

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: _____ Buffalo Municipal Housing Authority _____ PHA Code: <u>NY002</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>4213</u> Number of HCV units: <u>1372</u>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the BMHA is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  See Attached																										
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>ACOP, PIH FSS Action Plan, Section 8 Administrative Plan See Attached</b> (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. <b>476 Louisiana Street, Buffalo, New York 14204</b>																										
<b>7.0</b>	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <b>The addition of Walden Park (NY00200045) and Hertel Park (TBD) will expand the number of ACC units that the Authority maintains while staying under its Faircloth limit. See Attached</b>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFP financing. See Attached																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Attached</b>																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <b>See Attached</b>																										

9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>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</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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. <b>See Attached</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <b>See Attached</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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)

1. **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.
3. **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.
5. **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.

9. **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.
11. **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](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:

1. At the end of the program year; until the program is completed or all funds are expended;
2. 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
3. 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 5-year 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 website at:

<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:

- (a) **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).**
- (b) **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.)**

- (c) 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 Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) 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.
- (i) 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

**APPROVED  
AS TO FORM**  
*[Signature]*  
Legal Counsel

**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 and security deposit

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

- **Section 9.1 A b.) 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 twelve (12) 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

Department of Housing and Urban Development (HUD) mandates the use of Enterprise Income Verification (EIV) to verify all income sources for all federally funded housing developments

**Financial Resources  
Planned Sources and Uses**

<b>Sources</b>	<b>Amount</b>	<b>Uses</b>
<b>1. Federal grants ( FYE 2012 grants)</b>		
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 administrative fees for BMHA and the
f) Annual contribution Sect 8 - tenant based assistance	6,159,166	City of Buffalo voucher programs
g) Resident opportunity and self sufficiency grants	789,000	Family self sufficiency and neighborhood network services
<b>2. Prior year federal grants (unobligated funds only)</b>		
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
<b>3. Public housing dwelling rental income</b>	<b>9,444,356</b>	Operating expenses
<b>4. Interest and other miscellaneous income</b>	<b>1,043,463</b>	Operating expenses
<b>TOTAL RESOURCES</b>	<b>55,254,887</b>	



**Financial Resources  
Planned Sources and Uses**

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

## 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

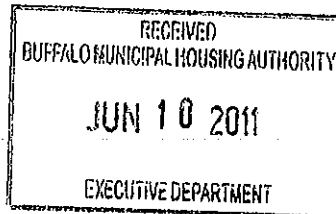
Operating expenses



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



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 Designated Housing Plan.

Sincerely,

*Sheila J. Daniels*  
Sheila J. Daniels  
Acting Director  
Office of Public Housing, 2CPH

RECEIVED  
BUFFALO MUNICIPAL HOUSING AUTHORITY  
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Enclosure

**Allocation Plan Unit Designations as approved through July 17, 2011**

Development	Dev #	Units Approved for Elderly Only Designation by Bedroom 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
<b>Totals</b>		<b>69</b>	<b>874</b>	<b>48</b>	<b>0</b>	<b>86</b>	<b>14</b>	<b>1091</b>	
		<b>Total Elderly Only 991</b>			<b>Total Disabled Only 100</b>				

**BUFFALO MUNICIPAL HOUSING AUTHORITY**  
**Buffalo, New York**

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**REPORT ON AUDIT OF BASIC FINANCIAL STATEMENTS**  
**AND OTHER SUPPLEMENTAL INFORMATION**

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**FOR THE YEAR ENDED JUNE 30, 2010**

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

## INDEPENDENT AUDITOR'S REPORT

Board of Commissioners  
Buffalo Municipal Housing Authority  
Buffalo, New York

HUD, Buffalo Field Office  
Lafayette Court  
465 Main Street, 2<sup>nd</sup> 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.

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

Buffalo, New York  
**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)**

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

**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)**

	<u>2010</u>	<u>2009</u>
<b>Operating Revenues:</b>		
Rental revenue	\$ 12,216	\$ 11,958
Governmental revenue	33,203	31,302
Other revenue	337	185
<b>Total operating revenues</b>	<u>45,756</u>	<u>43,445</u>
<b>Operating expenses:</b>		
Administrative	8,711	8,483
Tenant services	757	575
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
<b>Total operating expenses</b>	<u>52,301</u>	<u>48,528</u>
<b>Operating loss</b>	<u>(6,545)</u>	<u>(5,083)</u>
<b>Nonoperating revenues (expenses):</b>		
Interest revenue	517	785
Interest expense	(1,245)	(1,246)
Casualty losses and other	1,511	1,814
<b>Total nonoperating revenues</b>	<u>783</u>	<u>1,353</u>
	<u>(5,762)</u>	<u>(3,730)</u>
<b>Capital contributions</b>	<u>7,242</u>	<u>4,792</u>
<b>Increase in net assets</b>	<u>1,480</u>	<u>1,062</u>
<b>Net assets - beginning of year</b>	<u>130,928</u>	<u>129,866</u>
<b>Net assets - end of year</b>	<u>\$ 132,408</u>	<u>\$ 130,928</u>

**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
	356,834	360,839
Less accumulated depreciation	(239,423)	(242,745)
	\$ 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**

Cash and cash equivalents, unrestricted	\$ 30,056,985
Cash and cash equivalents, restricted	476,323
Investments, unrestricted	3,572,566
Accrued interest receivable	1,047,775
Accounts receivable, net of allowance	1,225,349
Due from other governments	2,025,783
Inventories, net of obsolescence	751,675
Prepaid items	523,083

**Total current assets**39,679,539**Noncurrent assets****Other assets**

Notes and mortgages receivable	<u>15,788,678</u>
--------------------------------	-------------------

**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
Other accrued liabilities	3,134,434

**Total current liabilities**15,995,285**Current liabilities payable from restricted assets**

Resident security deposits	<u>279,744</u>
----------------------------	----------------

**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**

<b>Operating revenues</b>	
Rental revenue	\$ 12,216,097
Fee revenue	336,614
Other governmental grants	33,202,922
Other revenue	314
<b>Total operating revenues</b>	<u>45,755,947</u>
<b>Operating expenses</b>	
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
<b>Total operating expenses</b>	<u>52,301,389</u>
<b>Operating loss</b>	<u>(6,545,442)</u>
<b>Nonoperating revenues (expenses)</b>	
Interest revenue, unrestricted	122,951
Mortgage interest revenue	394,411
Interest expense	(1,244,744)
Fraud recovery	702
Other revenue	1,542,334
Other expense	(31,942)
<b>Total nonoperating revenues</b>	<u>783,712</u>
<b>Loss before contributions</b>	<u>(5,761,730)</u>
<b>Capital contributions</b>	<u>7,241,988</u>
<b>Increase in net assets</b>	1,480,258
<b>Net assets, beginning of year</b>	<u>130,928,607</u>
<b>Net assets, end of year</b>	<u>\$ 132,408,865</u>

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

<b>Cash Flows From Operating Activities</b>	
Receipts from dwelling rentals	\$ 10,138,337
Receipts from fees	336,614
Receipts from other governments	33,772,090
Other receipts	2,780,176
Payments to employees and suppliers	(38,472,354)
Payments to landlords and residents	(1,461,095)
Interprogram transfers	(1)
<b>Net cash used by operating activities</b>	<u>7,093,767</u>
<b>Cash Flows From Capital and Related Financing Activities</b>	
Capital contributions	7,241,988
Purchases of capital assets	(7,557,216)
Principal paid on capital debt	(679,019)
Interest paid on capital debt	(1,246,067)
<b>Net cash used by capital and related financing activities</b>	<u>(2,240,314)</u>
<b>Cash Flows From Investing Activities</b>	
Purchase/sale of investments	2,570,625
Increase in notes receivable	653,664
Interest	(530,412)
<b>Net cash provided by investing activities</b>	<u>2,693,877</u>
<b>Net increase in cash and cash equivalents</b>	7,547,330
<b>Balance - beginning of the year</b>	<u>22,985,978</u>
<b>Balance - end of the year</b>	<u>\$ 30,533,308</u>
<b>Reconciliation of Cash Flows to Statement of Net Assets</b>	
Cash and cash equivalents, unrestricted	\$ 30,056,985
Cash and cash equivalents, restricted	476,323
	<u>\$ 30,533,308</u>

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

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.



Burlingame, New York  
**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 due from other governments	181,876
Accounts due from mixed finance & other programs	1,137,341
Accounts receivable tenants net of allowances of \$431,767	88,008
	<u>\$3,251,132</u>

**C. Prepaid Expenses:**

Prepaid expenses at June 30, 2010, consisted of the following:

Prepaid worker compensation	\$ 415,897
prepaid liability insurance	89,621
prepaid taxes	13,308
prepaid miscellaneous cost	4,257
	<u>\$ 523,083</u>

## 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	Balance June 30, 2010
Land	\$ 11,934,290	\$ -	\$( 300,489)	\$ 11,633,801
Buildings	340,128,740	7,063,127	( 11,094,415)	336,097,452
Equipment - dwellings	1,179,983	51,733	( 62,557)	1,169,159
Equipment - administration	7,596,407	1,029,214	( 691,100)	7,934,521
	360,839,420	8,144,074	( 12,148,561)	356,834,933
Less accumulated depreciation	(242,745,198)	(8,239,952)	11,561,710	(239,423,440)
	<u>\$ 118,094,222</u>	<u>\$( 95,878)</u>	<u>\$( 586,851)</u>	<u>\$ 117,411,493</u>

**F - Other Current Liabilities:**

Other current liabilities at June 30, 2010, consisted of the following:

Accounts payable tax credit advances	\$ 337,150
New York State Retirement	128,845
Other Governments /projects	350,482
	<u>\$ 816,477</u>

**G - Deferred Revenues:**

Deferred revenues at June 30, 2010, consisted of the following:

LIPH operating subsidy	\$ 1,317,641
New York State program prepaid rent	32,697
Prepaid development grant funds	21,286
	<u>\$ 1,371,624</u>

**H - Accrued Liabilities – Other:**

Accrued liabilities at June 30, 2010, consisted of the following:

OPEB - Employee Retirement	\$ 2,068,000
Accrue utilities	771,762
Payment in Lieu of Taxes	294,672
	<u>\$ 3,134,434</u>

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:

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

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.

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

**M - Long-Term Debt:**

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

	2010
Bank Energy Performance Contract Municipal Lease Purchase Agreement for energy, conservation 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 ranging 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 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
	24,185,385
Less current portion	745,386
	\$ 23,439,999



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

**M - Long-Term Debt: (Continued)**

Estimated debt service requirements:

	<u>Principal</u>	<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>	<u>629,107</u>
	<b><u>\$ 24,185,385</u></b>	<b><u>\$ 11,868,987</u></b>

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

	Total AMPs	Housing Choice Vouchers	Revitalization of Severely Distressed Housing	American Recovery and Reinvestment Act (ARRA)	State and Local	Supportive Services	Central Office Cost Center	Elimination	Total
\$	20,066,637	398,185	\$ -	\$ -	3,971,954	\$ -	5,620,209	\$ -	\$ -
	80,663	196,579	-	-	199,081	-	819,176	-	-
	2,753,590	-	-	-	-	-	1,047,775	-	-
	-	-	-	-	361,465	-	2,779,468	(2,140,889)	-
	224,783	522	4,243	204,818	-	66,083	181,816	-	-
	1,568,763	60	22,924	-	-	-	2,070,304	(2,152,304)	-
	59,076	-	-	-	-	-	113,161	-	-
	638,514	-	-	-	105,530	-	-	-	-
	415,897	1,656	-	-	-	-	-	-	-
	25,807,723	597,002	27,167	204,818	4,638,090	66,083	12,631,909	(4,293,193)	-
	-	-	10,288,678	-	-	-	5,590,000	-	-
	3,789,706	-	-	-	4,964,598	-	2,879,497	-	-
	97,772,277	14,613	-	-	1,159,193	19,434	6,812,175	-	-
	101,561,983	14,613	-	-	6,123,791	19,434	9,691,672	-	-
	101,561,983	14,613	10,288,678	-	6,123,791	19,434	15,191,672	-	-
	127,369,786	611,615	10,315,845	204,818	10,761,821	85,517	27,823,581	(4,293,193)	-
	1,508,571	23,419	27,167	156,792	4,183,469	9,911	2,294,117	(482,483)	-
	414,265	5,682	-	-	25,959	2,389	254,955	-	-
	800,400	845	-	-	-	-	332,483	-	-
	135,249	-	-	-	-	-	253	-	-
	1,133,129	19,379	-	48,026	75,935	53,783	897,987	(2,152,304)	-
	157,985	157,985	-	-	32,697	-	21,286	-	-
	1,317,642	-	-	-	6,637	-	4,315	-	-
	741,073	-	-	-	-	-	1,049,820	(240,000)	-
	-	-	-	-	-	-	2,075,618	(1,418,406)	-
	2,457,922	19,300	-	-	-	-	6,990,832	(4,293,193)	-
	8,588,251	226,610	27,167	204,818	4,324,717	66,083	6,990,832	(4,293,193)	-
	80,663	-	-	-	199,081	-	-	-	-
	23,177,377	-	-	-	-	-	262,622	-	-
	533,599	563	-	-	-	-	221,655	-	-
	23,710,976	563	-	-	-	-	484,277	-	-
	32,299,890	227,173	27,167	204,818	4,523,798	66,083	7,415,109	(4,293,193)	-
	77,645,533	14,613	-	-	6,123,791	19,434	9,424,737	-	-
	17,426,283	172,250	10,288,678	-	114,232	-	10,983,755	-	-
	\$ 95,069,816	\$ 384,442	\$ 10,288,678	\$ -	\$ 6,238,023	\$ 19,434	\$ 20,408,472	\$ -	\$ -

**BUFFALO MUNICIPAL HOUSING AUTHORITY**  
Buffalo, New York

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

	Total AMPs	Housing Choice Vouchers	Revitalization of Severely Distressed Housing	American Recovery and Reinvestment Act (ARRA)	State and Local	Resident Opportunity and Supportive Services	Central Office Cost Center	Elimination
Operating revenues	\$ 9,244,506	\$ -	\$ -	\$ 2,971,791	\$ -	\$ -	\$ 4,869,415	\$ (4,532,801)
Intergovernmental grants	28,170,758	1,867,056	710,665	392,501	1,409,055	214,958	438,129	-
Operating expenses	37,415,378	1,867,056	710,665	392,501	4,380,846	214,958	5,307,544	(4,532,801)
Depreciation	9,772,576	184,626	-	24,547	458,158	85,600	4,392,386	(6,206,792)
Administrative expenses	465,900	-	-	-	-	79,204	-	(465,900)
Management fees	675,236	-	-	-	-	-	2,348	-
Utilities	7,392,818	-	-	-	1,188,065	-	37,839	-
Maintenance & operation services	11,977,026	647	710,665	367,954	2,540,632	48,169	830,150	(507,405)
Telephone	153,980	-	-	-	128,240	1,985	-	-
Printing	1,887,840	3,445	-	-	189,072	-	132,170	-
Professional fees	5,463,455	6,019	-	-	311,031	-	359,454	(96,402)
Interest	-	1,461,095	-	-	-	-	-	-
Other	7,517,235	1,581	-	-	95,790	4,037	621,302	-
Operating income (loss)	45,306,066	1,657,413	710,665	392,501	4,910,988	218,995	6,381,458	(7,276,497)
Change in net assets beginning of year	(7,890,688)	209,643	-	-	(530,142)	(4,037)	(1,073,914)	2,743,696
Change in net assets ending of year	96,348	1,141	-	-	766	-	24,696	-
Revenue, unrestricted	(1,254,551)	-	304,411	-	(3,439)	-	90,000	-
Interest revenue	-	702	-	-	-	-	(6,754)	-
Other revenue	3,092,018	-	-	-	191,856	-	1,002,156	(2,743,696)
Change in net assets	(31,942)	-	-	-	-	-	-	-
Nonoperating revenues	1,921,873	1,843	304,411	-	189,183	-	1,110,698	(2,743,696)
Change in net assets before contributions and transfers	(5,968,815)	211,486	304,411	-	(340,959)	(4,037)	36,184	-
Contributions	5,655,609	-	-	1,546,125	-	22,905	17,349	-
Change in net assets	1,330,807	-	-	(1,546,125)	-	-	215,318	-
Change in net assets	1,017,601	211,486	304,411	-	(340,959)	18,868	268,851	-
Change in net assets	94,052,215	172,956	9,964,267	-	6,578,982	566	20,139,621	-
Change in net assets	\$ 95,069,816	\$ 384,442	\$ 10,288,678	\$ -	\$ 6,238,023	\$ 19,434	\$ 20,408,472	\$ -

	Project Total	14.871 Housing Choice Vouchers	14.869 Reutilization of Severely Distressed Public Housing	2 State/Local	14.870 Resident Opportunity and Supportive Services	14.868 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$20,068,838	\$398,185		\$3,971,854			\$5,820,209	\$30,058,884		\$30,058,884
112 Cash - Restricted - Modernization and Development		\$0						\$0		\$0
113 Cash - Other Restricted		\$188,879						\$188,879		\$188,879
114 Cash - Tenant Security Deposits	\$50,884			\$188,081				\$279,745		\$279,745
115 Cash - Restricted for Payment of Current Liabilities										
100 Total Cash	\$20,147,300	\$584,794	\$0	\$4,171,035	\$0	\$0	\$5,820,209	\$30,533,308	\$0	\$30,533,308
121 Accounts Receivable - PHA Projects										
122 Accounts Receivable - HUD Other Projects	\$1,588,783		\$4,243		\$68,882	\$204,818		\$1,863,805		\$1,863,805
124 Accounts Receivable - Other Government	\$0	\$80						\$181,818		\$181,878
125 Accounts Receivable - Miscellaneous	\$183,274			\$315,488			\$2,779,488	\$3,278,230	-\$2,140,889	\$1,137,341
128 Accounts Receivable - Tenants	\$120,382			\$398,871				\$519,253		\$519,253
128.1 Allowance for Doubtful Accounts - Tenants	-\$78,873			-\$352,884				-\$431,767		-\$431,767
128.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current										
128 Fraud Recovery		\$522						\$522		\$522
128.1 Allowance for Doubtful Accounts - Fraud		\$0						\$0		\$0
129 Accrued Interest Receivable							\$1,047,775	\$1,047,775		\$1,047,775
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,783,846	\$582	\$4,243	\$381,485	\$68,882	\$204,818	\$4,009,059	\$6,458,795	-\$2,140,889	\$4,288,906
131 Investments - Unrestricted	\$2,783,380						\$819,178	\$3,672,558		\$3,672,558
132 Investments - Restricted										
135 Investments - Restricted for Payment of Current Liability										
142 Prepaid Expenses and Other Assets	\$415,897	\$1,858		\$105,530				\$523,083		\$523,083
143 Inventories	\$84,284						\$114,171	\$758,435		\$758,435
143.1 Allowance for Obsolete Inventories	-\$8,780						-\$1,010	-\$8,780		-\$8,780
144 Inter Program Due From	\$59,078		\$22,924				\$2,070,304	\$2,152,304	-\$2,152,304	\$0
145 Assets Held for Sale										
160 Total Current Assets	\$25,807,723	\$597,002	\$27,167	\$4,838,030	\$68,882	\$204,818	\$12,831,809	\$43,872,731	-\$4,283,193	\$39,078,888
161 Land	63,789,708			\$4,984,595			\$2,879,497	\$11,833,801		\$11,833,801
162 Buildings	\$308,850,381			\$13,718,900			\$19,428,411	\$338,097,452		\$338,097,452
163 Furniture, Equipment & Machinery - Dwellings	\$1,187,687						\$1,582	\$1,189,159		\$1,189,159
164 Furniture, Equipment & Machinery - Administration	\$3,743,471	\$17,482			\$24,000		\$4,149,558	\$7,934,521		\$7,934,521
165 Leasehold Improvements										
168 Accumulated Depreciation	-\$218,089,142	-\$2,879		-\$12,659,787	-\$4,688		-\$10,787,086	-\$238,423,440		-\$238,423,440
167 Construction In Progress										
168 Infrastructure										
180 Total Capital Assets, Net of Accumulated Depreciation	\$101,681,983	\$14,613	\$0	\$8,123,791	\$19,434	\$0	\$9,691,872	\$117,411,493	\$0	\$117,411,493
171 Notes, Loans and Mortgages Receivable - Non Current			\$10,288,878				\$5,500,000	\$15,788,878		\$15,788,878
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due										
173 Grants Receivable - Non Current										
174 Other Assets										
176 Investments in Joint Ventures										
180 Total Non-Current Assets	\$101,681,983	\$14,613	\$10,288,878	\$8,123,791	\$19,434	\$0	\$15,191,872	\$133,200,171	\$0	\$133,200,171
180 Total Assets	\$127,389,708	\$611,615	\$10,315,045	\$10,781,821	\$88,818	\$204,818	\$27,823,681	\$177,172,902	-\$4,283,193	\$172,878,708

331 Account Payable - HUD PHA Programs		\$167,985						\$167,985		\$167,985
332 Account Payable - PHA Projects										
333 Accounts Payable - Other Government				\$76,935				\$76,935		\$76,935
341 Tenant Security Deposits	\$60,093			\$199,081				\$279,744		\$279,744
342 Deferred Revenues	\$1,317,841			\$32,697			\$21,288	\$1,371,624		\$1,371,624
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	\$741,073						\$4,313	\$745,386		\$745,386
344 Current Portion of Long-term Debt - Operating Borrowings										
345 Other Current Liabilities				\$6,857			\$1,049,820	\$1,056,477	-\$240,000	\$816,477
346 Accrued Liabilities - Other	\$2,457,622	\$19,300					\$2,076,618	\$4,552,640	-\$1,118,408	\$3,134,434
347 Inter Program - Due To	\$1,133,129	\$19,379				\$53,783	\$46,028	\$687,888	-\$2,162,304	\$1
348 Loan Liability - Current										
310 Total Current Liabilities	\$6,598,813	\$228,610	\$27,167	\$4,623,788	\$68,082	\$204,818	\$6,930,832	\$20,588,220	-\$4,293,193	\$18,275,027
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$23,177,377							\$282,622	\$23,439,999	\$23,439,999
352 Long-term Debt, Net of Current - Operating Borrowings										
353 Non-current Liabilities - Other										
354 Accrued Compensated Absences - Non Current	\$533,600	\$583						\$221,855	\$755,518	\$755,518
355 Loan Liability - Non Current										
359 FASB 5 Liabilities										
387 Accrued Pension and OPEB Liabilities										
350 Total Non-Current Liabilities	\$23,710,977	\$583	\$0	\$0	\$0	\$0	\$184,277	\$24,185,617	\$0	\$24,185,617
300 Total Liabilities	\$32,289,890	\$227,193	\$27,167	\$4,623,788	\$68,082	\$204,818	\$7,415,109	\$44,784,037	-\$4,293,193	\$40,470,844
609.1 Invested in Capital Assets, Net of Related Debt	\$77,643,633	\$14,643		\$8,123,761	\$19,434			\$9,424,737	\$93,228,108	\$93,228,108
609.2 Fund Balance Reserved										
611.2 Unreserved, Designated Fund Balance										
611.1 Restricted Net Assets		\$196,579						\$196,579		\$196,579
612.1 Unrestricted Net Assets	\$17,428,283	\$173,250	\$10,266,878	\$114,232	\$0	\$0	\$10,863,735	\$38,866,178		\$38,866,178
612.2 Unreserved, Undesignated Fund Balance										
613 Total Equity/Net Assets	\$95,089,816	\$384,442	\$10,266,878	\$8,238,023	\$19,434	\$0	\$20,408,472	\$132,408,865	\$0	\$132,408,865
600 Total Liabilities and Equity/Net Assets	\$127,369,706	\$611,615	\$10,315,845	\$10,781,821	\$85,516	\$204,818	\$27,823,581	\$177,172,902	-\$4,293,193	\$172,879,709

	Project Total	14,871 Housing Choice Vouchers	14,868 Revolitization of Severely Distressed Public Housing	2 State/Local	14,870 Resident Opportunity and Supportive Services	14,885 Formula Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$9,244,308			\$2,971,791				\$12,216,097		\$12,216,097
70400 Tenant Revenue - Other	\$314							\$314		\$314
70500 Total Tenant Revenue	\$9,244,620	\$0	\$0	\$2,971,791	\$0	\$0	\$0	\$12,216,411	\$0	\$12,216,411
70800 HUD PHA Operating Grants	\$28,170,768	\$1,687,058	\$710,685		\$214,858	\$392,301	\$392,308	\$31,748,044		\$31,748,044
70810 Capital Grants	\$5,655,609				\$22,903	\$1,516,125	\$17,349	\$7,241,886		\$7,241,886
70710 Management Fee							\$3,328,118	\$3,328,119	-\$3,320,119	\$0
70720 Asset Management Fee							\$485,800	\$485,800	-\$485,800	\$0
70730 Book Keeping Fee							\$376,097	\$376,097	-\$376,097	\$0
70740 Front Line Service Fee							\$334,043	\$334,043	-\$334,043	\$0
70750 Other Fees							\$385,258	\$385,258	-\$28,642	\$356,614
70700 Total Fee Revenue							\$4,889,415	\$4,889,415	-\$4,632,801	\$356,614
70800 Other Government Grants				\$1,409,055			\$45,823	\$1,454,878		\$1,454,878
71100 Investment Income - Unrestricted	\$98,348	\$1,141		\$768			\$24,666	\$122,931		\$122,931
71200 Mortgage Interest Income			\$304,411				\$90,000	\$394,411		\$394,411
71300 Proceeds from Disposition of Assets Held for Sale										
71310 Cost of Sale of Assets										
71400 Fraud Recovery		\$702						\$702		\$702
71600 Other Revenue	\$3,092,018			\$181,858			\$1,002,168	\$4,280,039	-\$2,743,896	\$1,542,334
71600 Gain or Loss on Sale of Capital Assets										
72000 Investment Income - Restricted										
70000 Total Revenue	\$46,289,353	\$1,689,899	\$1,015,076	\$4,673,488	\$237,863	\$1,938,426	\$6,441,745	\$62,334,630	-\$7,276,497	\$55,058,333
91100 Administrative Salaries	\$2,123,820	\$26,879		\$157,166	\$36,827		\$2,889,045	\$5,412,237		\$5,412,237
91200 Auditing Fees	\$31,473	\$1,112		\$12,000			\$3,000	\$47,585		\$47,585
91300 Management Fee	\$2,316,183			\$63,819				\$2,380,002	-\$2,380,002	\$0
91310 Book-keeping Fee	\$309,742	\$90,180						\$399,922	-\$339,922	\$0
91400 Advertising and Marketing	\$13,988			\$4,439			\$54,692	\$73,019		\$73,019
91500 Employee Benefit Contributions - Administrative	\$1,117,221	\$46,927		\$80,813	\$16,193		\$943,088	\$2,164,222		\$2,164,222
91600 Office Expenses	\$35,861	\$1,828			\$2,002		\$45,418	\$4,895		\$4,895
91700 Legal Expense	\$119,788			\$93,600			\$35,648	\$249,228	-\$19,840	\$189,388
91800 Travel	\$58,850	\$827					\$7,250	\$130,005		\$130,005
91810 Allocated Overhead										
91900 Other	\$3,824,139	\$7,076		\$86,121	\$28,798	\$24,347	\$412,737	\$4,383,217	-\$3,437,028	\$928,189
91000 Total Operating - Administrative	\$9,848,657	\$184,826	\$0	\$468,166	\$85,880	\$24,347	\$4,563,034	\$15,284,322	-\$6,206,792	\$9,057,530
92000 Asset Management Fee	\$488,900							\$488,900	-\$488,900	\$0
92100 Tenant Services - Salaries	\$108,534				\$55,901		\$1,848	\$284,283		\$284,283
92200 Relocation Costs	\$38,319							\$38,319		\$38,319
92300 Employee Benefit Contributions - Tenant Services	\$80,055				\$23,303		\$500	\$112,858		\$112,858
92400 Tenant Services - Other	\$382,218							\$382,218		\$382,218
92500 Total Tenant Services	\$697,128	\$0	\$0	\$0	\$79,204	\$0	\$2,348	\$778,978	\$0	\$778,978
93100 Water	\$724,045			\$275,935			\$1,504	\$951,484		\$951,484
93200 Electricity	\$2,402,001			\$292,851			\$28,794	\$2,883,586		\$2,883,586
93300 Gas	\$2,823,620			\$416,109			\$0,278	\$3,045,007		\$3,045,007
93400 Fuel							\$0	\$0		\$0
93500 Labor	\$692,397			\$213,068				\$905,483		\$905,483
93600 Sewer	\$528,018			\$81,084			\$1,289	\$609,401		\$609,401





11020 Required Annual Debt Principal Payments	\$690,337	\$0	\$0	\$0	\$0	\$0	\$1,107	\$703,444	\$703,444
11030 Beginning Equity	\$94,052,215	\$172,956	\$9,994,207	\$6,678,982	\$588	\$0	\$20,139,621	\$130,928,607	\$130,928,607
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$1,330,607					-\$1,546,125	\$215,318	\$0	\$0
11050 Changes in Compensated Absence Balance									
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Resale									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity		\$167,863					\$167,863	\$167,863	\$167,863
11180 Housing Assistance Payments Equity		\$198,679					\$198,679	\$198,679	\$198,679
11190 Unit Months Available	49189	4800		7392		0	61381		61361
11210 Number of Unit Months Leased	46672	4015		7017		0	51704		51704
11270 Excess Cash	\$13,445,188						\$13,445,188	\$13,445,188	\$13,445,188
11810 Land Purchases	\$0					\$0	\$0	\$0	\$0
11820 Building Purchases	\$6,648,276					\$218,853	\$7,068,128	\$7,068,128	\$7,068,128
11830 Furniture & Equipment - Dwelling Purchases	\$51,733					\$0	\$51,733	\$51,733	\$51,733
11840 Furniture & Equipment - Administrative Purchases	\$746,764					\$36,958	\$765,713	\$765,713	\$765,713
11650 Leasehold Improvements Purchases	\$0					\$0	\$0	\$0	\$0
11880 Infrastructure Purchases	\$0					\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0					\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0					\$0	\$0	\$0	\$0

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

**Federal Grantor:**

<b>CFDA Number</b>	<b>Program Title</b>	<b>Pass Through Entity</b>	<b>Federal Expenditures</b>
<b>U.S. Department of Housing and Urban Development</b>			
14.850	Low Rent Public Housing	NA	\$ 22,184,176
	<b>Capital Fund Cluster</b>		
14.872	Capital Fund Program	NA	12,051,846
14.885	Capital Fund Recovery Grant - Formula	NA	<u>1,938,426</u>
	<b>Total Capital Fund Cluster</b>		<u><b>13,990,272</b></u>
14.871	Housing Choice Vouchers	NA	1,867,056
14.866	Revitalization of Severely Distressed Public Housing	NA	710,665
14.870	Resident Opportunity and Supportive Services	NA	<u>237,863</u>
	<b>Total U.S. Department of HUD</b>		<u><b>38,990,032</b></u>
	<b>Total Federal Awards Expenditures</b>		<u><b>\$ 38,990,032</b></u>
<b>State Awards:</b>			
NA	State / Local	NA	1,409,055
	<b>Total State Awards Expenditures</b>		<u><b>\$ 1,409,055</b></u>
	<b>Total Federal and State Awards</b>		<u><b>\$ 40,399,087</b></u>

**Notes to the Schedule of Expenditures of Federal Awards**

**A. Basis of Accounting**

This schedule is prepared on the accrual basis of accounting.

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

**C. Reconciliation of Total Federal Awards Expenditures to Financial Data Schedule**

FDS line 706	HUD PHA Grants	\$ 31,748,044
FDS line 706.1	Capital Grants	7,241,988
FDS line 708	Other government grants	1,454,878
	Less: nonfederal portion	<u>(45,823)</u>
		<u><b>\$ 40,399,087</b></u>

**SINGLE AUDIT SECTION**

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 YorkHUD, Buffalo Field Office  
Lafayette Court  
465 Main Street, 2<sup>nd</sup> 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.

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

**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, 2<sup>nd</sup> 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

section and was not designed to identify all deficiencies in internal control over compliance that might be considered, 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

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

**SECTION I - SUMMARY OF AUDITORS' RESULTS**

**Basic Financial Statements**

Type of auditors' report issued:	Unqualified
Internal control over financial reporting:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to basic financial statements noted?	No

**Federal Awards**

Internal control over major programs:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weakness(es)?	Yes
Type of auditors' report issued on compliance for major programs:	Unqualified
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

**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**

<b>2010-1</b>	<b>Condition:</b>	<p><b>Deficiencies in Maintenance of Section 8 Tenant File Documentation</b></p> <p><b>NY 002 Voucher Program</b>            In a sample of 10 randomly selected files from Section 8 participants, the following exceptions were noted:</p> <ul style="list-style-type: none"> <li>5 files were not recertified by the recertification date</li> <li>1 file lacked 30 day notice of rent increase</li> </ul> <p>FSS participant files review showed that the PHA was not appropriately monitoring the program or monthly escrow payments during the fiscal year 2010.</p>
	<b>CFDA Number:</b>	14.871
	<b>Questioned Costs:</b>	None
	<b>Criteria:</b>	Requirements for file documentation contained in 24 CFR.
	<b>Cause/Effect:</b>	Loss of internal controls over the tenant annual certification process causes errors in timeliness of these certifications.
	<b>Recommendation:</b>	We recommend that the Authority establish internal control policies and procedures sufficient to achieve program compliance with regard to tenant eligibility.
	<b>Reply:</b>	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.



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

There were no Prior Audit Findings.



## Corrective Action Plan – June 30, 2010 Audit Findings

### Executive Staff

Dawn B. Sanders  
Executive Director

Modesto Candelario  
Assistant Executive Director

Paul W. Wolf  
General Counsel

### 2010-1 Condition: Deficiencies in Maintenance of Section 8 Tenant File Documentation

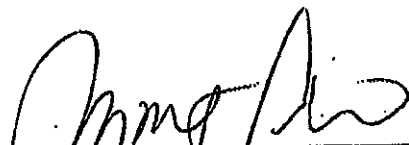
#### Steps to Resolve:

- 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 B. 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.

1. Family Justice Center of Erie County  
237 Main Street, 14<sup>th</sup> Floor  
Buffalo, NY 14203  
(716) 558-SAFE
2. Child & Family Services  
Crisis Hotline: (716) 884-6000
3. Shelter for Abused Women & Children - Haven House  
(716) 884-6002

**(B) List any activities, services or programs provided or offered by the Housing Authority that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing:**

In accordance with the Violence Against Women And Justice Department Reauthorization Act of 2005, Public Law 109-162 ("V.A.W.A"), any criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of tenant's household or any guest or other person under tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or immediate member of Tenant's family is the victim or threatened victim of that abuse. Tenant shall be notified of the need to file with Landlord a certification form or similar document, and Landlord shall act in accordance with guidelines necessary to protect the victim from further abuse, including terminating the tenancy of any person abusing said victim. The victim's confidentiality shall be protected in any reasonable manner, and Landlord shall discuss with the victims and any law enforcement authority the appropriateness of possible transfer if such is deemed necessary.

The Housing Authority will provide Notice to all residents in Public Housing and Section 8 a notice outlining the law, how the law protect them, what they should do to get an abuser out of the household and what they need to provide to the Housing Authority for protection under VAWA. Notices will be given to each tenant at time of annual certification with the tenant providing signature as proof of receipt.

The Buffalo Municipal Housing Authority has a working relationship with the Erie County District Attorney's Domestic Violence Section. Per the ACOP, victims of domestic violence are considered an emergency and are provided priority status in terms of obtaining BMHA housing.

**(C) List any activities, services, or programs provided or offered by the Housing Authority to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families:**

The Boys & Girls Clubs of Buffalo offers prevention/education programs to youth ages 8-17 years old that are designed to promote self-esteem, healthy attitudes/ lifestyles and relationships – dating, date violence and date rape.

# 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:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  
- 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)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households  
Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**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 presently under an historical preservation review.



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 4/30/2011

2012 FINAL COPY

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>
<b>PHA Name:</b>		<b>Capital Fund Program Grant No:</b>		<b>2012</b>
<b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		<b>NY06P002501-12</b>		<b>FFY of Grant Approval:</b>
		<b>Replacement Housing Factor Grant No:</b>		
		<b>Date of CFP:</b>		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. )		<input type="checkbox"/> Final Performance and Evaluation Report
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
1	Total non-CFP Funds			Excluded
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	1,153,676	-	-
3	1408 Management Improvements	457,388	-	-
4	1410 Administration (may not exceed 10% of line 21)	765,780	-	-
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	642,604	-	-
8	1440 Site Acquisition			
9	1450 Site Improvement	45,000	-	-
10	1460 Dwelling Structures	2,991,879	-	-
11	1465.1 Dwelling Equipment - Non-Expendable	135,000	-	-
12	1470 Non-dwelling Structures	1,165,865	-	-
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities <sup>4</sup>			
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)	113,796	-	-
20	Amount of Annual Grant (sum of line 2-19)	7,470,988	-	-
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	Amount of Line 20 Related to Energy Conservation Measures			
Signature of Executive Director		Signature of Public Housing Director		Date
				3/5/12

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHP Funds shall be included here.

**Part II: Supporting Pages**  
 PHA Name: **2012 FINAL COPY**  
**2012 FINAL COPY**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Grant Type and Number Capital Fund Program Grant No: NY06P00250111 Replacement Housing Factor Grant No:	Total Estimated Cost	Total Actual Cost	Status of Work
AMP 999 CF-12-(999)-1410a	Central Office Fee for Central Office	1410		765,780		
	<b>Total</b>			<b>765,780</b>		
AMP 999 CF-12-(999)-970a	Capital Improvements [Dept 970] Training	1408				
	<b>TOTALS: Capital Improvements [Dept 970]</b>					
AMP 999 CF-12-(999)-300a	300 Perry Street No work scheduled					
	<b>TOTALS: 300 Perry Street</b>					
AMP 999 CF-12-(999)-476a	476 Louisiana Street Replace roof & RTU's	1470		225,000		
	<b>TOTALS: 476 Louisiana Street</b>			<b>225,000</b>		

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> 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		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011		
Part II: Supporting Pages						
PHA Name:						
BUFFALO MUNICIPAL HOUSING AUTHORITY						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
	AMF 899 TOTALS	1405				
		1409				
		1410				
		1436				
		1440				
		1460				
		1480				
		1485				
		1479				
		1475				
		1481				
		1489				
		1501				
		1500				
		1507				

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

**Part II: Supporting Pages**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
	<b>AMP 10</b>					
CF-12-(10)-1406a	Operations	1406		316,220		
CF-12-(10)-1408a	Management Improvements	1408		32,671		
CF-12-(10)-1430a	A/E Fees, Costs & Services	1430		176,593		
CF-12-(10)-1502a	Contingency	1502		31,276		
<b>Shaffer Village</b> NY 2-08						
CF-12-(10)-8a	Construct New Maintenance Building	1470		270,000		
	<b>Project Totals</b>			<b>270,000</b>		
<b>Lasalle Courts</b> NY 2-11						
CF-12-(10)-11a	No Work Scheduled					
	<b>Project Totals</b>					

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing & Urban Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Office of Public and Indian Housing	
		OMB No. 2577-0226	
		Expires 4/30/2011	
<b>Part II: Supporting Pages</b>			
PHA Name:		Federal FFY of Grant:	
BUFFALO MUNICIPAL HOUSING AUTHORITY		2012	
Development Number Name/IA-Wide Activities		Status of Work	
General Description of Major Work Categories		Total Actual Cost	
AMP 10 TOTALS		OBLIGATED EXPENDED	
Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost
1406			
1408			
1436			
1440			
1460			
1460			
1470			
1475			
1485			
1485			
1499			
1501			
1500			
150			

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

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Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Federal FY of Grant: 2012

Capital Fund Program Grant No: NY06P0250711  
 Replacement Housing Factor Grant No:

CFPP (Yes/No):

Development Number Name/HA-Wide Activities

General Description of Major Work Categories

Dev. Acct #

Quantity

Total Estimated Cost

Total Actual Cost

Status of Work

AMP 11

Operations

Management Improvements

A/E Fees, Costs & Services

Contingency

Hollings Homes NY 2-18

No Work Scheduled

Project Totals

Elimhurst NY 2-20

No Work Scheduled

Project Totals

Camden NY 2-26

Electric door access

Project Totals

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



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**Part II: Supporting Pages**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number  
 Capital Fund Program Grant No: NY06P00250111  
 Replacement Housing Factor Grant No:

CFPP (Yes/No): **2012**

Federal FFY of Grant: **2012**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
<b>AMP 11 TOTALS</b>						
		1406				
		1408				
		1430				
		1440				
		1460				
		1480				
		1485				
		1470				
		1476				
		1488				
		1495				
		1499				
		1601				
		3000				
		3002				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing & Urban Development				
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Office of Public and Indian Housing				
		2012 FINAL COPY	OMB No. 2577-0226			
			Expires 4/30/2011			
Part II: Supporting Pages						
PHA Name:		Federal FFY of Grant:				
BUFFALO MUNICIPAL HOUSING AUTHORITY		2012				
Development Number Name/HA-Wide Activities		Grant Type and Number	CFFP (Yes/No):			
		Capital Fund Program Grant No: NY06P00250111				
		Replacement Housing Factor Grant No:				
General Description of Major Work Categories		Dev. Acct #	Quantity			
AMP 12						
Operations		1406				
Management Improvements		1408	137,054			
A/E Fees, Costs & Services		1430	32,671			
Contingency		1502	78,361			
Jaeger Parrish NY 2-06			13,526			
CF-12-(12)-06a						
CF-12-(12)-06a		1460	747,000			
CF-12-(12)-06b		1450	45,000			
Project Totals			792,000			
General Description of Major Work Categories		Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
AMP 12 TOTALS		1406			OBLIGATED	
		1408			EXPENDED	
		1430				
		1460				
		1450				
		1466				
		1470				
		1476				
		1489				
		1501				
		9000				
		1502				

1 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 Replacement Housing Factor and		Capital Fund Financing Program		U.S. Department of Housing & Urban Development Office of Public and Indian Housing	
		2012 FINAL COPY				OMB No. 2577-0226 Expires 4/30/2011	
Part II: Supporting Pages							
PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY							
Development Number: NY08P0250111							
Name/RA-Wide Activities							
General Description of Major Work Categories		Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
					OBLIGATED	EXPENDED	
AMP 20							
CF-12-(20)-1406a	Operations	1406		90,114			
CF-12-(20)-1408a	Management Improvements	1408		32,671			
CF-12-(20)-1430a	A/E Fees, Costs & Services	1430		50,102			
CF-12-(20)-1502a	Contingency	1502		8,875			
CF-12-(20)-005a	Replace trash compactors	1465		135,000			
Project Totals				135,000			
Slaters Courts							
CF-12-(20)-21a	No Work Scheduled						
Project Totals							
Muller Manor							
CF-12-(20)-34a	Replace roofs, insulate attics, repair interior walls	1460		185,976			
CF-12-(20)-34b	Replace intercoms & mail boxes	1460		37,800			
Project Totals				223,776			

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> 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

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Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: NY06P00260111  
 Replacement Housing Factor Grant No:

CFFP (Yes/No):

Federal FFY of Grant: 2012

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost OBLIGATED	Total Actual Cost EXPENDED	Status of Work
	AMP 20 TOTALS	1406					
		1408					
		1430					
		1440					
		1450					
		1460					
		1465					
		1470					
		1475					
		1485					
		1495					
		1499					
		1500					
		1602					

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

U.S. Department of Housing & Urban Development  
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Part II: Supporting Pages

PHIA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: NY06P00260111  
 Replacement Housing Factor Grant No:

Federal FRY of Grant: 2012

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost OBLIGATED	Status of Work
	AMP 21					
CF-12-(21)-1406a	Operations	1406		102,908		
CF-12-(21)-1408a	Management Improvements	1408		32,671		
CF-12-(21)-1430a	A/E Fees, Costs & Services	1430		57,259		
CF-12-(21)-1502a	Contingency	1502		10,142		
C. Perry Homes NY 2-03						
CF-12-(21)-3a	No work scheduled					
<b>Project Totals</b>						
C. Perry Ext NY 2-105 (family)						
CF-12-(21)-105a	No work scheduled					
<b>Project Totals</b>						
	AMP 21 TOTALS	1406				
		1408				
		1430				
		1440				
		1450				
		1460				
		1465				
		1470				
		1473				
		1486				
		1495				
		1499				
		1501				
		2000				
		2002				

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<sup>2</sup> To be completed for the Performance Evaluation Report

Annual Statements/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 4/30/2011		
Part II: Supporting Pages				
PHA Name:	Grant Type and Number	CFPP (Yes/No):	Federal FFY of Grant:	
BUFFALO MUNICIPAL HOUSING AUTHORITY	2012 FINAL COPY	NY08P00260111	2012	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Quantity	Total Estimated Cost	
Dev. Acct #	Replacement Housing Factor Grant No:	Quantity	Total Actual Cost	
			OBLIGATED EXPENDED	
			Status of Work	
CF-12-(22)-1408a	AMP 22 Operations	1406	-	
CF-12-(22)-1408a	Management Improvements	1408	-	
CF-12-(22)-1430a	A/E Fees, Costs & Services	1430	32,671	
CF-12-(22)-1502a	Contingency	1502	-	
Scattered Site A NY 2-32A				
CF-12-(22)-32Aa	No work scheduled		-	
<b>Project Totals</b>				
Scattered Site B NY 2-32B				
CF-12-(22)-32Ba	No work scheduled		-	
<b>Project Totals</b>				
Scattered Site C NY 2-32C				
CF-12-(22)-32Ca	Renovate 80-86 Troupe	1460	450,000	
<b>Project Totals</b>				
			450,000	

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

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Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No: NY08P00250111  
 Replacement Housing Factor Grant No:

CFPP (Yes/No): 2012

Federal FFY of Grant: 2012

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
616 Clinton NY 2-46						
CF-12-(22)-46a	Construct new maintenance building	1470		270,000		
	Project Totals			270,000		
	AMP 22 TOTALS	406				
		408				
		1480				
		1740				
		1500				
		1486				
		1470				
		1275				
		185				
		1499				
		1801				
		1600				
		1502				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> 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		U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226	
2012 FINAL COPY		Expires 4/30/2011	
Part II: Supporting Pages			
PHA Name:		Federal FY of Grant:	
BUFFALO MUNICIPAL HOUSING AUTHORITY		2012	
Development Number Name/HA-Wide Activities		Capital Fund Program Grant No. NY06P0250111	CFFP (Yes/No):
		Replacement Housing Factor Grant No.:	
General Description of Major Work Categories		Quantity	Total Estimated Cost
		Dev. Acct #	OBLIGATED
			EXPENDED
AMP 23			
CF-12-(23)-1406a	Operations	1406	
CF-12-(23)-1408a	Management Improvements	1408	
CF-12-(23)-1430a	A/E Fees, Costs & Services	1430	
CF-12-(23)-1502a	Contingency	1502	
AD Price Counts NY 2-02			
CF-12-(23)	Development Activities	1499	
Project Totals			
AMP 23 TOTALS			
		1406	
		1408	
		1430	
		1440	
		1450	
		1460	
		1465	
		1470	
		1475	
		1485	
		1495	
		1501	
		9000	
		1602	
Status of Work			

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report



Annual Statement/Performance and Evaluation Report		U.S. Department of Housing & Urban Development				
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Office of Public and Indian Housing				
		OMB No. 2577-0226				
		Expires 4/30/2011				
Part II: Supporting Pages						
PHA Name:	Grant Type and Number	Federal FY of Grant:	Status of Work			
BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No: NY08P00250111	2012	2012			
	Replacement Housing Factor Grant No:	CFFP (Yes/No):				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
	AMP 24				OBLIGATED	EXPENDED
CF-12-(24)-1406a	Operations	1406		-		
CF-12-(24)-1408a	Management Improvements	1408		32,671		
CF-12-(24)-1430a	A/E Fees, Costs & Services	1430		-		
CF-12-(24)-1502a	Contingency	1502		-		
ADP Price Bx1 NY 204						
CF-12-(24)-4a	No work scheduled			-		
<b>Project Totals</b>						
	AMP 24 TOTALS					
		1406				
		1408				
		1430				
		1440				
		1450				
		1460				
		1465				
		1470				
		1475				
		1485				
		1495				
		1501				
		8000				
		1802				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

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Part II: Supporting Pages

PHA Name: BUFFALO MUNICIPAL HOUSING AUTHORITY

Grant Type and Number: Capital Fund Program Grant No: NY06P00260111

Federal FFY of Grant: 2012

CFPP (Yes/No):

Development Number Name/A-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					OBLIGATED	EXPENDED	
	AMP 30						
CF-12-(30)-1406a	Operations	1406		146,067			
CF-12-(30)-1408a	Management Improvements	1408		32,671			
CF-12-(30)-1430a	A/E Fees, Costs & Services	1430		81,404			
CF-12-(30)-1502a	Contingency	1502		14,419			
	Kenfield NY 2-10						
CF-12-(30)-10a	Replace roof & RTU's over Mgmt. Ofc.	1470		130,145			
	<b>Project Totals</b>			<b>130,145</b>			
	38 Tower						
CF-12-(30)-38a	No work scheduled						
	<b>Project Totals</b>						
	AMP 30 TOTALS	1406 1408 1430 1440 1460 1460 1466 1470 1475 1490					
		1499 1501 1502					

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> 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					U.S. Department of Housing & Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011	
2012 FINAL COPY						
Part II: Supporting Pages						
PHA Name:					Federal FFY of Grant: 2012	
BUFFALO MUNICIPAL HOUSING AUTHORITY					CFFP (Yes/No):	
Development Number Name/HA-Wide Activities					Capital Fund Program Grant No: NY06P00260141 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 OBLIGATED EXPENDED	Status of Work
	AMP 31					
CF-12-(31)-1406a	Operations	1406		-		
CF-12-(31)-1408a	Management Improvements	1408		32,671		
CF-12-(31)-1430a	A/E Fees, Costs & Services	1430		-		
CF-12-(31)-1502a	Contingency	1502				
Langfield NY 2-12						
CF-12-(31)-12a	No work scheduled					
<b>Project Totals</b>						
	AMP 31 TOTALS	1406				
		1408				
		1430				
		1440				
		1460				
		1460				
		1466				
		1470				
		1476				
		1488				
		1506				
		1469				
		1501				
		1500				
		1505				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report

Development Number Name/NA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost OBLIGATED	Total Actual Cost EXPENDED	Status of Work
	AMP 32						
CF-12-(32)-1406a	Operations	1406					
CF-12-(32)-1408a	Management Improvements	1408		32,671			
CF-12-(32)-1430a	A/E Fees, Costs & Services	1430					
CF-12-(32)-1502a	Contingency	1502					
FFY Order NY 245							
CF-12-(32)-45a	Replace switch gear equipment	1470		180,000			
	Project Totals			180,000			
	AMP 32 TOTALS						
		1406					
		1408					
		1430					
		1440					
		1460					
		1480					
		1485					
		1495					
		1499					
		1501					
		15000					
		1502					

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing & Urban Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Office of Public and Indian Housing	
		OMB No. 2577-0226	
		Expires 4/30/2011	
Part II: Supporting Pages			
PHA Name:		Federal FY of Grant:	
BUFFALO MUNICIPAL HOUSING AUTHORITY		2012	
Development Number Name/HA-Wide Activities		CFPP (Yes/No):	
General Description of Major Work Categories		Total Estimated Cost	
		OBLIGATED	
		EXPENDED	
		Status of Work	
Development Number Name/HA-Wide Activities		Dev. Acct #	Quantity
CF-12-(33)-1406a	Operations	1406	14,203
CF-12-(33)-1408a	Management Improvements	1408	32,671
CF-12-(33)-1430a	A/E Fees, Costs & Services	1430	7,635
CF-12-(33)-1502a	Contingency	1502	1,352
CF-12-(33)-14a	Renovate all unit interiors	1460	1,236,188
<b>Project Totals</b>			<b>1,236,188</b>
CF-12-(33)-19a	No work scheduled		
<b>Project Totals</b>			
CF-10-(33)-31a	Replace emergency generator	1470	18,900
<b>Project Totals</b>			<b>18,900</b>

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report		U.S. Department of Housing & Urban Development	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program		Office of Public and Indian Housing	
		OMB No. 2577-0226	
		Expires 4/30/2011	
Part II: Supporting Pages			
PHA Name:			
BUFFALO MUNICIPAL HOUSING AUTHORITY			
Development Number Name/HA-Wide Activities		Federal FFY of Grant:	
		2012	
General Description of Major Work Categories		CHFP (Yes/No):	
Grant Type and Number		Total Estimated Cost	
Capital Fund Program Grant No. NY08P0250441			
Replacement Housing Factor Grant No:		Total Actual Cost	
		OBLIGATED	
Dev. Acct #		EXPENDED	
Quantity		Status of Work	
AMP 35 TOTALS			
1406			
1408			
1430			
1440			
1460			
1460			
1465			
1470			
1470			
1486			
1486			
1499			
1501			
1500			
1502			

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

**Part II: Supporting Pages**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06P00250111**

CFPP (Yes/No):

Federal FFY of Grant: **2012**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
					OBLIGATED	EXPENDED	
	<b>AMP 34</b>						
CF-12-(34)-1406a	Operations	1406		9,085			
CF-12-(34)-1408a	Management Improvements	1408		32,671			
CF-12-(34)-1430a	A/E Fees, Costs & Services	1430		4,772			
CF-12-(34)-1502a	Contingency	1502		846			
<b>Kelly Gardens NY 213</b>							
CF-12-(34)-13a	No work scheduled						
	<b>Project Totals</b>						
<b>151 NY 222</b>							
CF-12-(34)-22a	Replace & relocate unit electric panels	1460		312,235			
CF-12-(34)-22b	Replace emergency generator	1470		71,820			
	<b>Project Totals</b>			384,055			
	<b>AMP 34 TOTALS</b>						
		1406					
		1408					
		1430					
		1460					
		1470					
		1495					
		1496					
		1501					
		9000					
		1500					

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report

Development Number Name/HA-wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
					OBLIGATED	EXPENDED
	<b>AMP 36</b>					
CF-12-(35)-1406a	Operations	1408		71,350		
CF-12-(35)-1408a	Management Improvements	1408		32,671		
CF-12-(35)-1430a	A/E Fees, Costs & Services	1430		39,605		
CF-12-(35)-1502a	Contingency (adjustment of \$88 to balance)	1502		6,991		
<b>Sedita NY 216</b>						
CF-12-(35)-16a	No work scheduled					
	<b>Project Totals</b>					
<b>Southern NY 227</b>						
CF-12-(35)-27a	No work scheduled					
	<b>Project Totals</b>					
	<b>AMP 36 TOTALS</b>	1408				
		1408				
		1430				
		1430				
		1460				
		1460				
		1470				
		1475				
		1485				
		1495				
		1499				
		1600				
		8000				
		1602				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report



**Part II: Supporting Pages**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06P00250111**

Federal FFY of Grant: **2012**

Development Number Name/HA-Wide Activities

General Description of Major Work Categories

Dev. Acct #

Quantity

Total Estimated Cost

Total Actual Cost

Status of Work

OBLIGATED

EXPENDED

CF-12-(40)-1406a AMP 40 Operations

CF-12-(40)-1408a Management Improvements

CF-12-(40)-1430a A/E Fees, Costs & Services

CF-12-(40)-1502a Contingency

CF-12-(40)-48a No work scheduled

**Project Totals**

AMP 40 TOTALS

1406

1408

1430

1440

1460

1470

1486

1499

150

8600

1502

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report

**Part II: Supporting Pages**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Development Number Name/HA-Wide Activities: **AMP 41**

Capital Fund Program Grant No: NY06P00250111  
 Replacement Housing Factor Grant No:

Federal FY of Grant: **2012**

CFFP (Yes/No):

Status of Work

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	
					OBLIGATED	EXPENDED
CF-12-(41)-1406a	Operations	1406				
CF-12-(41)-1408a	Management Improvements	1408				
CF-12-(41)-1430a	A/E Fees, Costs & Services	1430				
CF-12-(41)-1502a	Contingency	1502				
Lakewood Phil NY 243						
CF-12-(41)-43a	No work scheduled					
<b>Project Totals</b>						
	<b>AMP 41 TOTALS</b>					
		1406				
		1408				
		1430				
		1502				
		1406				
		1408				
		1430				
		1502				
		1406				
		1408				
		1430				
		1502				
		1406				
		1408				
		1430				
		1502				

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report.

Annual Statement/Performance and Evaluation Report				U.S. Department of Housing & Urban Development	Office of Public and Indian Housing	
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program				2012 FINAL COPY		OMB No. 2577-0226
Part II: Supporting Pages				Federal FFY of Grant:		Expires 4/30/2011
PHA Name:				Capital Fund Program Grant No: NY06P00250111		2012
BUFFALO MUNICIPAL HOUSING AUTHORITY				Replacement Housing Factor Grant No:		Status of Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost OBLIGATED	EXPENDED
	AMP 42					
CF-12-(42)-1406a	Operations	1406				
CF-12-(42)-1408a	Management Improvements	1408				
CF-12-(42)-1430a	A/E Fees, Costs & Services	1430				
CF-12-(42)-1502a	Contingency	1502				
Lakewood Hill NY 247						
CF-12-(42)-47a	No work scheduled					
<b>Project Totals</b>						
	<b>AMP 42 TOTALS</b>					
		1406				
		1408				
		1430				
		1502				
		1481				
		1480				
		1470				
		1475				
		1486				
		1493				
		1499				
		1501				
		0000				
		1502				
	<b>2011 CFP Grant</b>			7,470,983		

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.  
<sup>2</sup> To be completed for the Performance Evaluation Report

**Part II: Supporting Pages**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
<b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>						
Capital Fund Program Grant No. NY08P00250111						
Replacement Housing Factor Grant No.						
1406				incl adj to bal +\$35,338.30	35,338	1406 adjustment
1408					9	10,11,12,20,21,3
1410					0, 33,34,35	
1430					3,926	1406 adj
1502						divided by 9
1450						
1460						
1465						
1470						
	<b>Overall Total</b>			<b>7,470,988.00</b>		
	<b>totals</b>			<b>4,337,744.40</b>		
	1406		1450,1460,1485,1470	<b>3,133,243.60</b>		
			1410,1430,1502	<b>7,470,988.00</b>		
			1499	<b>7,470,988.00</b>		
				<b>7,470,988.00</b>		
				<b>8,261,833.00</b>		
				<b>0.90</b>		
				<b>10% reduction</b>		
				<b>new 2012 level</b>		
				<b>new 2012 level</b>		
				<b>amount before adjustment</b>		
				<b>add to 1406</b>		
				<b>35,338.30</b>		
				<b>35,338.30</b>		

<sup>1</sup> To be completed for the Performance Evaluation Report or a Revised Statement.

<sup>2</sup> To be completed for the Performance Evaluation Report

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Part III: Implementation Schedule		Grant Type and Number		Federal FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: NY06P00250111		2012	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Replacement Housing Factor Grant No:			
AMP/Development Numbers Name/ PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates <sup>1</sup>
	Original	Revised	Original	Revised	
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts	06/12/2014 06/12/2014		06/12/2016 06/12/2016	
AMP 11	NY2-18 Holling Homes NY2-20 Elmhurst NY2-26 Camden	06/12/2014 06/12/2014 06/12/2014		06/12/2016 06/12/2016 06/12/2016	
AMP 12	NY2-06 Jasper Parrish	06/12/2014		06/12/2016	
AMP 20	NY2-2005 C. Perry Ext. (senior) NY2-21 Slater Courts	06/12/2014 06/12/2014		06/12/2016 06/12/2016	
AMP 21	NY2-34 Mullen Manor NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family)	06/12/2014 06/12/2014 06/12/2014		06/12/2016 06/12/2016 06/12/2016	
AMP 22	NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C" NY2-46 FDT (515 Clinton only)	06/12/2014 06/12/2014 06/12/2014 06/12/2014		06/12/2016 06/12/2016 06/12/2016 06/12/2016	
AMP 23	NY2-02 AD Price Courts	06/12/2014		06/12/2016	
AMP 24	NY2-04 AD Price Extension	06/12/2014		06/12/2016	
AMP 30	NY2-10 Kenfield 36 Tower Street	06/12/2014 06/12/2014		06/12/2016 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	
AMP 33	NY2-14 Schwab Terrace NY2-19 Kowal NY2-31 Msgr. Gearty	06/12/2014 06/12/2014 06/12/2014		06/12/2016 06/12/2016 06/12/2016	
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ	06/12/2014 06/12/2014		06/12/2016 06/12/2016	
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant	06/12/2014 06/12/2014		06/12/2016 06/12/2016	
AMP 40	NY2-48 Lakeview Phase III	06/12/2014		06/12/2016	
AMP 41	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) 476 Louisiana (non-dwelling)	06/12/2014 06/12/2014		06/12/2016 06/12/2016	

<sup>1</sup> Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1937, as amended

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

Year: FY 2011 See Annual Statement	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013		Work Statement for Year 3 FFY Grant: 2014	
		Item Description	Amount	Item Description	Amount
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts	No work scheduled No work scheduled	\$ - -	No work scheduled No work scheduled	\$ - -
AMP 11	NY2-18 Holling Homes	Kitchen & Bathroom Renovations	\$ 1,390,586	Community Rm. ADA Compliant	\$ 22,500
		Replace hose bibs	\$ 12,474	Replace Machine Rm. Doors (FRP)	\$ 22,500
AMP 12	NY2-20 Elmhurst NY2-26 Camden	No work scheduled	\$ -	No work scheduled	-
		No work scheduled	-	No work scheduled	-
AMP 20	NY2-06 Jasper Parrish NY2-2005 C. Perry Ext. (senior) NY2-21 Slater Courts NY2-34 Mullen Manor	No work scheduled	-	Replace mgmt. ofc. Porch & steps	\$ 40,824
		No work scheduled	-	Improvements to bathrooms	\$ 345,123
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	-	No work scheduled	-
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family) NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site "C"	No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	\$ -	No work scheduled	\$ -
AMP 22	NY2-46 FDT (515 Clinton only)	No work scheduled	-	Install patio railings & awnings	\$ 21,924
		No work scheduled	-	No work scheduled	-
AMP 23	NY2-02 AD Price Courts NY2-04 AD Price Extension	No work scheduled	\$ -	No work scheduled	\$ -
		No work scheduled	-	No work scheduled	-
AMP 30	NY2-10 Kenfield 38 Tower Street	Replace kitchen ranges	360,000	No work scheduled	-
		No work scheduled	\$ -	No work scheduled	\$ -
AMP 31	NY2-12 Langfield	Insulate supply & waste pipes (kitch)	\$ 979,020	No work scheduled	-
		No work scheduled	-	No work scheduled	-
AMP 32	NY2-45 Ferry Grider Homes NY2-14 Schwab Terrace	No work scheduled	-	Renovate basketball court	\$ 90,000
		Replace fencing & site work	\$ 225,000	Renovate kitchens & baths	\$ 205,632
AMP 33	NY2-19 Kowal NY2-31 Msgr. Geary	No work scheduled	-	Replace stair treads & floor tile	\$ 19,800
		No work scheduled	-	Renovate Community Bldg.	\$ 19,656
		No work scheduled	-	Renovate kitchens (Geary)	\$ 460,226

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

Year 1: 2011 Annual Statement	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013	Work Statement for Year 3 FFY Grant: 2014
		Item Description	Item Description
		Amount	Amount
AMP 34	NY2-13 Kelly Gardens NY2-22 LBJ	Renovate bathrooms \$ 380,664 No work scheduled	Replace Elevators (LBJ) \$ 151,675 Renovate Bathrooms (LBJ) \$ 810,000 Renovate Kitchens (LBJ) \$ 576,900
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant	No work scheduled Renovate bathrooms \$ 990,000	Renovate Bathrooms (SED) \$ 475,130 Replace Hall Carpeting \$ 50,220 Renovate Kitchens \$ 1,025,635
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	No work scheduled
AMP 41	NY2-43 Lakeview Phase I	No work scheduled	No work scheduled
AMP 42	NY2-47 Lakeview Phase II	No work scheduled	No work scheduled
AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled No work scheduled	No work scheduled No work scheduled
		AMP 10 \$ -	AMP 10 \$ -
		AMP 11 \$ 1,403,060	AMP 11 \$ 45,000
		AMP 12 \$ -	AMP 12 \$ 40,924
		AMP 20 \$ -	AMP 20 \$ 345,123
		AMP 21 \$ 0	AMP 21 \$ -
		AMP 22 \$ 0	AMP 22 \$ 21,924
		AMP 23 \$ -	AMP 23 \$ -
		AMP 24 \$ 0	AMP 24 \$ -
		AMP 30 \$ 360,000	AMP 30 \$ -
		AMP 31 \$ 979,020	AMP 31 \$ -
		AMP 32 \$ 0	AMP 32 \$ 90,000
		AMP 33 \$ 225,000	AMP 33 \$ 705,314
		AMP 34 \$ 380,664	AMP 34 \$ 1,538,575
		AMP 35 \$ 990,000	AMP 35 \$ 1,550,985
		AMP 40 \$ 0	AMP 40 \$ -
		AMP 41 \$ 0	AMP 41 \$ -
		AMP 42 \$ 0	AMP 42 \$ -
		AMP 999 \$ 0	AMP 999 \$ -
		Operating: 1408 \$ 1,153,676	Operating: 1408 \$ 1,153,676
		Management Improvements: 1408 \$ 457,388	Management Improvements: 1408 \$ 457,388
		Administration: 1410 \$ 765,780	Administration: 1410 \$ 765,780
		Fees & Costs: 1430 \$ 642,604	Fees & Costs: 1430 \$ 642,604
		Development Activity: 1499 \$ -	Development Activity: 1499 \$ -
		Equipment: 1476 \$ -	Equipment: 1476 \$ -
		Contingency: 1602 (adj to bal) \$ 13,786	Contingency: 1602 \$ 13,786
	<b>AMP TOTALS</b>		
	<b>BMHA WIDE</b>		

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

Year 1: 2011-56 Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 2 FFY Grant: 2013	Work Statement for Year 3 FFY Grant: 2014
			Item Description	Item Description
			Amount	Amount
<b>TOTAL CFP FUNDS (Estimated)</b>			7,470,988	\$ 7,470,988



Capital Fund Program Five-Year Action Plan 2012 FINAL COPY

Part II: Supporting Pages - Work Activities

Year 2011 Annual Statement	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015		Work Statement for Year 5 FFY Grant: 2016 PHAFY: 07/01/2016	
		Item Description	Amount	Item Description	Amount
AMP 10	NY2-08 Shaffer Village NY2-11 LaSalle Courts	Renovate Bathrooms Repair Existing Ceilings as Required	\$ 2,116,800 \$ 262,224	Renovate Kitchens (Shaffer) Reno/Demo 2 Upper East (Shaffer)	\$ 2,520,000 \$ 225,000
AMP 11	NY2-18 Holling Homes NY2-20 Elmhurst NY2-26 Camden	Renovate bathrooms (24) Replace (2) boilers & (2) water heaters	\$ 180,000 \$ 90,720		
AMP 12	NY2-06 Jasper Parrish NY2-2005 C. Perry Ext. (senior)	Resurface parking lots/seal/stripe Repair walks/Landscape Imprvmts.	\$ 75,528 \$ 192,780		
AMP 20	NY2-21 Slater Courts NY2-34 Mullen Manor	Replace (3) boilers & (3) water heaters Renovate Kitchens (40) Renovate Bathrooms (40) Carpet Hallways	\$ 136,080 \$ 362,880 \$ 302,400 \$ 132,300	Renovate Bathrooms(Slater) Update Elevators	\$ 112,500 \$ 135,000
AMP 21	NY2-03 C. Perry Homes NY2-2105 C. Perry Ext. (family) NY2-32A Redwood Village NY2-32B Woodson Gardens NY2-32C Scattered Site 'C'	No work scheduled No work scheduled No work scheduled No work scheduled No work scheduled	\$ - \$ - \$ - \$ - \$ -	No work scheduled No work scheduled No work scheduled No work scheduled Renovate 18-24 Lockwood	\$ - \$ - \$ - \$ - \$ 450,000
AMP 23	NY2-46 FDT (515 Clinton only)	No work scheduled	\$ -	No work scheduled	
AMP 24	NY2-02 AD Price Courts NY2-04 AD Price Extension	No work scheduled No work scheduled	\$ - \$ -	No work scheduled No work scheduled	
AMP 30	NY2-10 Kenfield 38 Tower Street	Renovate & resurface playarea No work scheduled	\$ 49,140 \$ -	No work scheduled Update Bathrooms	\$ 175,244
AMP 31	NY2-12 Langfield	Resurface Playareas	\$ 113,400		
AMP 32	NY2-45 Ferry Grider Homes NY2-14 Schwab Terrace	Install Additional Lighting in Bsmts.	\$ 149,688		

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

Year 11 2011 Six Month Statement	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 07/01/2016
		Item Description	Item Description
		Amount	Amount
AMP 33	NY2-19 Kowal	Replace boilers (3) & water heaters (3) Replace remote security gate	
		\$ 136,080	
		\$ 5,670	
AMP 34	NY2-31 Msgr. Geary NY2-13 Kelly Gardens NY2-22 LBJ	No work scheduled No work scheduled	Enlarge Tenant Parking (Geary) Renovate bathrooms (Geary) Replace windows No work scheduled No work scheduled
			\$ 135,000
			\$ 450,000
			\$ 90,000
AMP 35	NY2-16 Sedita NY2-27 Stuyvesant	Renovate Tenant Council Room	Renovate 2 First Floor Apts. (Mold) No work scheduled
		\$ 32,054	\$ 45,000
AMP 40	NY2-48 Lakeview Phase III	No work scheduled	
		\$ -	

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

Year: 2011-2015 Annual Statement	AMP	DEVELOPMENT	Work Statement for Year 4 FFY Grant: 2015	Amount	Work Statement for Year 5 FFY Grant: 2016 PHA FY: 07/01/2016	Item Description	Amount
	AMP 41	NY2-43 Lakeview Phase I	No work scheduled		No work scheduled		
	AMP 42	NY2-47 Lakeview Phase II	No work scheduled		No work scheduled		
	AMP 999	300 Perry (non-dwelling) 476 Louisiana (non-dwelling)	No work scheduled	\$ -	No work scheduled		
			AMP 10	\$ 2,379,024	AMP 10		\$ 2,745,000
			AMP 11	\$ 270,720	AMP 11		\$ -
			AMP 12	\$ -	AMP 12		\$ -
			AMP 20	\$ 1,201,968	AMP 20		\$ 247,500
			AMP 21	\$ -	AMP 21		\$ -
			AMP 22	\$ -	AMP 22		\$ 450,000
			AMP 23	\$ -	AMP 23		\$ -
			AMP 24	\$ -	AMP 24		\$ -
			AMP 30	\$ 49,140	AMP 30		\$ -
			AMP 31	\$ 113,400	AMP 31		\$ 175,244
			AMP 32	\$ 149,688	AMP 32		\$ -
			AMP 33	\$ 141,750	AMP 33		\$ 585,000
			AMP 34	\$ -	AMP 34		\$ 90,000
			AMP 35	\$ 32,054	AMP 35		\$ 45,000
			AMP 40	\$ -	AMP 40		\$ -
			AMP 41	\$ -	AMP 41		\$ -
			AMP 42	\$ -	AMP 42		\$ -
			AMP 999	\$ -	AMP 999		\$ -
			Operating: 1406	\$ 1,153,676	Operating: 1406		\$ 1,153,676
			Management Improvements: 1408	\$ 257,388	Management Improvements: 1408		\$ 257,388
			Administration: 1410	\$ 758,780	Administration: 1410		\$ 758,780
			Fees & Costs: 1430	\$ 642,604	Fees & Costs: 1430		\$ 642,604
			Development Activity: 1499	\$ -	Development Activity: 1499		\$ -
			Equipment: 1476	\$ -	Equipment: 1476		\$ -
			Contingency: 1502 (adj to bal)	\$ 113,796	Contingency: 1502 (adj to bal)		\$ 113,796
			<b>TOTAL CFP FUNDS (Estimated)</b>	<b>\$ 7,470,988</b>			<b>\$ 7,470,988</b>

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06R002501-12**

FFY of Grant: **2012**

FFY of Grant Approval:

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Non-Expendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities			
18a	1501 Collateralization or debt service paid by BIMHA		383,219	
18b	9000 Collateralization or Debt service paid via system of direct			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of line 1-19)		383,219	
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *[Signature]* Date: **3/5/12**

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_





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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number  
 Capital Fund Program Grant No: **NY06R002502-12**

FFY of Grant: 2012

FFY of Grant Approval:

Original Annual Statement

Reserve for Disasters/Emergencies

Revised Annual Statement (Revision No. )

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost Expended
		Original	Revised	
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Non-Expendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities	641,771		
18a	1501 Collateralization or debt service paid by BIMHA			
18b	9000 Collateralization or Debt service paid via system of direct			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of line 1-19)	641,771		
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director: 

Date: **3/5/12**

Signature of Public Housing Director: \_\_\_\_\_

Date: \_\_\_\_\_

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 and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0228

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name:	Grant Type and Number	Capital Fund Program Grant No:	Federal FY of Grant:	Total Actual Cost		Status of Work
				OBLIGATED	EXPENDED	
BUFFALO MUNICIPAL HOUSING AUTHORITY	Capital Fund Program Grant No: 2012	Replacement Housing Factor Grant No: NY06R002502-12				
Development Number/HA-Wide Activities	Dev. Acct #	Quantity	ORIGINAL	REVISED	OBLIGATED	EXPENDED
AD PRICE REDEVELOPMENT PROGRAM	1499		641,771			pre-development
Construction of New Public Housing Units						





2012 Capital Fund

Capital Fund Program (CFP) Amendment 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 NY08P00250112 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number \_\_\_\_\_

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

X (i) In accordance with the HUD regulations, the Annual 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 and Evaluation Report (HUD-50075.1).

OR (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 work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report 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 CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP 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

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.

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 the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

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 designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing 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 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 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 determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does 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 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 Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) : [ ] Yes [X] No

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.

U.S. Department of Housing and Urban Development By \_\_\_\_\_ Date: \_\_\_\_\_

PHA Executive Director By \_\_\_\_\_ Date: 3/5/12

Title \_\_\_\_\_

Title Executive Director

## 2012 Capital Fund

### Capital Fund Program (CFP) Amendment

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.

\$ 383,219.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number NY06R00250112  
PHA Tax Identification Number (TIN):On File      DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number \_\_\_\_\_

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

(i) In accordance with the HUD regulations, the Annual 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 and Evaluation Report (HUD-50075.1).

OR

(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 work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein.

OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report 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 CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP 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

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)(6) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

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 designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing 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 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 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 determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does 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 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 Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one) :     Yes       No

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.

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.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By <u>Devin M. Shaden</u> Date: <u>3/5/12</u>
Title _____	Title Executive Director

2012 Capital Fund

Capital Fund Program (CFP) Amendment 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.

\$ 641,771.00 for Fiscal Year 2012 to be referred to under Capital Fund Grant Number NY06R00250212 PHA Tax Identification Number (TIN):On File DUNS Number:On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. For Non-qualified PHAs:

X (i) In accordance with the HUD regulations, the Annual 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 and Evaluation Report (HUD-50075.1).

OR (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 work items contained in its CFP-Five-Year Action Plan (HUD-50075.2), before the Annual PHA Plan is approved.

b. For Qualified PHAs:

(i) The CFP Annual Statement/Performance and Evaluation Report (HUD-50075.1) has been adopted by the PHA and verified by HUD. The capital and management activities shall be carried out as described therein. OR

(ii) If the CFP Annual Statement/Performance and Evaluation Report 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 CFP 5-Year Action Plan (HUD-50075.2), before the CFP Annual Statement/Performance and Evaluation Report is adopted by the PHA and verified by HUD.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP 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

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.

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 the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

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 designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing 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 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 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 determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will accept all CFP assistance provided for this FY. If the PHA does 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 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 Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to the attached corrective action order(s).

(mark one): [ ] Yes [X] No

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.

U.S. Department of Housing and Urban Development By Date: PHA Executive Director By [Signature] Date: 3/5/12 Title Executive Director

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		2006	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	947,000	1,845,695	1,845,695	1,845,695
3	1408 Management Improvements	935,075	108,627	108,627	108,627
4	1410 Administration (may not exceed 10% of line 21)	985,188	721,719	721,719	721,719
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	812,878	962,364	962,364	962,364
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	199,345	121,994	121,994	121,994
10	1460 Dwelling Structures	5,475,397	5,867,966	5,867,966	5,867,966
11	1465.1 Dwelling Equipment - Non-Expendable	-	33,232	33,232	33,232
12	1470 Non-dwelling Structures	97,775	84,582	84,582	84,582
13	1475 Non-dwelling Equipment	106,500	105,705	105,705	105,705
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocations Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	292,726	-	-	-
20	Amount of Annual Grant (sum of line 2-19)	9,851,884	9,851,884	9,851,884	9,851,884
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Activities	96,050	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	21,735	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	455,975	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		2/24/12	

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

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
<b>PHA Name:</b>		Capital Fund Program Grant No: <b>NY06P00250206</b>		2006 Supplemental	
<b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Replacement Housing Factor Grant No:		<b>FFY of Grant Approval:</b>	
Date of CFP:		Date of CFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>	
				<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds	29,107	29,107	29,107	29,107
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	261,957	261,957	261,957	261,957
11	1465.1 Dwelling Equipment - 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	-	-	-	-
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)	-	-	-	-
20	<b>Amount of Annual Grant (sum of line 2-19)</b>	<b>291,064</b>	<b>291,064</b>	<b>291,064</b>	<b>291,064</b>
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation	-	-	-	-
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		2/24/12			

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

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **2007**

Capital Fund Program Grant No: **NY06P00250107**

Replacement Housing Factor Grant No:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12/31/11

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

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
1	Total non-CFP Funds	1,835,576	1,835,576	1,835,576	1,835,576
2	1406 Operations	6,000	32,537	32,537	5,509
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,034,953	1,034,953	1,034,953	1,034,953
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	612,000	2,211,342	2,211,342	2,196,972
8	1440 Site Acquisition				
9	1450 Site Improvement	489,307	290,917	290,917	14,816
10	1460 Dwelling Structures	5,378,149	4,878,059	4,878,059	5,235,547
11	1465.1 Dwelling Dequpment - Non-Expendable	56,400	-	-	-
12	1470 Non-dwelling Structures	147,500	41,663	41,663	1,673
13	1475 Non-dwelling Equipment	1,500	-	-	-
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs	-	24,486	24,486	24,486
17	1499 Development Activities				
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)	788,148	-	-	-
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				
23	Amount of Line 20 Related to Security - Soft Costs	580,000	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
<b>PHA Name:</b>		Capital Fund Program Grant No: <b>NY06P00250108</b>		2008	
BUFFALO MUNICIPAL HOUSING AUTHORITY		Replacement Housing Factor Grant No:		<b>FFY of Grant Approval:</b>	
Date of CFP:		Date of CFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
<b>Line</b>		<b>Capital</b>	<b>Obligated</b>	<b>Expended</b>	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	1,835,576	1,835,576	1,835,576	1,835,576
3	1408 Management Improvements	6,000	6,000	6,000	6,000
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				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	612,000	46,225	46,225	30,832
8	1440 Site Acquisition				
9	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
11	1465.1 Dwelling Equipment - Non-Expendable	141,000			
12	1470 Non-dwelling Structures	290,500	940,147	940,147	859,792
13	1475 Non-dwelling Equipment	1,500	1,500	1,500	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs		417,656	417,656	417,656
17	1499 Development Activities <sup>4</sup>				
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			
20	<b>Amount of Annual Grant (sum of line 2-19)</b>	<b>10,129,351</b>	<b>10,129,351</b>	<b>10,129,351</b>	<b>9,080,851</b>
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities	22,500			
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures	411,500			
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		2/24/12	

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



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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No. NY06P00250109**

FFY of Grant: **2009**

FFY of Grant Approval:

Original Annual Statement Performance and Evaluation Report for Period Ending: 12/31/101  
 Reserve for Disasters/Emergencies  Revised Annual Statement (Revision No. )  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
1	Total non-CFP Funds				
2	1406 Operations	1,519,403	1,519,403	1,519,403	1,519,403
3	1408 Management Improvements	5,000	5,000	5,000	-
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				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	850,000	1,484,524	1,484,525	956,984
8	1440 Site Acquisition				
9	1450 Site Improvement	1,283,469	460,893	460,893	447,926
10	1460 Dwelling Structures	2,572,341	5,426,205	5,173,879	4,825,619
11	1465.1 Dwelling Dequiment - Non-Expendable				
12	1470 Non-dwelling Structures	11,400			
13	1475 Non-dwelling Equipment		1,500	1,500	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	2,368,336	268,856	268,856	268,856
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)	556,432			
20	Amount of Annual Grant (sum of line 1-19)	10,179,316	10,179,316	9,926,990	9,031,723
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

**Part I: Summary**

**PHA Name:** BUFFALO MUNICIPAL HOUSING AUTHORITY

**Grant Type and Number:** Capital Fund Program Grant No: NY06P002501-10  
 Replacement Housing Factor Grant No:  
 Date of CFP:

**FFY of Grant:** 2010  
**FFY of Grant Approval:**

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12/31/2011

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>		Obligated
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	1,519,408	1,519,408	1,519,408	760,019
3	1408 Management Improvements	605,010	605,010	605,010	1,551
4	1410 Administration (may not exceed 10% of line 21)	1,012,936	1,012,936	1,012,936	1,012,936
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	850,005	850,005	850,005	
8	1440 Site Acquisition				
9	1450 Site Improvement	230,000	230,000	230,000	
10	1460 Dwelling Structures	4,256,900	4,256,900	1,128,630	300,643
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures	1,250,000	1,250,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities <sup>4</sup>				
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)	150,524	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	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/24/12			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250102	FFY of Grant: 2002  FFY of Grant Approval:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>					
<b>Part I: Summary</b>					
PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised		Obligated
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	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				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (sum of line 1-19)</b>	1,792,060	1,792,060	1,792,060	1,792,060
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	Date
<i>[Signature]</i>		<i>[Signature]</i>		2/24/12	

**Annual Statement/Performance and Evaluation Report**

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06R00250103**

FFY of Grant: **2003**



FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost Expended
		Original	Revised	
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Non-Expendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities	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)			
20	Amount of Annual Grant (sum of line 1-19)	1,425,909	1,425,909	1,425,909
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement (Revision No. )  
 Performance and Evaluation Report for Period Ending: 12-31-11  Final Performance and Evaluation Report

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: NY06R00250203	FFY of Grant: 2003		
PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (Revision No. ) <input type="checkbox"/>	Final Performance and Evaluation Report <input type="checkbox"/>	FFY of Grant Approval:
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	649,033		649,033	584,130
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)				
20	Amount of Annual Grant (sum of line 1-19)	649,033		649,033	584,130
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/24/12			
		Date		Date	

**Annual Statement/Performance and Evaluation Report**

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No. NY06R00250104**

FFY of Grant: **2004**

FFY of Grant Approval:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12-31-11

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost Expended
		Original	Revised	Obligated	
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	888,270	888,270	888,270	888,270
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	815,878	815,878	815,878	815,878
18a	1501 Collateralization or debt service paid by BIMIHA				
18b	9000 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of line 1-19)	1,704,148	1,704,148	1,704,148	1,704,148
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250204</b>		FFY of Grant: <b>2004</b>	FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost Expended
		Original	Revised	Obligated	
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	779,909		779,909	750,053
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities				
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)				
20	<b>Amount of Annual Grant (sum of line 1-19)</b>	779,909		779,909	750,053
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 2/24/12
Signature of Public Housing Director	Date

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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06R00250105**

Replacement Housing Factor Grant No: **NY06R00250105**

FFY of Grant: **2005 - 1st Increment**

FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report					
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Dequpment - 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	974,638	-	974,638	974,638
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)				
20	Amount of Annual Grant (sum of line 1-19)	974,638	-	974,638	974,638
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_



**Annual Statement/Performance and Evaluation Report**

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

**Part I: Summary**

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250205</b>		FFY of Grant: <b>2005</b>	FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Original	Revised	Total Actual Cost	Expended
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	330,398	330,398	330,398	330,398
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)				
20	Amount of Annual Grant (sum of line 1-19)	330,398	330,398	330,398	330,398
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: 2/24/12

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number  
 Capital Fund Program Grant No. **NY06R00250106**

FFY of Grant: **2006**

FFY of Grant Approval:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12-31-11

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Dequipped - 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	838,488	838,488	838,488
18a	1501 Collateralization or debt service paid by BIMHA			
18b	9000 Collateralization or Debt service paid via system of direct			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (sum of line 1-19)	838,488	838,488	838,488
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Part I: Summary**

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250206</b>		FFY of Grant: <b>2006</b>	FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	420,161		420,161	378,145
18a	1501 Collateralization or debt service paid by BIMI-A				
18b	9000 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (sum of line 1-19)</b>	420,161		420,161	378,145
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 2/24/12
Signature of Public Housing Director	
Date	

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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number  
 Capital Fund Program Grant No: **NY06R002503-06**

Replacement Housing Factor Grant No: **NY06R002503-06**

FFY of Grant: 2006 - 3rd Increment

FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	
<input type="checkbox"/>	Original Annual Statement			
<input checked="" type="checkbox"/>	Performance and Evaluation Report for Period Ending: 12/31/2011			
			<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (Revision No. )
			<input type="checkbox"/> Final Performance and Evaluation Report	
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Dequpment - 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)			
20	Amount of Annual Grant (sum of line 1-19)	24,772		24,772
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06R00250207**

FFY of Grant: **2007**

FFY of Grant Approval:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12-31-11

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

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Decupment - 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	1,358,540	1,358,540	
18a	1501 Collateralization or debt service paid by BMIHA					
18b	9000 Collateralization or Debt service paid via system of direct					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant (sum of line 1-19)	1,509,489	1,509,489	1,358,540	1,358,540	
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Compliance					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No. NY06R002504-06**

FFY of Grant: **2006 - 4th Increment**

FFY of Grant Approval:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12/31/2011

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

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost Expended
		Original	Revised		
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	12,413	-	12,413	12,413
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)				
20	Amount of Annual Grant (sum of line 1-19)	12,413	-	12,413	12,413
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

**Part I: Summary**

PHA Name:  <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250208</b>	FFY of Grant: <b>2008</b>  FFY of Grant Approval:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-11				
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost Expended
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Decupment - 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	1,334,020		1,334,020
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)			
20	<b>Amount of Annual Grant</b> (sum of line 1-19)	1,334,020		-
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director 	Date 2/24/12
Signature of Public Housing Director	Date

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

**Part I: Summary**

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No: NY06R00250209**

FFY of Grant: **2009**

FFY of Grant Approval:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
		Original	Revised	
<input type="checkbox"/>	Original Annual Statement			
<input checked="" type="checkbox"/>	Performance and Evaluation Report for Period Ending: 12-31-11			
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Dequpment - 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		1,173,816	
17	1499 Development Activities			
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)			
20	<b>Amount of Annual Grant (sum of line 1-19)</b>	1,173,816	1,173,816	
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_



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

**Part I: Summary**

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No.: Replacement Housing Factor Grant No: <b>NY06R00250409</b>	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report	
		Total Estimated Cost Original      Revised	Total Actual Cost Obligated      Expended
Line No.	Summary by Development Account		
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		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment - Non-Expendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocations Costs		
17	1499 Development Activities	175,450	175,450
18a	1501 Collateralization or debt service paid by BIMHA		
18b	9000 Collateralization or Debt service paid via system of direct		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant (sum of line 1-19)	175,450	175,450
21	Amount of Line 20 Related to LBP Activities		
22	Amount of Line 20 Related to Section 504 Compliance		
23	Amount of Line 20 Related to Security - Soft Costs		
24	Amount of Line 20 Related to Security - Hard Costs		
25	Amount of Line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director: _____	
Date: <i>2/24/12</i>		Date: _____	

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

**Part I: Summary**

PHA Name:  <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250110</b>	FFY of Grant: <b>2010</b>  FFY of Grant Approval:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011					
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	264,999	-	264,999	-
18a	1501 Collateralization or debt service paid by BMHA				
18b	1500 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of line 1-19)	264,999	-	264,999	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 2/24/12
Signature of Public Housing Director	Date

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

**Part I: Summary**

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R00250210</b>		FFY of Grant: 2010 - 2nd Increment	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report		FFY of Grant Approval:	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities	1,225,371			69,065
18a	1501 Collateralization or debt service paid by BIMFA				
18b	9000 Collateralization or Debt service paid via system of direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (sum of line 1-19)	1,225,371			69,065
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>[Signature]</i>		2/24/12		<i>[Signature]</i>	

**Annual Statement/Performance and Evaluation Report**

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

**Part I: Summary**

PHA Name: <b>BUFFALO MUNICIPAL HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: <b>NY06R002501-11</b>		FFY of Grant: 2011 - 1st Increment  FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies 12/31/2011		<input type="checkbox"/> Revised Annual Statement (Revision No. ) <input type="checkbox"/> Final Performance and Evaluation Report
Line No.	Summary by Development Account	Original	Revised	Total Actual Cost Expended
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			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Non-Expendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocations Costs			
17	1499 Development Activities		224,253	
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)			
20	Amount of Annual Grant (sum of line 1-19)		224,253	
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Signature of Executive Director <i>[Signature]</i>	Date 2/24/12	Signature of Public Housing Director <i>[Signature]</i>
	Date	Date

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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**

Grant Type and Number: **Capital Fund Program Grant No. NY06R002502-11**

FFY of Grant: 2011 - 2nd Increment

FFY of Grant Approval:

Original Annual Statement  
 Performance and Evaluation Report for Period Ending: 12/31/2011

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised		Obligated
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				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocations Costs				
17	1499 Development Activities		897,366		
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)				
20	Amount of Annual Grant (sum of line 1-19)		897,366		
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director: *[Signature]* Date: *2/24/12*

Signature of Public Housing Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

PHA Name: **BUFFALO MUNICIPAL HOUSING AUTHORITY**  
 Grant Type and Number: **Capital Fund Program Grant No: NY06800250108**  
 Replacement Housing Factor Grant No: **2009 ARRA**  
 FY of Grant: **FY of Grant Approval:**

Original Annual Statement and Evaluation Report for Period Ending: 12/31/10  
 Revised Annual Statement and Evaluation Report  
 Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Total Estimated Cost Revised	Obligated	Total Actual Cost Expended
1	Total non-CFP Funds	-	-	-	-
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	702,000	600,000	600,000	600,000
4	1410 Administration (may not exceed 10% of line 21)	1,451,036	1,451,036	1,451,036	1,357,574
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	1,000,000	496,363	496,363	481,285
8	1440 Site Acquisition	195,000	-	-	-
9	1450 Site Improvement	1,833,000	5,064,289	5,064,289	4,626,699
10	1460 Dwelling Structures	6,648,163	6,438,473	6,437,375	6,046,929
11	1465 Dwelling Equipment - Non-Expendable	156,000	-	-	-
12	1470 Non-dwelling Structures	1,380,917	335,115	335,115	335,115.30
13	1475 Non-dwelling Equipment	744,900	128,197	128,197	128,197
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocations Costs	-	-	-	-
17	1499 Development Activities	-	-	-	-
18a	1501 Collateralization or debt service paid by BMHA	-	-	-	-
18b	1500 Collateralization or Debt service paid via system of direct	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	399,447	-	-	-
20	Amount of Annual Grant (sum of line 1-19)	14,613,363	14,613,473	14,612,375	13,575,799
21	Amount of Line 20 Related to LRP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-
Signature of Executive Director		Date			
Signature of Public Housing Director		Date			

# **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	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 Loans	600,000
Rehabilitation Loan Contractor	393,500
CHDO/NHS Program Delivery	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.

HOME 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.
3. The term of this Note and Mortgage is XX years. This Note and Mortgage will be deemed of no further force and effect upon \_\_\_\_\_, 20XX (the date of the XXth anniversary of the date set forth at the top of the first page), and neither party of this Note and Mortgage will have any further rights or obligations under this Note and Mortgage against each other, except that, if the Mortgagor has failed to fulfill the Recapture Obligation due or otherwise defaulted under the terms of this Note and Mortgage, then the security interest created by this Note and Mortgage (in other words, the lien on the Property) will continue until the Recapture Obligation plus all costs of collection payable under the terms of this Note and Mortgage have been discharged by the Mortgagor. The Mortgagee will, on or after such date, if the Mortgagor has complied with all of the requirements of this Note and Mortgage, upon written request by Mortgagor, execute a satisfaction or discharge of this Note and Mortgage.

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 needs of the families on the waiting list. Complete one table for the PHA-wide waiting list and/or (Section 8 only) PHA. You may provide separate tables for all-based or sub-jurisdictional public housing waiting lists, if applicable.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing **Community Wide** (as of 9-22-11)  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	602		2000
Extremely low income <=30% AMI	602	100	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	336	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	

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	

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

If yes:

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

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

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

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list(optional)(as of 9-22-11)

If used, identify which development/subjurisdiction: All Developments

	# of families	% of total families	Annual Turnover
Waiting list total	2683		1500
Extremely low income <=30% AMI	2682	99.9	
Very low income (>30% but <=50% AMI)	1	.03	
Low income (>50% but <80% AMI)	0	0	
Families with children	1414	52.7	
Elderly families	310	11.6	
Families with Disabilities	371	13.8	
Race/ethnicity-white	674	25.1	
Race/ethnicity-black	1971	73.5	
Race/ethnicity- hispanic	474	17.7	
Race/ethnicity-Indian	19	.7	
Race/ethnicity-Asian	9	.3	
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 closed (select one)?  No  Yes

If yes:

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

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

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



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

State the PHA's needs on the waiting list. The PHA should complete one table for each type of PHA waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional waiting lists in the Appendix.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	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%	
Race/ethnicity-Indian	0	0	
Race/ethnicity-Asian	1	1.7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	27	45.0%	
2 BR	23	38.3%	
3 BR	7	11.7%	
4 BR	3	5.0%	
5 BR	0	0	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes</b>			
If yes:			
How long has it been closed (# of months)? <b>53 months</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Yes</b>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Yes			

Average Income analysis

Median Income analysis

Development number	Development name	current residents	Aggregate income	Average income	Does average income fall within the adjusted EIR?	Median Income	Does median income fall within the median income EIR?
NY002003	C.Perry Homes	122	1464562	12005	Yes	9372	Yes
NY002005	C.Perry Extension	375	4366108	11643	Yes	9372	Yes
NY002006	Jasper Parrish	183	2194661	11993	Yes	9327	Yes
NY002008	Shaffer Village	217	2241251	10328	No	9132	Yes
NY002010	Kerfield Homes	583	7444128	12769	Yes	9372	Yes
NY002011	LaSalle Courts	197	2399901	12182	Yes	9426	Yes
NY002012	Langfield Homes	302	4485810	14854	Yes	11928	Yes
NY002045	Ferry Grider Homes	200	2576506	12883	Yes	9372	Yes
Total aggregate income:			27172927				
Aggregate bedroom adjustment factor							
Total current residents:		2179				Median Income	9372
Aggregate average income:				12470			

Lower limit of Established income range (35% of average or median income)	10600	7966
115% of average income (left side)	14341	10778
115% of Median income (right side)		
30% of area median income (65300)	19590	
Upper limit of Established income range (greater of 115% of average or median income or 30% of area median income)	19050	19590

Note: BMHA chooses 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 disproportionate number of new move-ins qualify as hardship cases that document a no income or very low income situation. This effect tends to lower the average incomes for the developments with the shortest wait list times and the highest move-in rates (Shaffer Village for example). After stabilizing their tenancies many of these newer tenants improve their incomes by taking advantage of job training and job search opportunities, or by seeking and qualifying for public assistance.

## **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 re-invested 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:**

- is assisting 13 homeowners through its Section 8 voucher program (an increase of 2 from the previous year)
- 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.
- 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

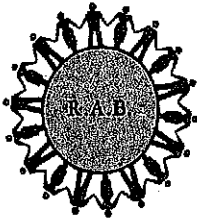
The Buffalo Municipal Housing Authority is a voting member of the Erie County Fair Housing Partnership.

### **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.



Resident Advisory Board of Buffalo

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 advises 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 concerned 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 deterrent 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.

Budget Request ~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.

Perry Choice Neighborhoods ~ 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