendment Number_ States Housing Act of 1937, as amended, (the "Act") and 48 month time period Now Therefore, the ACC(s) is (are) amended as follows: in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of 1. The ACC(s) is (are) amended to provide CFP assistance in the amount the Act starts with the effective date of this CFP amendment (the date on which specified above for capital and management activities of PHA developments. CFP assistance becomes available to the PHA for obligation). Any additional This amendment is a part of the ACC(s). CFP assistance this FY will start with the same effective date. 2. The capital and management activities shall be carried out in accordance 4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the with all HUD regulations and other requirements applicable to the Capital Fund capital and management activities, HUD agrees to disburse to the PHA or the Program. designated trustee from time to time as needed up to the amount of the funding assistance specified herein. 3. (Check one) a. For Non-qualified PHAs: 5. The PHA shall continue to operate each development as low-income housing (i) In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may In compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for be amended from time to time. 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The not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall capital and management activities shall be carried out as described therein. impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual (ii) If the CFP Annual Statement/Performance and Evaluation Report Statement of the Annual PHA Plan. In such case, the PHA shall only incur has not been adopted by the PHA and/or verified by HUD, the PHA may use its CFP assistance under this contract for work items contained in its approved additional costs with HUD approval. CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual 7. Implementation or use of funding assistance provided under this Amendment Statement/Performance and Evaluation Report is adopted by the PHA and is subject to the attached corrective action order(s). verified by HUD. 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Executive Director

form HUD-52840-A 03/04/2003

2012 Capital Fund

Capital Fund Program (CFP) Amendment

To The Consolidated Annual Contributions

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Contract (form HUD-53012)

Whereas, (Public Housing Authority) Buffalo Municipal Housing Authority(NY002) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions Contract(s) ACC(s) Numbers(s) NY-381 dated 3/11/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ 641,771.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number NY06R00250212 **DUNS Number: On File** PHA Tax Identification Number (TIN):On File Whereas, HUD and the PHA are entering into the CFP Amendment Number States Housing Act of 1937, as amended, (the "Act") and 48 month time period Now Therefore, the ACC(s) is (are) amended as follows: in which the PHA must expend this CFP assistance pursuant to section 9(I)(5) of 1. The ACC(s) is (are) amended to provide CFP assistance in the amount the Act starts with the effective date of this CFP amendment (the date on which specified above for capital and management activities of PHA developments. CFP assistance becomes available to the PHA for obligation). Any additional This amendment is a part of the ACC(s). CFP assistance this FY will start with the same effective date. 2. The capital and management activities shall be carried out in accordance 4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the with all HUD regulations and other requirements applicable to the Capital Fund capital and management activities, HUD agrees to disburse to the PHA or the Program. designated trustee from time to time as needed up to the amount of the funding assistance specified herein. 3. (Check one) a. For Non-qualified PHAs: 5. The PHA shall continue to operate each development as low-income housing (i) In accordance with the HUD regulations, the Annual in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities modernization activities for any public housing or portion thereof and for a period of forty years after the last distribution of CFP assistance for development shall be carried out as described in the CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1). activities for any public housing and for a period of ten years following the last payment of assistance from the Operating Fund to the PHA. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD (ii) If the Annual PHA Plan has not been adopted by the PHA and approved by HUD, the PHA may use its CFP assistance under this contract for determines there is any outstanding indebtedness of the PHA to HUD which work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before arose in connection with any development(s) under the ACC(s) and which is not the Annual PHA Plan is approved. eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD. b. For Qualified PHAs: (i) The CFP Annual Statement/Performance and Evaluation Report 6. The PHA will accept all CFP assistance provided for this FY. If the PHA does (HUD-50075.1) has been adopted by the PHA and verified by HUD. The not comply with any of its obligations under this Amendment and does not have capital and management activities shall be carried out as described therein. its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual (ii) If the CFP Annual Statement/Performance and Evaluation Report Statement of the Annual PHA Plan. In such case, the PHA shall only incur has not been adopted by the PHA and/or verified by HUD, the PHA may use additional costs with HUD approval. its CFP assistance under this contract for work items contained in its approved CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual 7, Implementation or use of funding assistance provided under this Amendment Statement/Performance and Evaluation Report is adopted by the PHA and is subject to the attached corrective action order(s).

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Regardless of the selection above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United

- X 8. The PHA acknowledges its responsibility for adherence to this Amendment.
- 9. At a public housing development level and in the format and frequency established by HUD, the PHA is required to report on all Capital Fund grants awarded that have not closed, including information on the installation of energy conservation measures.

available to the PHA for obligation.	$d \setminus (h)$	
U.S. Department of Housing and Urban Development By Date:	PHAE recutive Director By Date Date	3/5/12
Title	Title CEXECUTIVE Director	

The parties have executed this Agreement, and it will be effective on March 12, 2012. Trile is the date on which CFP assistance becomes

(mark one) :

Previous versions obsolete

verified by HUD.

form HUD-52840-A 03/04/2003

Office of Public and Indian Housing
OMB No. 2577-0226 U.S. Department of Housing & Urban Development

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

Performance and Sequence (Ceptal Fluck) Performance and Evaluation Report for Period Evaluation Period Evaluation Report for Per						
Performance and Pendandon Conference of Disaster Section Control No. Performance and Federal Annual Statement Reveloin No. Disaster Section Conference and Pendandon Conference and Pendandon Republic Republic Conference and Pendandon Confere	[varne:	Grant Type and Number Canital Find Program Grant No.	NYORPOOSEO106	FFY of Grant:	
Original Annual Statement ☐ Revised Annual Statement ☐ Particulation Report for Period Ending: 124141 ☐ Total Estimated Cost ☐ Final Performance and Evaluation Report for Period Ending: 124141 ☐ Total Estimated Cost ☐ Final Performance and Evaluation Report for Period ☐ Period	3	JEFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant Date of CFP:		FFY of Grant Appr	oval:
Summary by Development Account Total Estimated Cost Total Actual Cost		Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statem	ent (Revision No.	
Total Estimated Cost Total Estimated Cost Total Estimated Cost				Final Performance and	Evaluation Report	
1406 Operations (map are exceed 20% of line 21) 2947,000 1,845,695 1,8	Line	Summary by Development Account			Total Actual Cost	
1406 Operations (may not exceed 20% of line 21) 3 1408 Management Invariant (may not exceed 10% of line 21) 4 1401 Manifestration (may not exceed 10% of line 21) 7 1401 Administration (may not exceed 10% of line 21) 7 1411 Addit (may not exceed 10% of line 21) 7 1411 Addit (may not exceed 10% of line 21) 7 1411 Addit (may not exceed 10% of line 21) 7 1411 Addit (may not exceed 10% of line 21) 7 1412 Manual Costs (may of costs) 7 1413 Manual Costs (may of line 21) 7 1414 Obelling Equipment - Non-Expendable 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may of line 21) 7 1415 Manual Costs (may not exceed 8% of line 20) 7 1415 Manual Costs (may of line 21) 7 1	1	Total non-CFP Funds			Outgated	Expended
1410 Management Improvements 955,075 108,627 108,627 108,627 1410 Administration from not second 10% of late 21) 985,188 721,719 721,729	2	1406 Operations (may not exceed 20% of line 21) ³	947,000	1.845.695	1.845.695	1 845 695
1410 Administration (may not ecceed 10% of time 21) 985,188 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,719 721,729	3	1408 Management Improvements	935,075	108,627	108.627	108.627
1411 Audit 1411 Audit 1411 Audit 1411 Audit 1411 Audit 1411 Audit 1410 Audit 1411 Audit 1410 Audit 1411 Audit 1410 Audit 141	4	1410 Administration (may not exceed 10% of line 21)	985,188	721,719	721.719	721.719
1415 Liquidated Dannages 812.878 962.364 962.364 1400 Executed Costs 1400 Ex	5	1411 Audit	1			
1400 Fees and Costs	9	1415 Liquidated Damages	•			
1440 Site Acquisition 199,345 121,994 121,994 121,994 121,994 1455. I Dwelling Equipment - Non-Expendable 5,475,397 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 5,867,966 1455. Non-dwelling Equipment - Non-Expendable 106,500 105,705 105,705 105,705 105,705 105,705 105,705 105,705 1455. Non-dwelling Equipment 106,500 105,705 105,705 105,705 105,705 1455. Non-dwelling Equipment 106,500 105,705 10	7	1430 Fees and Costs	812,878	962,364	962.364	962.364
1450 Site Improvement 199,345 121,994 121,994 141,094 1450 Site Improvement 199,345 154,546 5,867,966 5,867,975 5,86	8	1440 Site Acquisition		ı		
1466 Dwelling Structures 5,475,397 5,867,966 5 5 5,867,966 5 5 5,867,966 5 5 5 5,867,966 5 5 5,867,966 5 5 5,867,966 5 5 5 6 5 5 6 5 7 7 5 8 7 7 7 7 7 8 4,582 8 8,4,582 8 8,4,582 8 8 1,522	6	1450 Site Improvement	199,345	121,994	121,994	121.994
1465.1 Dwelling Equipment - Non-Expendable 97,775 33,232 33,232 1470 Non-dwelling Equipment 106,500 105,705 84,582 84,582 1475 Non-dwelling Equipment 106,500 105,705 105,705 105,705 1485. Demolition 1485. Demolition - - - - 1492. Relocations Costs - - - - - 1492. Relocations Costs - - - - - 1492. Relocations Costs - - - - - - 1492. Relocations Costs - </td <td>10</td> <td>1460 Dwelling Structures</td> <td>5,475,397</td> <td>5,867,966</td> <td>5,867,966</td> <td>5.867.966</td>	10	1460 Dwelling Structures	5,475,397	5,867,966	5,867,966	5.867.966
1470 Non-dwelling Structures 97,775 84,582 84,582 1475 Non-dwelling Equipment 106,500 105,705 105,705 1485 Demolition - - - 1492 Moving to Work Demonstration - - - 1492 Moving Costs - - - 150 Collaboratization or Debt Service paid Via System of Direct - - 150 Collaboratization or Debt Service paid Via System of Direct - - 150 Contingency (may not exceed 8% of line 20) 9,851,884 9,851,884 9,851,884 Amount of Line 20 Related to Line 20 Related to Line 20 Related to Security - Hard Costs 21,735 - - Amount of Line 20 Related to Security - Hard Costs 21,735 - 455,975 - Amount of Line 20 Related by Expectantion Measures Date	1.1	1465.1 Dwelling Equipment - Non-Expendable	•	33,232	33,232	33,232
1475 Non-dwelling Equipment 106,500 105,705 105,705 1485 Demolition - - - - 1495 Moving to Work Demonstration - - - - 1495 Development Activities of Participation of Debt Service paid by the PHA - - - - 1499 Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development Activities of Development of Line 20 Related to Security - Soft Costs - - - Amount of Line 20 Related to Security - Soft Costs 21,735 - - - Amount of Line 20 Related to Security - Soft Costs 21,735 - - - Amount of Line 20 Related to Security - Soft Costs 455,975 - - - Amount of Line 20 Related to Security - Soft Costs - - - - - Amount of Line 20 Related to Security - Soft Costs - - - - - - Amount of Line 20 Related to Security - Soft Costs - - -	12	1470 Non-dwelling Structures	97,775	84,582	84,582	84.582
1485 Demolition 1492 Moving to Work Demonstration 1499.1 Relocations Costs 1499.1 Relocations Costs 1499.1 Relocations Costs 1499.1 Relocations Costs 1499.2 Relocations Costs 1499.1 Relocations Costs 1501 Collateratization or Debt Service paid by the PHA 9000 Collateratization or Debt Service paid Via System of Direct 1502 Contingency (nay not exceed 8% of line 2.0) Amount of Line 20 Related to LSP Activities Amount of Line 20 Related to Section 504 Activities Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Hard Cost	13	1475 Non-dwelling Equipment	106,500	105,705	105,705	105,705
1492 Moving to Work Demonstration -	14	1485 Demolition	•	1		
1495.1 Relocations Costs - <td>1.5</td> <td>1492 Moving to Work Demonstration</td> <td></td> <td>1</td> <td></td> <td></td>	1.5	1492 Moving to Work Demonstration		1		
1499 Development Activities 4 - <t< td=""><td>91</td><td>1495.1 Relocations Costs</td><td>•</td><td>1</td><td>•</td><td>•</td></t<>	91	1495.1 Relocations Costs	•	1	•	•
1501 Collateralization or Debt Service paid by the PHA 9000 Collateralization or Debt Service paid Via System of Direct 292,726	13	1499 Development Activities 4	•			
9000 Collateralization or Debt Service paid Via System of Direct 292,726 - <	18a	1501 Collateralization or Debt Service paid by the PHA				•
1502 Contingency (may not exceed 8% of line 2·19) 9,851,884 9,851,884 9,851,884 9,851,884 Postivities Amount of Line 20 Related to LBP Activities Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount of Line 20 Related to Security - March Costs 21,735 Amount o	18b	9000 Collateralization or Debt Service paid Via System of Direct				
Amount of Line 20 Related to LBP Activities 9,851,884 9,851,884 9,851,884 Amount of Line 20 Related to Section 504 Activities 96,050 96,050 96,050 Amount of Line 20 Related to Security - Soft Costs 21,735 21,735 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 455,975 Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs 21,735 455,975 Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs African Costs	19	1502 Contingency (may not exceed 8% of line 20)	292,726	1	-	
Amount of Line 20 Related to LBP Activities Amount of Line 20 Related to Section 504 Activities Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Hard Costs Amount of Li	20	Amount of Annual Grant (sum of line 2-19)	9,851,884	9,851,884	9,851,884	9,851,884
Amount of Line 20 Related to Section 504 Activities 96,050 96,050 Amount of Line 20 Related to Security - Soft Costs 21,735 21,735 Amount of Line 20 Related to Security - Hard Costs 21,735 21,735 Amount of Line 20 Related to Security - Hard Costs 455,975 455,975 Recontactor Date 224 Signature of Public Housing Director	21	Amount of Line 20 Related to LBP Activities				
Amount of Line 20 Related to Security - Soft Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant of Line 20 Related to Security - Hard Costs Africant Executive Distriction - Africant of Public Housing Director Africant Executive Distriction - Africant of Public Housing Director	22	Amount of Line 20 Related to Section 504 Activities	96,050	96,050		
Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Security - Hard Costs Amount of Line 20 Related to Energy Conservation Measures Recoff Executive Director Date Signature of Public Housing Director	23	Amount of Line 20 Related to Security - Soft Costs				
Amount of Ling 20 Related to Energy Conservation Measures Leaf Executive Director Date	24	Amount of Line 20 Related to Security - Hard Costs	21,735	21,735		
icon Executive Director Date Date Date Date Signature of Public Housing Director	25	Amount of Ling 20 Related of Energy Conservation Measures	455,975	455,975		
			-61/hofc	e of Public Housing Director	Date	

To be completed for the Performance and Evaluation Report
To be completed for the Performance and Evaluation Report or a Revised Annual Statement
PHAS with under 250 units in transgement may use 100% of CFP Grants for operations.

**RHF funds shall be included here.

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

Part I	Part I: Summary			,	
PHA Name:		Grant Type and Number Capital Fund Program Grant No:	O: NY06P00250206	FFY of Grant: 2006 Supplemental	it: Jemental
ng .	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No:	nt No:	FFY of Grant Approval:	rt Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement (Revision No.	nent (Revision No.	(
	Performance and Evaluation Report for Period Ending: 12-31-1	Ţ.	Final Performance and Evaluation Report	Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	ited Cost	Total Actual Cost Obligated	al Cost 1 Expended
Ţ	Total non-CFP Funds			9	
2	1406 Operations (may not exceed 20% of line 21) 3	29,107	29,107	29,107	29,107
က	1408 Management Improvements	1	•		-
4	1410 Administration (may not exceed 10% of line 21)	-	•	-	
2	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs	-	-	1	-
∞	1440 Site Acquisition				
6	1450 Site Improvement	r	-	-	
10	1460 Dwelling Structures	261,957	261,957	261,957	261,957
11	1465.1 Dwelling Dequipment - Non-Expendable	1	1	•	1
12	1470 Non-dwelling Structures	ı	-	L	•
13	1475 Non-dwelling Equipment	-	-	-	-
14	1485 Demolition				
15	1492 Moving to Work Demonstration			-	
16	1495.1 Relocations Costs	•	1		-
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingericy (may not exceed 8% of line 20)		1	1	•
20	Amount of Annual Grant (sum of line 2-19)	291,064	291,064	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				
22	Amount of Line 20 Related to Energy Conservation				
Signa	ļ	Date Si	Signature of Public Housing Director		Date
	The Landstond to the Destonments and Evolution Denote				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part	Part I: Summary				
PHA Name:	dame: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: NY06P00250107 Replacement Housing Factor Grant No:	NY06P00250107 urt No:	FFY of Grant: 2007 FFY of Grant Approval:	2007 Approval:
L	Original Annual Statement	Reserve for Disasters/Emergencies	Cies Revised Annual Statement (Davision No	(old aciaived)	
] [(Kevision No.)	
Line No.	Summary by Development Account	Total Estimated Cost	هُ ا	Total Actual Cost	
+	Total non-CFP Funds			Compared	Expended
2	1406 Operations	1,835,576	1.835.576	1 835 576	1 835 576
3	1408 Management Improvements	9,000	32,537	32.537	5.509
4	1410 Administration (may not exceed 10% of line 21)	1,034,953	1,034,953	1,034,953	1,034,953
ကြ	1411 Audit				
مأم	1415 Liquidated Damages				
- 0	1430 Pers alla Costs	612,000	2,211,342	2,211,342	2,196,972
တ	1450 Site improvement	489 307	290 017	200 047	70.77
10	1460 Dwelling Structures	5 378 149	4 979 050	4 070 050	14,010
-	1465.1 Dwelling Dequipment - Non-Expendable	56.400	800'0't	4,070,039	5,235,547
12	1470 Non-dwelling Structures	147,500	41 663	41 663	1 672
13	1475 Non-dwelling Equipment	1,500		200,1	0,1
14	1485 Demolition				
ر	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs	1	24.486	24 486	24 486
1	1499 Development Activities			3	01.14
18a	1501 Collateralization or debt service paid by BMHA				
9 5	3000 Collateralization of Liebt service paid via system of direct				
2	1502 Contingency (may not exceed 8% of line 20)	788,148	1		
20	Amount of Annual Grant (sum of line 1-19)	10,349,533	10,349,533	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			
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
52	Amount of Line 20 Related to Fhergy Conservation Measures				
ignat i	Signature of Executive Director Control of Executive Director Control of Executive Director	Date Sign	Signature of Public Housing Director	Date	1

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

Part I	Part I: Summary				
PHA Mame:	(ame.	Grant Type and Number		FFY of Grant:	
<u> </u>	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	NY06P00250108	2008 FFY of Grant Approval:	
Ш	Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual Statement (Revision No.	svision No.	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report	tion Report	
Line	Summary by Development Account	Total Estimated Cost		Fotal Actual Cost	X 200 00 00 00 00 00 00 00 00 00 00 00 00
_	Total non-CFP Funds	A Company of the Comp		Coligated	Expended
2	1406 Operations (may not exceed 20% of line 21) 3	1,835,576	1.835.576	1 835 576	1 825 576
3	1408 Management Improvements	000'9	6.000	6,000	1,623,370
4	1410 Administration (may not exceed 10% of line 21)	1,012,935	1,012,935	1.012.935	1 012 935
5	1411 Audit				CC CT 1064
9	1415 Liquidated Damages				
7	1430 Fees and Costs	612,000	46.225	46 225	30.832
00	1440 Site Acquisition				20,00
6	1450 Site Improvement	1,988,756	1.504.452	1 504 452	1 473 351
10	1460 Dwelling Structures	3,452,836	4.364.860	4 364 860	3 444 710
=	1465.1 Dwelling Dequipment - Non-Expendable	141,000		-	7,444,110
12	1470 Non-dwelling Structures	290,500	940.147	940 147	859 797
13	1475 Non-dwelling Equipment	1,500	1,500	1.500	277,720
4	1485 Demolition))	
12	1492 Moving to Work Demonstration		5 5 5 5 5		
91	1495.1 Relocations Costs	3	417.656	417 656	117 656
12	1499 Development Activities 4				000,114
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	788,248	'	1	
70	Amount of Annual Grant (sum of line 2-19)	10,129,351	10,129,351	10.129.351	9.080.851
21	Amount of Line 20 Related to LBP Activities				Tankana t
22	Amount of Line 20 Related to Section 504 Activities	22.500			
23	Amount of Line 20 Related to Security - Soft Costs	6			
24	Ambunt of Line 20 Related to Security - Hard Costs	411,500			
25	Afflount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Direction	Date Signature of P	Signature of Public Housing Director	Date	
\ \ \					

^{1.} To be completed for the Performance and Evaluation Report
2. To be completed for the Performance and Evaluation Report
3. To be completed for the Performance and Evaluation Report or a Revised Annual Statement
4. PEAs with under 250 units in management may use 100% of CFP Grants for operations.
4. REF funds shall be included here.

Ann	Annual Statement/Performance and Evaluation Report	ort			
Capi	Capital Fund Program and Capital Fund Program F	n Replacement Housing Factor (CFP/CFPRHF)	ctor (CFP/CFPRHF)		
Part	ummary				
PHA Name:	vame:	Grant Type and Number		FFY of Grant:	1:
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Frogram Grant No: NY 06F00250109 Replacement Housing Factor Grant No:	Vo: NYO6P00250109 Grant No:	20 FFY of Grant Approval:	2009 t Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	gencies Revised Annual Statement (Revision No	ant (Revision No	
	Performance and Evaluation Report for Period Ending: 12/31/101] 🗌	Evaluation Report	
Line No.	Summary by Development Account	Total Estin Original	Total Estimated Cost	Total Actual Cost	
+	Total non-CFP Funds	7	30000	Omigaren	Expended
7	1406 Operations	1,519,403	1,519,403	1.519.403	1 519 403
eo	1408 Management Improvements	2,000	5,000	2,000	
4 L	1410 Administration (may not exceed 10% of line 21)	1,012,935	1,012,935	1,012,935	1,012,935
) (0	1415 Liquidated Damages				:
-	1430 Fees and Costs	850 000	1 484 524	100 100	
<u></u>	1440 Site Acquisition	200	+30,+0+,1	1,404,525	956,984
6	1450 Site Improvement	1,283,469	460.893	460 893	A47 026
9	1460 Dwelling Structures	2.572.341	5 426 205	5 173 870	1 926 A10
Ξ	1465.1 Dwelling Dequipment - Non-Expendable	11,400	1	5	610,020,1
12	1470 Non-dwelling Structures		1,500	1.500	
33	1475 Non-dwelling Equipment	-		'	
4	1485 Demolition	1	1	'	
15	1492 Moving to Work Demonstration	-	1		
9	1495.1 Relocations Costs		268,856	268,856	268.856
-	1499 Development Activities	2,368,336	1		
202	1501 Collateralization or debt service paid by BMHA	1	r	-	-
19	1502 Contingency (may not exceed 8% of line 20)	- 556 432	1	1	
20	Amount of Annual Grant (sum of line 1-19)	10.179.316	10.179.316	0 00 900 0	0 004 700
21	Amount of Line 20 Related to LBP Activities			00000000	671,160,6
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				
C7	A PORT				
	July of Executive Director All	2/24/12	Signature of Public Housing Director		Date

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

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

Part I	Part I: Summary				
PHA Name:	lame:	Grant Type and Number		FFY of Grant:	ant:
D E	BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No: NY06P002501-10 Replacement Housing Factor Grant No: Date of CFP:	Vo: NY06P002501-10 Grant No:	FFY of Gr	2010 FFY of Grant Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	Revised Annual State	Revised Annual Statement (Revision No.	
	Performance and Evaluation Report for Period Ending:	12/31/2011	Final Performance a	Final Performance and Evaluation Report	_
Line	Summary by Development Account	Total Estimated Cost		Total Ac	otal Actual Cost
-	Total non-CFP Funds		Desised	Opligated	Expended
2	1406 Operations (may not exceed 20% of line 21) 3	1,519,408	1.519.408	1 519 408	760 010
3	1408 Management Improvements	605,010	605,010	605.010	
4	1410 Administration (may not exceed 10% of line 21)	1,012,936	1,012,936	1.012,936	1.012
2	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs	850,005	850,005	586,787	
∞	1440 Site Acquisition		•		
6	1450 Site Improvement	230,000	230,000		
0	1460 Dwelling Structures	4,256,900	4,256,900	1.128,630	300 643
=	1465.1 Dwelling Equipment - Non-Expendable	-	•		
12	1470 Non-dwelling Structures	1,250,000	1,250,000		
13	1475 Non-dwelling Equipment	•	1		
41	1485 Demolition	=	1		
15	1492 Moving to Work Demonstration			5 5 5 5 5 5 5 5	
16	1495.1 Relocations Costs				
12	1499 Development Activities 4	•	•		1
18a	1501 Collateralization or Debt Service paid by the PHA	•	ı		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	,	•		
61	1502 Contingency (may not exceed 8% of line 20)	150,524	150,524		
20	Amount of Annual Grant (sum of line 2-19)	9,874,783	9,874,783	4,852,771	2,075,149
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25					
Signature	the of the cutive Dispersor	Date Sign Si	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included there.

Annu	Annual Statement/Performance and Evaluation Report				
Capit	Capital Fund Program and Capital Fund Program Rep	n Replacement Housing Factor (CFP/CFPRHF)	tor (CFP/CFPRHF)		
Part	Part I: Summary				
PHA Name:	ате:	Grant Type and Number Capital Find Program Grant No:	Ŋ.	FFY of Grant: 2002	ıt: 2002
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No. NY06R00250102	Grant No. NY06R00250102	FFY of Gran	FFY of Grant Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	rgencies Revised Annual Statement (Revision No.	sion No.	
	Performance and Evaluation Report for Period Ending: 12-31-11				
Line S	Summary by Development Account	Total Esti Original	Total Estimated Cost Revised 0	Total Actual Cost Obligated	ıal Cost Expended
-	Total non-CFP Funds				
7	1406 Operations				
ო	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
Ω.	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
თ	1450 Site Improvement				
9	1460 Dwelling Structures				
-	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
4	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				****
17	1499 Development Activities	1,792,060	1,792,060	1,792,060	1,792,060
18a	1501 Collateralization or debt service paid by BMHA				
18b	9000 Collateralization or Debt service paid via system of direct				
9	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of line 1-19)	1,792,060	1,792,060	1,792,060	1,792,060
74	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
8	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
52	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director Signature of Executive Director	Date Say/12	Signature of Public Housing Director		Date
_					

Ann	Annual Statement/Performance and Evaluation Report				
Capi	Capital Fund Program and Capital Fund Program Rep	n Replacement Housing Factor (CFP/CFPRHF)	(CFP/CFPRHF)		
Part	Part I: Summary			,	
PHA Name:	ame:	Grant Type and Number Capital Fund Program Grant No:		FFY of Grant: 2003	ıt: 2003
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No. NY06R00250103	nt No: NY06R00250103	FFY of Gran	FFY of Grant Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	ies Revised Annual Statement (Revision No.	rision No.	
	Performance and Evaluation Report for Period Ending: 12-31-11			1	
E e	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	ual Cost Expended
-	Total non-CFP Funds				
7	1406 Operations				
က	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
S.	1411 Audit				
ဖ	1415 Liquidated Damages				
7	1430 Fees and Costs				
æ	1440 Site Acquisition				
တ	1450 Site Improvement				
ę	1460 Dwelling Structures				
+	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		The state of the s		
4	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	1,425,909	1,425,909	1,425,909	1,425,909
18a	1501 Collateralization or debt service paid by BMHA				
18b	9000 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	1,425,909	1,425,909	1,425,909	1,425,909
73	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
83	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
52	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director Control Contro	Date 2/24/19- Sign	Signature of Public Housing Director		Date

Ann	Annual Statement/Performance and Evaluation Report				
Capi Part	Capital Fund Program and Capital Fund Program Ke Part I: Summary	m Keplacement Housing Factor (CFF/CFFKHF)	tor (CKP/CKPKHF)		
PHA Name:	ame: BUFFALO MUNICIPAL HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203	lo: 3rant No: NY06R00250203	FFY of Grant: 2003 FFY of Grant Appr	FFY of Grant: 2003 FFY of Grant Approval:
	Original Annual Statement Performance and Evaluation Renort for Period Ending: 12-31-11	Reserve for Disasters/Emergencies	gencies Revised Annual Statement (Revision No.	evision No.	
Line	Summary by Development Account	Total Estin	Total Estimated Cost Revised	Total Actual Cost	ual Cost Exnended
-	Total non-CFP Funds	<u></u>		33	
7	1406 Operations				
က	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
æ	1440 Site Acquisition				
တ	1450 Site Improvement				
5	1460 Dwelling Structures				
11	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	649,033	649,033	584,130	584,130
18a	1501 Collateralization or debt service paid by BMHA				
2	9000 Collateralization or Debt service paid via system of direct				
<u>0</u>	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	649,033	649,033	584,130	584,130
72	Amount of Line 20 Related to LBP Activities				
Ø	Amount of Line 20 Related to Section 504 Compliance				
ខ	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
ĸ	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director.	Date 2/24/12	Signature of Public Housing Director		Date

Annu	Annual Statement/Performance and Evaluation Report			=	
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)	dacement Housing Factor	(CFP/CFPRHF)		
Part	Part I: Summary				
PHA Name:	ате:	Grant Type and Number Canital Frand Program Grant No.		FFY of Grant: 2004	2004
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R00250104	t No: NY06R00250104	FFY of Grant Approval:	Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	es Revised Annual Statement (Revision No.	n No.	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	l Cost Expended
-	Total non-CFP Funds				
7	1406 Operations				
ო	1408 Management improvements				
4	1410 Administration (may not exceed 10% of line 21)				
ည	1411 Audit				
မ	1415 Liquidated Damages				
7	1430 Fees and Costs				
æ	1440 Site Acquisition				
ത	1450 Site Improvement				
9	1460 Dwelling Structures	888,270	888,270	888,270	888,270
+	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				***************************************
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	815,878	815,878	815,878	815,878
<u>동</u>	1501 Collateralization or debt service paid by BMHA				
€	9000 Collateralization or Debt service paid via system of direct				
22	1302 Contingency (may not exceed one of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	1,704,148	1,704,148	1,704,148	1,704,148
7	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
ន	Amount of Line 20 Related to Security - Soft Costs				
77	Amount of Line 20 Related to Security - Hard Costs	The state of the s			
ß	Amount of Line 20 Related to Energy Conservation Measures				
Signat		Date Sign	Signature of Public Housing Director		Date
		,			

Annu	Annual Statement/Performance and Evaluation Report				
Capit Part]	Capital Fund Program and Capital Fund Program Rep Part I: Summary	n Replacement Housing Factor (CFP/CFPRHF)	ior (CFP/CFPRHF)		
PHA Name:		Grant Type and Number Capital Fund Program Grant No.	(0)	FFY of Grant: 2004	ıt: 2004
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Keplacement Housing Factor Grant No: N Y VoKVV 250204	Frant No: N Y 06K00250204	FFY OI GFAI	FFY of Grant Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies		evision No.	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estin Original	Total Estimated Cost Revised	Total Actual Cost Obligated	ual Cost Expended
-	Total non-CFP Funds				
2	1406 Operations				-
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
S.	1411 Audit				
9	1415 Liquidated Damages				
7	1430 Fees and Costs				
ω	1440 Site Acquisition				
တ	1450 Site Improvement				
9	1460 Dwelling Structures	606'622	606'622	750,053	750,053
Ξ	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration			-	
16	1495.1 Relocations Costs				
17	1499 Development Activities				
- 8	1501 Collateralization or debt service paid by BMHA				
900	9000 Collateralization or Debt service paid via system of direct				
2	1002 COLUMNIACION (IIIA) INCLENCES O A OI III IC 20)				
8	Amount of Annual Grant (sum of line 1-19)	606'624	606'622	750,053	750,053
7	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
ន	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs		and the second s		
ß	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director	Date 13-	Signature of Public Housing Director		Date

Ann	Annual Statement/Performance and Evaluation Report				
Capi	gram and Capital Fund Program	Replacement Housing Factor (CFP/CFPRHF)	tor (CFP/CFPRHF)		
rari	rari i: Summary			No canada	7 7 9000
PHA Name:	lame:	Grant Type and Number Capital Fund Program Grant No:	4o:	FFY of Grant:	FFY of Grant: 2005 - 1st increment
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R00250105	Grant No: NY06R00250105	FFY of Grant Approval:	Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	gencies Revised Annual Statement (Revision No.	Revision No.	
×	Performance and Evaluation Report for Period Ending:	12/31/2011	Final Performance and Evaluation Report	- 1	
Fine S	Summary by Development Account	Total Estin Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Cost Expended
-	Total non-CFP Funds				
7	1406 Operations				
က	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
2	1411 Audit				
ဖ	1415 Liquidated Damages				
7	1430 Fees and Costs				
∞	1440 Site Acquisition				
တ	1450 Site Improvement				
9	1460 Dwelling Structures				
11	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17		974,638		974,638	974,638
18a	\neg				
⊕	9000 Collateralization or Debt service paid via system of direct				
6	1502 Contingency (may not exceed 8% or line 20)				
8	Amount of Annual Grant (sum of line 1-19)	974,638	_	974,638	974,638
7	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
R	Amount of Line 20 Related to Security - Soft Costs				:
24	Amount of Line 20 Related to Security - Hard Costs				
33	Amount of Line 20 Related to Energy Conservation Measures			•••	
Signat	Signature of Executive Director Signature of Executive Director	Date 194 19	Signature of Public Housing Director	Date	e)

Annu	Annual Statement/Performance and Evaluation Report				
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)	olacement Housing Factor ((CFP/CFPRHF)	·	
Part	Part I: Summary				
PHA Name:	arne;	Grant Type and Number Canital Fund Program Grant No:		FFY of Grant: 2005	ıt: 2005
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No. NY06R00250205	t No: NY06R00250205	FFY of Gran	FFY of Grant Approval:
	Original Annual Statement	Reserve for Disasters/Emergencies	es Revised Annual Statement (Revision No.	(Revision No.	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report	- 1	
F Line	Summary by Development Account	Total Estimated Cost Original	d Cost Revised	Total Actual Cost Obligated	ual Cost Expended
-	Total non-CFP Funds				
7	1406 Operations				
ო	1408 Management improvements				
4	1410 Administration (may not exceed 10% of line 21)				
2	1411 Audit				
ဖ	1415 Liquidated Darnages				
7	1430 Fees and Costs				-
®	1440 Site Acquisition				
တ	1450 Site Improvement				
2	1460 Dwelling Structures				
Ξ	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				100 100 100 100
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	330,398	330,398	330,398	330,388
18a	1501 Collateralization or debt service paid by BMHA				
18b	9000 Collateralization or Debt service paid via system of direct				
10	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	330,398	330,398	330,398	330,398
7	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
গ্ৰ	Amount of Line 20 Related to Security - Soft Costs				
75	Amount of Line 20 Related to Security - Hard Costs				
32	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signesture of Executive Director	Date Signs Signs Signs	Signature of Public Housing Director		Date
	0_	-			

Ann	Annual Statement/Performance and Evaluation Report	4				
Capi	Capital Fund Program and Capital Fund Program Re	Replacement Housing Factor (CFP/CFPRHF)	(CFP/CFPRHF)			
ran I:	I: Summary					
PHA Name:	lame:	Grant Type and Number		FF	FFY of Grant: 2006	900
	BHFFAI O MINICIPAL HOUSING ALITHORITY	Capital Full Flogialii Grafit No. NV66D00501106	* No. NVacDonzeniac	G	CCV of Grant Annagaral	- Jessey
		ANTINACTUCINI TINUSTIIR LACIOT CITATU	tho. In a domodacouro	<u> </u>		oprova:
	Original Annual Statement	Reserve for Disasters/Emergencies	es Revised Annual Statement (Revision No.	ent (Revision No.	_	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report	Evaluation Report		
Líne No	Summary by Development Account	Total Estimated Cost	&	1 -	Total Actual Cost	Sost
	Total non-CFP Funds			9		
~	1406 Operations					
က	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
2	1411 Audit					
9	1415 Liquidated Damages					
7	1430 Fees and Costs					
æ	1440 Site Acquisition					
6	1450 Site Improvement					
9	1460 Dwelling Structures					
7	1465.1 Dwelling Dequipment - Non-Expendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
4	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocations Costs					
17	1499 Development Activities	838,488	838,488	85	838,488	838,488
	1501 Collateralization or debt service paid by BMHA					
8	9000 Collateralization or Debt service paid via system of direct					
2	1502 Contingency (may not exceed 8% of line 20)					
8	Amount of Annual Grant (sum of line 1-19)	838,488	838,488	Ø	838,488	838,488
7	Amount of Line 20 Related to LBP Activities					- Market and a
2	Amount of Line 20 Related to Section 504 Compliance					
ន	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
જ	Amount of Line 20 Related to Energy Conservation Measures					
Signati	Signature of Executive Director	Date Signa $2/24//2$	Signature of Public Housing Director	or	Date	

Annu	Annual Statement/Performance and Evaluation Report					
Capif Part 1	Capital Fund Program and Capital Fund Program Keplacement Housing Factor (UFF/UFF). Part I. Summary	nacement riousing rac	Wr (Crr/Crrmir)			
PHA Name:	ame:	Grant Type and Number Capital Fund Program Grant No:	Чо:	FFY of Grant: 2006	ıt: 2006	
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R00250206	Grant No: NY06R00250206	FFY of Gran	FFY of Grant Approval:	
	Original Annual Statement	Reserve for Disasters/Emergencies		nt (Revision No.	and the state of t	
	Performance and Evaluation Report for Period Ending: 12-31-11		Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Esti Original	Total Estimated Cost Revised	Total Actual Cost Obligated	ual Cost Expended	
-	Total non-CFP Funds					
2	1406 Operations					
ဂ	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
ည	1411 Audit					
မ	1415 Liquidated Damages					_
7	1430 Fees and Costs					_
ω	1440 Site Acquisition					_
တ	1450 Site Improvement					_
5	1460 Dwelling Structures					_
F	1465.1 Dwelling Dequipment - Non-Expendable					_
12	1470 Non-dwelling Structures					_
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					_
16	1495.1 Relocations Costs					_
17	1499 Development Activities	420,161	420,161	378,145	378,145	_
18a	1501 Collateralization or debt service paid by BMHA					
18b	9000 Collateralization or Debt service paid via system of direct					-
0	1502 Contingency (may not exceed 8% of line 20)					-
8	Amount of Annual Grant (sum of line 1-19)	420,161	420,161	378,145	378,145	
7	Amount of Line 20 Related to LBP Activities					_
8	Amount of Line 20 Related to Section 504 Compliance					_
R	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs				· · · · · · · · · · · · · · · · · · ·	
22	Measures					
Signat	Signature of Executive Director	Date Date	Signature of Public Housing Director		Date	
						7

Annu	Annual Statement/Performance and Evaluation Report				
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)	lacement Housing Facto	or (CFP/CFPRHF)		
Fart	Part I: Summary				
PHA Name:	arne:	Grant Type and Number		FFY of Grant: 2006 - 3rd Increment	6 - 3rd Increment
		Capital Fund Program Grant No:			
	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R002503-06	rant No: NY06R002503-06	FFY of Grant Approval:	roval:
	Original Annual Statement	Reserve for Disasters/Emergencies	encies Revised Annual Statement (Revision No.	Revision No.	
×	Performance and Evaluation Report for Period Ending:	12/31/2011	Final Performance and Evaluation Report	lation Report	
Line	Summary by Development Account	Total Estimated Cost Original	ated Cost Revised	Total Actual Cost	st Expended
-	Total non-CFP Funds	***************************************			
7	1406 Operations				
က	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
2	1411 Audit				
ဖ	1415 Liquidated Damages				
7	1430 Fees and Costs				
۵	1440 Site Acquisition				
တ	1450 Site Improvement				
9	1460 Dwelling Structures				
11	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	24,772		24,772	
18a	1501 Collateralization or debt service paid by BMHA				
18b	9000 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	24,772	ı	24,772	ı
2	Amount of Line 20 Related to LBP Activities				
23	Amount of Line 20 Related to Section 504 Compliance				
83	Amount of Line 20 Related to Security - Soft Costs				
72	Amount of Line 20 Related to Security - Hard Costs				
22	Amount of Line 20 Related to Energy Conservation Measures				
Signat		Date Si	Signature of Public Housing Director	Date	

Ann	Annual Statement/Performance and Evaluation Report	ţ				
Capi	gram and Capital Fund Program	Replacement Housing Factor (CFP/CFPRHF)	or (CFP/CFPRHF)			
rar	rart I: Summary	Ē				
PHA Name:	lame:	Grant Type and Number Capital Fund Program Grant No:	.0.	<u> </u>	FFY of Grant: 2007	707
,,	BUFFALO MUNICIPAL HOUSING AUTHORITY	Replacement Housing Factor Grant No: NY06R00250207	rant No: NY 06R00250207	E	FFY of Grant Approval:	proval:
	Original Annual Statement	Reserve for Disasters/Emergencies	gencies Revised Annual Statement (Revision No.	ment (Revision No.		
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13	1465.1 Dwelling Dequipment - Non-Expendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocations Costs					
17	1499 Development Activities	1,509,489	1,509,489	1,3	1,358,540	1,358,540
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8	7					
9	1502 Contingency (may not exceed 8% of line 20)					
ଷ	Amount of Annual Grant (sum of line 1-19)	1,509,489	1,509,489	1,3	1,358,540	1,358,540
7	Amount of Line 20 Related to LBP Activities					
8	Amount of Line 20 Related to Section 504 Compliance					
g	Amount of Line 20 Related to Security - Soft Costs					
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14	1485 Demolition					
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16	1495.1 Relocations Costs					-
17	1499 Development Activities	12,413	•	12	12,413	12,413
18a	1501 Collateralization or debt service paid by BMHA					T
18b	9000 Collateralization or Debt service paid via system of direct					
6	(1502 Contingency (may not exceed 8% of line 20)					
8	Amount of Annual Grant (sum of line 1-19)	12,413	1	12	12,413	12,413
7	Amount of Line 20 Related to LBP Activities					
8	Amount of Line 20 Related to Section 504 Compliance					
ន	Amount of Line 20 Related to Security - Soft Costs					
75	Amount of Line 20 Related to Security - Hard Costs					
ĸ	Amount of Line 20 Related to Energy Conservation Measures					
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16	1495.1 Relocations Costs				
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18a	1501 Collateralization or debt service paid by BMHA				
1 <u>8</u> 2	9000 Collateralization or Debt service paid via system of direct			_	
6	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	1,334,020	1,334,020	1	1
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ន	Amount of Line 20 Related to Security - Soft Costs				
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KJ.	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director	Date 2/24/12	Signature of Public Housing Director	Date	
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21 Amount of Line 20 Related to LBP Activities				
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Signature of Executive Director	Date 8	Signature of Public Housing Director	ctor	Date
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16	1495.1 Relocations Costs					_
17	1499 Development Activities	175,450		175,450	- 450	_
18a	1501 Collateralization or debt service paid by BMHA					_
<u>8</u>	9000 Collateralization or Debt service paid via system of direct					,
6	1502 Contingency (may not exceed 8% of line 20)					_
8	Amount of Annual Grant (sum of line 1-19)	175,450	t	175,450	450	
7	Amount of Line 20 Related to LBP Activities					_
8	Amount of Line 20 Related to Section 504 Compliance					_
ន	Amount of Line 20 Related to Security - Soft Costs					
72	Amount of Line 20 Related to Security - Hard Costs					
જ	Amount of Line 20 Related to Energy Conservation Measures					
Signat ∖	Signature of Executive Director	Date 8	Signature of Public Housing Director		Date	
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PHA Name:	vame:	Grant Type and Number		FFY of Grant: 2010	nt: 2010
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16	1495.1 Relocations Costs				
17	1499 Development Activities	264,999	-	264,999	_
18a	1501 Collateralization or debt service paid by BMHA				
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ध	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
52	Amount of Line 20 Related to Energy Conservation Measures				
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Ann	Annual Statement/Performance and Evaluation Report				
Capi Part	Capital Fund Program and Capital Fund Program Repart I: Summary	Replacement Housing Factor (CFP/CFPRHF)	ır (CFP/CFPRHF)		-
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8	Amount of Line 20 Related to Section 504 Compliance				
প্ত	Amount of Line 20 Related to Security - Soft Costs				
74	Amount of Line 20 Related to Security - Hard Costs				
52	Amount of Line 20 Related to Energy Conservation Measures				
Signat	ignature of Executive Director	Date Si	Signature of Public Housing Director		Date

Ann	Annual Statement/Performance and Evaluation Report				
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11	1465.1 Dwelling Dequipment - Non-Expendable				
12	1470 Non-dwelling Structures				
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4	1485 Demolition				
15	1492 Moving to Work Demonstration			_	
16	1495.1 Relocations Costs				
17	1499 Development Activities	224,253		-	•
18a					
18b	9000 Collateralization or Debt service paid via system of direct				
9	1502 Contingency (may not exceed 8% of line 20)				
8	Amount of Annual Grant (sum of line 1-19)	224,253	1	1	•
73	Amount of Line 20 Related to LBP Activities				
8	Amount of Line 20 Related to Section 504 Compliance				
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75	Amount of Line 20 Related to Security - Hard Costs		•	·	
32	Amount of Line 20 Related to Energy Conservation Measures				
Signat	Signature of Executive Director Signature of Executive Director	Date 2/24/12	Signature of Public Housing Director	Date	.
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Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)	lacement Housing Facto	or (CFP/CFPRHF)		
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12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	992,366		1	
18a	1501 Collateralization or debt service paid by BMHA				
18b	9000 Collateralization or Debt service paid via system of direct				
9	1502 Contingency (may not exceed 8% of line 20)				
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Fifth Program Year Action Plan May 1, 2012 – April 30, 2013

Community Development Block Grant HOME Investment Partnership Emergency Solutions Grant Housing Opportunities for Persons with AIDS



City of Buffalo Byron W. Brown, Mayor

Office of Strategic Planning Brendan R. Mehaffy, Executive Director

Draft: February 13, 2012

2. HOUSING

2.1. Specific Housing Objectives

The City of Buffalo has identified the provision of decent and affordable housing within stable neighborhoods for both owner and renter households as the overarching priority need. In addressing this need, HOME and CDBG funds will be used to support programs for emergency assistance and owner occupied housing rehab; acquisition/rehab/resale of existing properties to low income households; and the creation of affordable rental units.

Description of Priorities

The Consolidated Plan includes the following specific priority needs to be met over the next five years:

- Create new residential homeownership opportunities for low and moderate-income individuals.
- Rehabilitate abandoned and deteriorated housing.
- Assist homeowners in rehabilitating and weatherizing homes and preventing further deterioration
- Eliminate lead-based paint hazards in older homes, particularly those in which a child under the age of six resides or spends substantial time.
- Market new housing and rehabilitation programs to low-and moderate-income residents.

Objectives and Outcomes

Residents who contributed to the Consolidated Plan identified the following housing related goals:

- Maintain existing housing through code enforcement
- Demolish vacant properties that are too deteriorated to salvage
- Assist homeowners with emergency repairs to their properties
- Build and rehabilitate housing for both owners and renters

In keeping with these identified needs and priorities, the following Goals and Objectives have been established for the AAP.

Code Enforcement / Clearance

The AAP provides funding for code enforcement on 409 properties; Clean & Seal emergency board-ups on 130 vacant structures; and demolition of 132 vacant and abandoned properties. All activities are targeted to Livable Community neighborhoods, in coordination with CHDO and CBO rehab activities.

Code Enforcement (CDBG)		\$2,885,100
Code Enforcement		173,500
Clearance / Clean & Seal		60,800
Demolition		2,525,800
Program Delivery	5 (4.1 (1.5 (++ 	125,000

Code enforcement is the critical first step, to ensure that owners remedy early signs of neglect. By identifying properties that need attention, and working cooperatively with owners, the city can arrest decline before it gets out of hand. In cases where properties have already been abandoned, the city moves quickly to board and seal the units so that vandalism is prevented and the housing remains viable for future renovation and reuse.

When properties are beyond salvaging, the city is forced to demolish the housing so it doesn't become a blight on the surrounding neighborhood. Between October 2010 and January 2012, the city demolished 538 properties at a cost of \$8.8 million; including 354 with CDBG funding (Map 2). The city currently has another 538 properties on its demolition list, including 194 in Livable Community neighborhoods (Map 3).

Housing

The AAP invests CDBG funds in various housing programs: emergency repairs to allow 66 homeowners to address major systems such as roofs, water or sewer lines, furnaces, hot water tanks, and electrical panels; rehabilitation of owner-occupied housing; acquisition, renovation and resale of existing properties; and the renovation or new construction of rental housing; and staffing funds for delivery of these programs.

Housing (CDBG)		\$1,501,087
Emergency Rehabilitation	on Loans	600,000
Rehabilitation Loan Cor	ntractor	393,500
CHDO/NHS Program D	elivery	350,000
Rehabilitation Program	Delivery	157,587

2.2 Public Housing Needs

The Buffalo Municipal Housing Authority has recently embarked on the Perry Choice Neighborhood planning initiative, a collaborative led by the BMHA and the University at Buffalo's Center for Urban Studies. Its goal is to develop a plan for transforming the Perry Choice Neighborhood into a vibrant community of opportunity, which functions as springboard to enable residents to earn a living wage and for children do well in school, graduate on time, and go on to college or obtain a job with a meaningful career ladder. This goal will be achieved by developing a transformative plan that centers on housing, people, and neighborhood.

The Perry Choice Neighborhood initiative was one of 17 recipients to be awarded the first Planning Grant funding through HUD's Choice Neighborhood Initiative. After the planning period is over, BMHA will be able to apply for a \$30 million implementation grant. The BMHA's Commodore Perry Community will be recreated and redeveloped as the heart of the Perry Choice Neighborhood—the prime destination that contains a cluster of goods, services, shops and stores not found elsewhere in the neighborhood.

The revitalization of the Commodore Perry Community will also support redevelopment activities in two adjacent neighborhoods. The first is located in the Fruit Belt neighborhood, home of the Buffalo Niagara Medical Campus and Woodson Homes, a BMHA development. Woodson consists of 26 vacant housing units which will be demolished. The intent is to replace the demolished housing units in the northern section of the Fruit Belt.

The second is anchored by Kowal Apartments, a BMHA housing development. Although the apartments are in good condition, the area is nonetheless dominated by vacant land, thereby making it an ideal site for

BMHA replacement housing. If the Choice planning team decides to build replacement housing outside the Perry Choice Neighborhood, either of these two development zones would be selected.

2.3 Removing Barriers to Affordable Housing

The City of Buffalo has embraced smart growth as an approach for focusing revitalization and redevelopment in its existing neighborhoods. This ongoing effort to reverse decades of urban abandonment and suburban sprawl depends upon key investments of CDBG, HOME, state, and local funds to restore livability, economic potential, and social cohesion in targeted neighborhoods.

Central to this strategy is the Green Code – an updated land use plan and zoning ordinance for the entire city that is currently underway. As the process evolves, it is clear that land use planning can support affordable housing by encouraging the redevelopment of dense, walkable neighborhoods with access to goods, services, and public transportation. Zoning is also a critical element in the provision of affordable housing, by removing barriers such as minimum lot sizes and prohibitions against mixed-use development that unnecessarily add to costs.

2.4 HOME Investment Partnership Program (HOME)

HOME is designed to provide affordable housing to low-and moderate-income households, particularly those with incomes less than 80 percent of the area median. There are eight organizations certified by the city as Community Housing Development Organizations: Black Rock-Riverside NHS, FLARE, Matt Urban Center, New Opportunities, Old First Ward, PUSH, St. John Fruit Belt CDC, and West Side NHS. These groups have turned some of the most distressed properties in their service areas into housing for low- and moderate-income families.

No forms of investment other than those described under 24 CFR 92.205 will be utilized under the HOME Program. The HOME Investment Partnership Program funds will support the Livable Communities Initiative through the following housing-related projects and programs.

HOME funds will be used to offer housing rehab assistance to 22 single and multi-family owner occupied structures to assist homeowners in keeping their properties in compliance with code and free from lead based paint hazards; to assist private developers to create seven new affordable rental units; and to provide financial assistance to approved Community Housing Development Organizations (CHDOs) to create to three fully renovated, lead safe homes for sale to new low and moderate income homebuyers.

iOME Investment Partnership Program (HOME)	\$3,018,683
Multi-family Rehabilitation / New Construction	1,188,080
Owner-occupied Rehabilitation	1,000,000
CHDO-sponsored Rehabilitation	415,301
CHDO operating costs	138,434
Administration	276,868

Rental Rehabilitation

The AAP invests \$1,188,080 in HOME funding for the acquisition, construction, or rehabilitation of affordable rental housing. Rehabilitation must be the primary activity, with a minimum cost of \$10,000 per unit. Financial assistance includes conditional grants, construction loans, bridge loans, and permanent

mortgages. BURA will not use HOME funds to refinance existing debt secured by multi-family housing being rehabilitated under the HOME program without consulting HUD.

Developers are required to submit an application indicating the nature of the project, proposed funding sources, and use of HOME funds. BURA then conducts a review to ensure that disinvestment in the property has not occurred, the long-term needs of the project can be met, and the units will serve the targeted population over the affordability period.

Homeowner Rehabilitation

The AAP provides \$1,000,000 in HOME funding to help homeowners in targeted neighborhoods. Each property is brought into compliance with local building codes and lead-based paint hazard reduction requirements. Assistance for owner-occupied projects is provided in the form of conditional grants, deferred-payment loans, non-interest-bearing loans, or low-interest-bearing loans. Eligible activities include correcting code violations, essential improvements, lead-based paint hazard reduction, providing accessibility for disabled persons, and the repair or replacement of major systems.

CHDO Activities

The AAP sets aside \$415,301 in HOME funding for projects being sponsored by qualified CHDOs. Projects are selected through an RFP process, and eligible activities include the acquisition, rehabilitation, or construction of housing for low- and moderate-income homeowners and renters; and direct financial assistance for purchasers of HOME-assisted housing. BURA will also provide \$138,434 to CHDOs for eligible operating costs. Assistance for each CHDO will not exceed the greater of either \$50,000 or 50 percent of the organization's total annual operating expenses.

Matching Funds

Although BURA has received a waiver of the HOME matching requirement due to the extent of poverty in the city, HOME funds continue to leverage state, local, and private investment through the New York State Affordable Housing Corporation and Housing Trust Fund programs, tax credits, and lender financing.

Recapture and Resale Provisions

BURA has two options for controlling the resale of the homebuyer property during the affordability period: the recapture option and the resale option.

The Recapture Option is used to collect all or a portion of the HOME subsidy in the event the HOME recipient decides to sell the HOME-assisted property within the affordability period, or to otherwise violate the affordability provisions of the owner's agreement. The homebuyer may sell the property to any willing buyer. The sale of the property during the affordability period triggers the repayment of the direct HOME subsidy, or the development subsidy that the buyer received. BURA requires full repayment of the HOME subsidy. In the event that the proceeds from the sale are less than the repayment amount, the homebuyer must petition BURA to accept partial repayment. In some limited cases, the amount to be repaid can be reduced by BURA if net proceeds are determined to be insufficient to repay the HOME investment and a fair return to the buyer (specifically, the return of the homebuyer's initial investment including any equity earned on the original mortgage). A copy of the Recapture Provision is provided below.

Sample Subsidy Recapture Provisions for CHDO Rehab and Home Buyer Properties with a proposed ten year affordability period. If a purchaser receives funding under the HOME program for a direct subsidy to support the purchase a HOME-assisted property, the full amount of the direct subsidy assistance provided is due and payable if the property is sold during the period of affordability.

The full amount of the Recapture Obligation is \$00,000.00. The Mortgagor acknowledges and agrees that the amount of the Recapture Obligation represents a portion of the cost of the development and purchase price of the Property and is intended for the purpose of reducing the principal of the first mortgage lien to the Lender.

- 1. If the property is sold during the term of this mortgage, the amount to be repaid under this Note and Mortgage will be the full amount of the Recapture Obligation.
 - a. Following the XXth anniversary of the date which appears at the top of the first page, and contingent upon verification that the Mortgagee has occupied the property as his or her principal residence for the full XX year term, the Recapture Obligation will be forgiven and no repayment will be required.
 - b. Notwithstanding the terms noted above, the total amount to be repaid shall not exceed the net proceeds of sale up to the original total amount of the Recapture Obligation. The net proceeds are the sales price of the home minus repayment of the superior loan (if any) and any closing costs.
- 2. If the Recapture Obligation becomes due and payable, the amount of the Recapture Obligation to be repaid by the Mortgagor will be determined by the Mortgagee as the occurrence of the earliest date that (I) the Mortgagor defaulted under this Note and Mortgage or the Lender(s) loans (if there are other Lenders); and (ii) the Mortgagor sold, rented, conveyed any interest in, or otherwise failed to occupy the Property.

In cases where no Direct Subsidy is needed, BURA ensures that the HOME-assisted property remains affordable over the entire affordability term by designating the property as "affordable housing" and through the use of a filed mortgage, covenant of affordability, and/or deed restriction. If the HOME-assisted property is sold during the affordability period, the sale must meet the following criteria:

- a) The new purchaser must be low-income by the HOME Program definition, and occupy the property as the family's principal residence.
- b) The sales price must be "affordable" to the new purchaser. Affordable is defined as the maximum percentage of a purchaser's income that can be used to pay the fixed costs of owning a home, or about 35 percent of gross household income for a low income family of four.

Under the Resale Provision, the HOME mortgage is fully assumable by an eligible homebuyer. The new buyer must also execute a HOME Agreement.

The language for the Deed Restriction that is included within the body of the Deed for property sold with a Resale Provision is as follows:

- This conveyance is subject to the following restrictive covenant that runs with the land.
- This property may only be transferred or sold during the XXX year Affordability Period to an eligible Purchaser who qualifies under the Income Guidelines and regulations of the federal HOME Investment Partnerships Program and in accordance with the terms, policies and procedures of BURA/Office of Strategic Planning, as the same may be amended, and subject to prior written consent of BURA/Office of Strategic Planning. These terms are further identified in the HOME Program Homebuyer Agreement executed by the Grantor as of the date of this deed.

This restrictive covenant regarding the transfer or sale shall expire and shall be of no further force or effect on Month XX, 20_ or XX years following the date of this deed. Notwithstanding the terms noted above, if title to the Property is transferred by foreclosure or by deed in lieu of foreclosure, these affordability restrictions shall be terminated.

Tenant-Based Rental Assistance

BURA has not set aside HOME funds to provide Tenant-Based Rental Assistance at this time but reserves the right to do so if priority needs arise.

Strategy for Addressing Needs (Section 8)

Lower the payment standards which will result in issuing additional vouchers. The projection is to increase the interviews to maximize utilization. Section 8 will continue to research and apply for additional vouchers as they become available. Section 8 wait list will be opened in 2012.

Strategy for Addressing Needs (Public Housing)

The Authority is engaged in major initiatives to improve its housing stock and the overall living environment of its clients, and in doing so, hopes to remove any remaining stigma associated with public housing. A key focus of the Authority's new work is to create mixed-income communities and alleviate concentrations of poverty.

BMHA is also developing master plans for two of its other major developments: Commodore Perry Homes and Extension. These complexes contain several hundred units each in physical configurations ranging from two and three story walk-ups to high-rise, serving client groups ranging from the elderly to families. Each project involves density reduction, site rationalization and redevelopment, including open space and other improvements. Moving forward with the Choice Neighborhoods Planning Program, the BMHA will have a transformation plan for these 2 developments and will apply for a Choice Neighborhoods Implementation Grant.

The Authority has worked hard to build public-private partnerships that increase the leverage factor for public funds.

B. Housing Needs of Families on the Public Housing and Section 8
Tenant- Based Assistance Waiting Lists
State the housing accessed for an illustration of the Public Housing and Section 8

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		nilies on the Waiting I	List
Public Housing Combined Sec Public Housing	nt-based assistance Gommunity Wide tion 8 and Public Hou	sing risdictional waiting list	(optional)
	# of families	% of total families	Annual Turnover
Waiting list total	602		2000
Extremely low incom <=30% AMI	e 602	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children		55.8	
Elderly families	15	2.5	
Families with Disabilities	72	12.0	
Race/ethnicity-white	134	22.3	
Race/ethnicity-black	462	76.7	
Race/ethnicity- hispanic	86	14.3	
Race/ethnicity-Indian	4	.7	
Race/ethnicity-Asian	2	.3	Charles and the Charles and th
Characteristics by Bedroom Size (Public Housing Only)			
1BR	263	43.7	
2 BR	299	49.7	
3 BR	33	5.4	
4 BR	2	.3	
5 BR	4	.7	
5+ BR	1	.2	
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If yes:		.1. \0	
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H	ousing Needs of Fan	nilies on the Waiting I	ist
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	t-based assistance		
Public Housing		•	
l ==	ion 8 and Public Hou	U	(antional)(an of 0.22
Public Housing	Site-Based or sub-ju	risdictional waiting list	(optional)(as of 9-22-
,	v which developmen	t/subjurisdiction: All De	evelonments
II asea, Identii	# of families	% of total families	Annual Turnover
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Waiting list total	2683		1500
Extremely low income	2682	99.9	
<=30% AMI			
Very low income	1	.03	
(>30% but <=50%			
AMI)			Wis Andrews
Low income	0	0	
(>50% but <80%			
AMI)	1414	52.7	
Families with children		52.7	
Elderly families Families with	310	13.8	
Disabilities	3/1	13.0	
Race/ethnicity-white	674	25.1	
Race/ethnicity-black	1971	73.5	
Race/ethnicity-	474	17.7	
hispanic	'''		
Race/ethnicity-Indian	19	.7	
Race/ethnicity-Asian	9	.3	7/11/2 7/11/2
<u> </u>			
Characteristics by			
Characteristics by Bedroom Size			
(Public Housing			
Only)			
1BR	1225	45.7	
2 BR	920	34.3	
3 BR	325	12.1	
4 BR	165	6.1	
5 BR	48	1.8	
5+ BR	0	0	
Is the waiting list clos	sed (select one)? 🔯 🗆	No Yes	
If yes:		1. \0	
	it been closed (# of m		o=0 □ No □ V
Does the PHA	expect to reopen the	list in the PHA Plan yearies of families onto the	ar: No Yes
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a generally cross	~++ <u> </u>		

B. Housing Needs of Families on the Public Housing and Section 8

Tenant- Based Assistance Waiting Lists

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popularity and a second	Principal designations and a service of property of the principal control of the principal contr	illies on the Waiting I	ist		
Public Housing Si	pased assistance n 8 and Public Housi	sdictional waiting list (optional)		
II abou, Idollilly VI	# of families	% of total families	Annual Turnover		
Waiting list total	60		360		
Extremely low income <=30% AMI	60	100%			
Very low income (>30% but <=50% AMI)	0	0			
Low income (>50% but <80% AMI)	0	0			
Families with children	12	20.0%			
Elderly families	1	1.7%			
Families with Disabilities	12	20.0%			
Race/ethnicity-white	3	5.0%			
Race/ethnicity-black	42	70.0%			
Race/ethnicity- hispanic	14	23.3%	en en propiet		
Race/ethnicity-Indian	0	0			
Race/ethnicity-Asian	1	1.7%			
Characteristics by Bedroom Size (Public Housing Only)					
	27	45.0%			
ļ <u>-</u>	23	38.3%			
	7	11.7%			
	3	5.0%			
	0	0			
5+ BR	1/ 1 / \	7 W7 W7			
Is the waiting list close	ea (select one)? [_] N	lo X Yes			
Does the PHA	permit specific categ	onths)? 53 months list in the PHA Plan ye ories of families onto th			

					Development number NY002003 NY002006 NY002008 NY002010 NY002011 NY002011		
Upper limit of Established income range (greater of 115% of average or median income or 30% of area median income)	115% of average income (left side) 115% of Median income (right side) 30% of area median income (65300)	Lower limit of Established income range (35% of average or median income)	Aggregate bedroom adjustment factor Total current residents: 2179 Aggregate average income:	Total aggregate income:	Development name C.Perry Homes C.Perry Extension Jasper Parrish Shaffer Village Kenfield Homes LaSalle Courts Langfield Homes	>	,
shed income of average or)% of area ne)	ne (left side) e (right side) come (65300)	shed income e or median	stment factor 2179 ne:		current residents 122 375 183 217 583 197 302 200	Average Income analyis	
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		i i			Does average income fall within the adiusted EIR? Yes Yes No Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes		
	10778		Median Income		Median Income 9372 9372 9327 9132 9132 9426 11928 9372	Med	
19590		7966	9372		Does median income fall within the median income EIR? Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	Median Income analysis	
advantage of job training and job search opportunities, or by seeking and qualifying for public	After stabilizing their tenancies many of these newer tenants improve their incomes by taking	with the shortest wait list times and the highest move-in rates (Shaffer Village for example).	move-ins quality as hardship cases that document a no income or very low income situation. This effect tends to lower the average incomes for the developments	disproportionate number of new	Note: BMHA choses to demonstrate it's compliance with 24CFR903 subpart A by using the Median income of its developments instead of the average income. Our recent experience is that a		

Progress in Meeting Goals & Objectives

Increase the availability of decent, safe, and affordable housing.

Expand the supply of assisted housing

Phase II of A.D. Price is completed with the construction of a 94 unit elderly building.

BMHA completed the purchase of Walden Park Senior Complex, a 126 mixed income unit complex. Thirty-four (34) of the units are designated public housing. Negotiations for further purchase of additional senior housing are in their beginning stages.

Improve the quality of assisted housing

Major work projects are or soon will be started at the following development sites; Stuyvesant, Sedita, Msgr. Geary, Schwab, LaSalle, Shaffer, Holling, jasper, Camden, Ferry-Grider, Kelly, Kowal, Langfield, Kenfield, 515 Clinton, Redwood, AD Price Senior bldg. CPX Hi-rise, Slater & CP Row houses.

The work ranges from complete site re-development to roof replacements, new kitchens, new baths, security lighting, parking lot improvements, high efficiency HVAC equipment, handicap unit conversions and so forth. The list is lengthy and impressive; a total of approximately \$30,000,000.00 is being reinvested into our public housing units through our CFP Grant & ARRA Stimulus Grant funding.

Phase III of A.D. Price Courts is under historical preservation review.

Increase assisted housing choices

The BMHA:

- o is assisting 13 homeowners through its Section 8 voucher program (an increase of 2 from the previous year)
- o utilizes a site based waiting list in public housing
- provides listing of other housing authorities and agencies for portability and gives information in the form of a brochure regarding areas of opportunity in the county.

Improve community quality of life and economic vitality

Provide an improved living environment

The BMHA:

- complies with 24CFR903 in regard to deconcentration of poverty.
- o has an HUD approved allocation plan in place.
- inspects all Section 8 units to city of Buffalo standards.

- has an executed contract with the Buffalo Police Department to provide additional patrols in public housing
- was awarded a 2011 Choice Neighborhoods Planning Grant which is in process and will culminate in the development of a Transformation Plan for the Commodore Perry Homes and Extension.

Promote self-sufficiency and asset development of assisted households

Increase the number and percentage of employed persons in assisted families: Resident Services accomplishes this through several in-house training programs and supportive services as well as partnerships that have been established with community agencies to expand programs and services that will lead to public housing residents securing unsubsidized employment:

- BMHA Section 3 Program which provides low-income and very-low income
 persons employment opportunities in the construction industry working for
 contractors on section 3 covered projects.
- Neighborhood Network Centers assist with resume development and securing employment through a self-directed job search using Internet accessible computers.
- On-Site Training Providers provide instruction in GED, Computer Literacy and After-School Homework Assistance. Partnerships consist of Educational Opportunity Center / University Center for Academic and Workforce Development (UCAWD), Buffalo Public Schools Adult Education and Literacy Volunteers.
- The Family Self-Sufficiency (FSS) program continues to recruit new participants as well as support active participants. FSS participants are BMHA residents who set goals that promote self-sufficiency and asset development. BMHA's three Community Resource Centers are conveniently located and designed to assist families achieve economic independence. Partnering with the Buffalo Employment & Training Center and others, FSS participants are offered access to job finding and interview tips as well as technological workshops and other benefits (job coaching, resume labs, etc.). The FSS program offers financial incentives to all participants, including assistance with travel (NFTA tokens/passes), and establishment of escrow savings accounts (in process).
- The Service Coordinator program has been successfully refunded for another 3
 years in which service coordinators will link public housing residents to other
 governmental and private service providers in numerous areas of supportive
 services.

Provide or attract supportive services to improve assistance recipients' employability:

Supportive Services include childcare and transportation assistance while
participating in short-term training programs that lead to employment. Daycare
will allow parent(s) to participate in training with the confidence that their
children are being cared for in a safe and nurturing environment. In addition,
Bus tokens are provided for activities related to securing employment such as
interviews and attending job fairs as well as the first two weeks of employment.
Monthly bus passes are also issued to public housing residents participating in
short-term training programs that lead to employment.

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Refer public housing residents to the One-Stop Partners for linkages to
agencies equipped to deal with specialized needs. The elderly (55 years and
older) would be referred to Supportive Services Corporation if interested in
employment. Public housing residents with disabilities would be referred to
Vocational Educational Services for Individuals with Disabilities (VESID) if
pursuing training and/or employment.

Ensure Equal Opportunity in Housing for all Americans

Ensure equal opportunity and affirmatively further fair housing

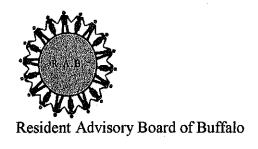
The Buffalo Municipal Housing Authority is a voting member of the Erie County Fair Housing Partnership.

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.



March 12, 2012

Michal Seamen Buffalo Municipal Housing Authority 300 Perry Buffalo, New York

Chairman Seamen,

Pursuance to HUD regulation as found in 24 CFR 903 the Resident Advisory Board of Buffalo would like to offer the following comments to the PHA Annual and the Administrative Plans presented to us by the staff of the Buffalo Municipal Housing Authority. These comments and recondition were developed and unanimously approve by members of the RAB and member of the Jurisdiction Wide Resident Council.

- 1. In a meeting with BMHA staff in which they explained changes in the Annual Plan and the Administrative Plan, BMHA has presented a proposal to change the way it allocates Voucher, outline in its Administrative Plan, to some type of yet to be explained lottery system. However, no one could explain just how the lottery would work. With no specifics, RAB advices that at this time we could not comment on something that was yet to be define. We recommended that no changes be made to the Administrative Plan this year until the lottery system was defined and RAB review it. We vigorously reinstate our objection here.
- 2. HUD regulations allow PHAs to exempt some types of evictions from its 966 grievance procedures. However, RAB have seen instance where residents would have unfairly lost their homes had it not been for an advocate intervention. In one case RAB is aware of a young man was charge

with "exciting a riot". The underline crime; running through a project. Police officers misunderstand his running. The police officer arrested him. Neighbors reaction lead to the exciting a riot charge. As exciting a riot is one of event that is exempt in 966 this family almost lost their home with no way of explaining the circumstances.

RAB thinks this is wrong. RAB's interest here is not to prevent all evictions; rather it is to see that all families, facing a catastrophic event like eviction, has an unbiased review before such a drastic action is taken. RAB therefore request BMHA's grievance procedures be rewritten to allow all tenants facing eviction for anything other than nonpayment of rent be afforded a grievance hearing under BMHA's stander grievance hearing processes, however, in cases where the health, welfare or safety of staff or other residents are at issue, RAB envisions an expedited hearing, convened in no more than 36 hours.

- 3. HUD regulation commonly call 964 require that residents of a development with a resident council be able to recall its officers should the officers not be governing in a manner that is consistent with the wishes and needs of the council. Yet should there be a Commissioner, especially a resident elected Commissioner, which is likewise acting in a manner that is consistent with the wishes and needs of the residents that elect them, there should be the ability to initiate recall that would result in the removal of the commissioner from office. Therefore the RAB is asking BMHA to revise it bylaws to include a procedure that would allow residents, upon filing of petitions alleging misfeasance, malfeasance ,or nonfeasance of office, that contain signatures equal to one fourth of the of resident that voted in the last commissioner election, a recall election be called. And should the recall vote agreed procedures, to remove said commissioner from office, shall commence.
- 4. About two, two and a haft years ago BMHA enter into an agreement with Buffalo police department to provide above baseline policing services in BMHA development that were referred to as our "problem children" While RAB appreciate s all of the good work BPD has done under this contract, the

crime rate in these five plus development is raising rather than going down. Put another way the problem has not been solved. RAB is concerns that there is no BMHA department dedicated to resident safety, The camera tatted to be the breakthrough in resident safety two years ago are unmanned pan and zoom that has some investigative, but little detergent value. RAB recommend a Department of Resident Safety be develop, residents be allow to become involved in such a department, the camera be manned, perhaps be trained residents, and the BPD, BMHA police contact be review in the last years by a panel made up of resident, staff and Board, to see what changes need be made before time to think about renewal.

5. Late in the process, after the meeting at which BMHA staff review and explained changes to the Annual and the Administrative Plans RAB was presented with changes to the FSS section of the plan. RAB was given very little time to read and no time to discuss the changes. RAB did agree in that we were have a special meeting to review the final draft of this document we would make available some time for staff to explain change to FFS. We agreed that if the after briefing members of RAB understood and agreed we would quickly revise our comments to include FSS. However, BMHA did not see fit to provide RAB with a staff member to brief us and answerer out question, even after member of RAB agreed to put themselves out to accommodate BMHA schedule.

Very few residents know anything about FSS. The changes on page two are probably something RAB would support. But RAB and residents generally want more information about the program. Accordingly, RAB cannot at this time support nor make intelligent comments on BMHA's changes to their FSS section.

Sincerely

John Schank President Mr. John Schank, Chairman Resident Advisory Board 72F Jasper Parrish Drive Buffalo, NY

February 20, 2012

Ms. Dawn Sanders Executive Director BMHA Board of Commissioners 300 Perry Street Buffalo, NY 14204

Resident Advisory Board Comments

Security Plan ~ the Resident Advisory Board was overwhelmingly disappointed that the 5 year plan or the annual plan did not include any mention of Anti-Crime and Security Activities. The Resident Advisory Board requests that the Housing Authority provide the RAB with all information or detailed documentation as it relates to Anti-Crime and Security Activities. According to 903.7, does the Housing Authority receive funding for Drug Elimination Program from HUD? If not, what security and safety plan does the BMHA have in place? Residents are extremely dissatisfied with the current security and safety measures in effect within the BMHA. Crime has increased in all developments since the implementation of its current contract with the Buffalo Police Department. The RAB requests that the Housing Authority provide a safety/security plan or strategy that the Housing Authority plans to initiate in response to the current increase in crime, drug activities and violence within the housing authority developments. Suggestion: Camera images should be made available through cable and internet access for residents to view in their homes/apartments. This should also be included in the annual plan.

ROSS Grant ~ The Resident Advisory Board requests the Housing Authority provide us with the budget as it pertains to the ROSS Grant for the Family Self-Sufficiency Program; in reference to the resources, staffing and programs for public housing residents. RAB requests to see the full detailed budget items regarding any additional funding that is made available to the Housing Authority as it pertains to Resident Management, Section 3 Programs, and Resident Services and Operations of the Housing Authority.

Allocation of Reasonable Resources ~According to HUD Interim Rule 903.13 the Housing Authority "must allocate reasonable resources" to assure the effective functioning of the Resident Advisory Board. It is necessary for the Resident Advisory Board to be independent from the Housing Authority. This funding will allow for a bonafide partnership between the Resident Advisory Board, BMHA and HUD. Congress has allocated funds to HUD for that purpose.

<u>Budget Request</u> ~According to HUD Rule 990.111 the Authority is to provide an operating budget. The Resident Advisory Board felt that the previous Annual Plan and 5 Year Budget was incomplete; for example,

- There was no Security and Safety Plan;
- There was no itemized budget that the Housing Authority received from all funding sources;
- There was no information on ROSS Funded program for Service Coordinators,
 Senior Coordinators and Family Service Coordinators which there are 3
 Coordinators.

The Resident Advisory Board received no funding year for 2011 as required by Federal Regulations 903, we, the Resident Advisory Board, therefore, requests to have a complete itemized copy of this Agency Plan and the 5 Year budget that will be submitted to HUD; and in particular all funds designated for Resident Participation.

<u>Perry Choice Neighborhoods</u> ~ The Resident Advisory Board request that the Housing Authority provide a projection of Perry Choice Neighborhood progress that will be completed by the end of the 5 year plan.

Respectfully submitted,

John Schank/fhs

Resident Advisory Board Officers

JS/fhs

John Schank, Chairman Searcy Hawkins, Vice-Chair Fatima HaSidi, Secretary Loretha Plummer, Treasurer