

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	<p>PHA Name: Niagara Falls Housing Authority PHA Code: NY011</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 848 Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The PHA Plan is available at the Administrative Offices, 744 Tenth Street, Niagara Falls, NY Monday-Friday, 8:30 am – 4:30 pm as well as on the NFHA website, www.nfha.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1522 1445 1869"> <thead> <tr> <th data-bbox="162 1522 430 1564">Participating PHAs</th> <th data-bbox="430 1522 560 1564">PHA Code</th> <th data-bbox="560 1522 860 1564">Program(s) in the Consortia</th> <th data-bbox="860 1522 1136 1564">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1136 1522 1445 1564">No. of Units in Each Program</th> </tr> <tr> <th></th> <th></th> <th></th> <th></th> <th data-bbox="1136 1564 1282 1596">PH</th> <th data-bbox="1282 1564 1445 1596">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1596 430 1680">Lead PHA:</td> <td data-bbox="430 1596 560 1680"></td> <td data-bbox="560 1596 860 1680"></td> <td data-bbox="860 1596 1136 1680"></td> <td data-bbox="1136 1596 1282 1680"></td> <td data-bbox="1282 1596 1445 1680"></td> </tr> <tr> <td data-bbox="162 1680 430 1764"></td> <td data-bbox="430 1680 560 1764"></td> <td data-bbox="560 1680 860 1764"></td> <td data-bbox="860 1680 1136 1764"></td> <td data-bbox="1136 1680 1282 1764"></td> <td data-bbox="1282 1680 1445 1764"></td> </tr> <tr> <td data-bbox="162 1764 430 1869"></td> <td data-bbox="430 1764 560 1869"></td> <td data-bbox="560 1764 860 1869"></td> <td data-bbox="860 1764 1136 1869"></td> <td data-bbox="1136 1764 1282 1869"></td> <td data-bbox="1282 1764 1445 1869"></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program						PH	HCV	Lead PHA:																	
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<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Goal One: Manage the NFHA's existing public housing program in an efficient and effective manner thereby achieving the high performer status.</p> <p>Status: The NFHA is designated a Standard Performer by its most recent PHAS score. We will continue to address training needs of staff and residents as necessary to reclaim High Performer status once again.</p> <p>Goal Two: Provide a safe and secure environment in all NFHA communities.</p> <p>Status: Mangers meet with local police department on a regular basis and with residents to proactively address safety concerns in their communities. The NFHA applies for Emergency Safety and Security grants.</p> <p>Goal Three: Enhance the marketability of NFHA communities.</p> <p>Status: The NFHA adheres to the letter of its objectives for this goal. The NFHA was awarded HOPE VI funding which addressed major issues within the communities.</p> <p>Goal Four: Enhance the image of NFHA communities.</p> <p>Status: Events, meetings, press releases, etc. are submitted to the local newspaper as well as on local access stations, the authority's website and Facebook page regarding the many positive initiatives taking place.</p> <p>Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency).</p> <p>Status: Training is continuous for residents and staff. The Family Resource Building and the Packard Court Community Center are fully operational. The ROSS grant greatly assists in meeting this goal and the CSS Coordinator also assists in this endeavor.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Minutes of RAB meeting are attached.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Certification is attached.</p>

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. Policy is attached.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>The NFHA will undergo extensive rehab at Harry S. Jordan Gardens in conjunction with NYS HCR. The NFHA is undergoing extensive bathroom renovations at Henry E. Wrobel Towers. The NFHA plans to apply for any safety and security grants that it is eligible for.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Certification is attached.</p>

B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. Approved by HUD on 3.12.2020.

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(c\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction



Niagara Falls Housing Authority

DE-CONCENTRATION

1. Purpose

Congress passed legislation (QHWRA) which requires PHA's to create a poverty de-concentration policy, and grants considerable flexibility in setting admissions policies.

2. Scope of Policy

This policy applies to all NFHA residents.

3. Who is Responsible for Implementing Policy

Who	Responsibilities
Director of Occupancy Director of Housing Management Managers	<p>The Niagara Falls Housing Authority will affirmatively market our housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered to higher income developments.</p> <p>Prior income levels of families residing in each of our developments; the income levels of census tracts in which our developments are located, and the income levels of families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and de-concentration incentives to implement.</p> <p><u>De-concentration incentives:</u> The Niagara Falls Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development. Incentives will be used at alternating times, under special conditions, but will always be offered in a nondiscriminatory manner. The PHA shall categorize assisted residents in all programs by income in one of the following groups:</p>

	Extremely Low Income	Not more than 30% of the area's medium income
	Very Low Income	More than 30% but less than 50% of the areas medium income
	Lower Income	More than 50% but less than 80% of the areas medium income
	Over-Income	More than 80% of the areas medium income
The area's median income shall be defined by HUD, adjusted for family size and is subject to periodic change.		

4. Policy

(24CFR 9602.202; Quality Housing & Work Responsibility Act of 1988(QHWRA)

It is the Niagara Falls Housing Authority's policy to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. To achieve this, we will skip families on the waiting list to reach other families with lower or higher income. We will accomplish this in a uniform and non-discriminating manner in order to avoid concentrating very low income families in certain housing developments.

1/15/2019

Niagara Falls Housing Authority
Comprehensive Agency Plan Meeting Minutes
Monday, October 19, 2020 – 10:00 a.m.
4300 Pine Avenue – Gym (PCCC)

NO COMMENTS AND NO CHALLENGING ELEMENTS

In Attendance:

Clifford Scott, NFHA Executive Director
Angela L. Smith, NFHA Deputy Executive Director
Tomorrow Allen-Collins, NFHA Deputy Executive Director – Admin/HR
Eric Fields, NFHA Resource Supervisor - Doris W. Jones Family Resource Building
George Dreer, NFHA Financial Services Assistant
Audrey Evans, Representative, Jordan Gardens Tenant Association
Daphne Betton, Representative, Packard Court Tenant Association
Lamont Glover, NFHA Community and Supportive Services Coordinator (Beloved Community)
Nancy G. Haley, NFHA Director of Maintenance and Modernization
Melissa Matsulavage, NFHA Director of Occupancy
Dorothy McLymore, President, Jordan Gardens Tenant Association
Tabitha Bernard, NFHA Manager, Jordan Gardens
Valerie Bradley, Representative, Beloved Community Tenant Association
Ida P. Seright, NFHA Manager, Packard Court
M. Anne Smith, NFHA Manager, Spallino Towers
Samika Sullivan, NFHA Director, Packard Court Community Center
April White, President, Spallino Towers Tenant Association
Gradycia Williams, NFHA Manager, Wrobel Towers

Introductions

Mr. Scott opened the meeting and welcomed everyone in attendance. The purpose of the meeting was to seek resident input for the Niagara Falls Housing Authority's Agency Plan and 5 Year Strategic Plan that will be submitted to the U.S. Department of Housing and Urban Development (HUD). In addition to the Comprehensive Agency Plan meeting, there are many meetings held throughout the year in which the Housing Authority has the opportunity to garner input and respond to resident needs – Resident/Management Chats, Tenant Association meetings and Maintenance/Modernization meetings. Mr. Scott stated many new initiatives are happening at the Housing Authority, especially at Jordan Gardens and the Highland/Beech Avenue community and announcements will be made throughout the next six months or so. He also spoke on resident engagement with regards to COVID-19.

Introductions were made.

I. Mission Statement, Goals and Objectives

Ms. Smith verified that all attendees received a copy of the Housing Authority's 5 Year Plan (for prior review) which included the mission and values statement, goals and objectives. Ms. Smith

asked attendees if they felt the mission statement accurately represented the Housing Authority – “We Empower, We Enrich, We Build Strong Communities.” All attendees were in agreement.

Goals were read aloud for individual comment.

Goal One: Manage the Niagara Falls Housing Authority’s existing affordable program in an efficient and effective manner in the high performer status through December 31, 2019.

Goal Two: Provide a safe and secure environment in Niagara Falls Housing Authority communities.

Goal Three: Enhance the marketability of Niagara Falls Housing Authority Communities.

Goal Four: Enhance the image of Niagara Falls Housing Authority Communities.

Goal Five: Improve access for residents to services that support quality of life, economic opportunity and self-sufficiency.

Goal Six: Pursue initiatives to revitalize the Niagara Falls Housing Authority communities and surrounding neighborhoods to spur economic growth.

Goal Seven: Continue active leadership in national and state housing organizations especially to advocate for full funding and program reform. Continue to provide assistance to other housing authorities and organizations seeking organizational development, business systems, or program support. Continue to lead by example, modeling a strong commitment to Equal Employment Opportunity and Fair Housing.

Ms. Smith asked if anyone had any comments, questions or concerns. She stated the Housing Authority is the largest housing agency in the City of Niagara Falls and its portfolio growth will be increasing. Ms. Smith thanked the staff for their hard work, especially during the COVID pandemic. The maintenance staff went above and beyond and continues to do so.

No other comments, questions or concerns were noted.

II. Capital Improvement Budget

Mrs. Haley reported on the Housing Authority’s draft version of the 2021 Capital Fund 5 Year Plan. The plan included a chart depicting the funding year, work item; site and estimated cost for the work planned which attendees received. She further stated that the information is the Housing Authority’s long-range plan for the money HUD provides us.

Comments included the following.

- Mrs. Haley stated that in January, renovations for 250 bathrooms began at Wrobel Towers. To date, 60 have been completed. There was a lapse in work due to COVID and relocation also took place.

- Upcoming renovations are slated for Jordan Gardens and residents will learn more about this at their next resident meeting.
- Mrs. Haley urged attendees to please use the work order line if there is a maintenance issue that needs to be addressed. Many times residents wait until their annual inspection to note problem areas.

III. Admission and Continued Occupancy Policy (ACOP)

Ms. Matsulavage stated that the Housing Authority's Statement of Policy is constantly being updated in accord to HUD rules and regulations. Copies are available at each housing site office. The most recent changes are being made to the Violence Against Women's Act (VAWA) and an overview of the changes was given. Ms. Matsulavage also spoke on new COVID procedures and protocols as related to the Occupancy Department.

IV. Self-Sufficiency Programs

Ms. Sullivan stated the after school program at PCCC has started for those kids who are attending school. She gave an overview of the COVID procedures in place and stated in the future there may be limited events (up to 50 people).

Mr. Fields from the Doris W. Jones Family Resource Building (FRB) stated the after school program at this facility is going on as well with the same COVID procedures. He stated the SUNY ATTAIN Lab as well as the Department of Labor offices still remain closed. He also stated that the FRB hopes to host limited events as well in the future.

Mr. Glover stated COVID testing is being conducted outside the Beloved Community. There will be a virtual credit counseling session taking place as well as an upcoming BlueCross Blue Shield event and an M&T Bank budget program.

V. Safety and Crime Prevention

Ms. Smith encouraged attendees to meet with their managers to further discuss any safety and crime initiatives. Ms. Smith reported that there are armed and unarmed guards at Spallino and Wrobel Towers. There are unarmed guards at Beloved Community. Ms. Smith asked Ms. White if the traffic problems from last year have improved at Spallino Towers. Ms. White said traffic control is a lot better and the guards patrol outside.

Mrs. McLymore stated there is not enough lighting at 21 building at Jordan Gardens. Mrs. Haley stated that may be city lighting. Mrs. Haley reported that the Housing Authority received a grant from the New York State Power Authority to improve lighting. The hi-rises will have interior lighting upgrades and the family sites will have exterior LED lighting fixtures. This work is scheduled to begin in November.

Ms. Bradley stated lighting remains an issue at Beloved Community. Mr. Glover explained that these issues will be taken up with Norstar Development. There were solar lights at the site but

need replacing as well as replacement of fencing. Ms. Bradley stated more lighting is needed for the homes behind the train tracks as it is very dark. Mr. Glover stated there has been an increase of activity in the park area and the police have been notified. The guards also walk the property and have taken notes. Ms. Bradley had a question regarding snow removal with regards to certain sections of sidewalk. Mr. Glover explained those walks are city owned.

Ms. Smith also announced that there were two Community Police liaison's working out of the FRB – Rev. Allen and Leg. Steed.

Residents are also encouraged to call the Niagara Falls Police Department for after hour issues. The police department's anonymous tip line phone number is 286-4711. Residents can also call the NFHA confidential hotline number at 525-3211.

VI. Importance of Voting

Ms. Smith stated Election Day is November 3 and stressed the importance of going to vote. Ms. Sullivan stated early voting will begin and the Discover Niagara Shuttle is offering transportation.

VII. Resident Participation Activities Subsidy

Ms. Smith stated that the Housing Authority receives federal funding in the amount of \$25 for each occupied unit for resident services. Of this amount, \$15 per unit per year is provided to fund tenant participation activities and \$10 per unit per year is used by the Authority to pay for costs incurred in carrying out the tenant participation activities.

Examples of eligible uses include:

- Consultation and Outreach
- Activities that inform residents on issues and/or operations
- Resident Training/Resident Council Training
- Planning function for matters such as revitalization, safety and security
- Reasonable refreshment and light snack costs
- Stipends to resident council officers who serve as volunteers
- Self-sufficiency and capacity building activities
- Training Programs for residents and their children such as health, nutrition, safety, before and after-school programs, credit counseling, youth education, sports programs, violence prevention programs
- Training related to the development of resident-owned businesses

Ms. White asked for suggestions for their funding. Ms. Smith stated events can be held but at limits and perhaps multiple sessions.

VIII. Other

Ms. Smith stated with current COVID policies in place, resident meetings will be limited to 25 people and therefore a series of meetings will be conducted. The Authority is planning for phase 2 of the COVID pandemic and continues to abide by Executive Orders placed by Governor Cuomo. In the near future, guard will be asking COVID questions to visitors.

Mr. Scott asked Ms. Smith to talk about F-Bites. Ms. Smith stated the Housing Authority has collaborated with F-Bites (Chef Bobby Anderson) to provide hot meals to the residents of Spallino and Wrobel on Mondays and Fridays (first 50 people) and with Yolanda Walker-Price (staff member of NFHA) to provide meals every other Wednesday at Spallino and Wrobel (first 50 people) and this is going well. There will also be a holiday meal in November for Thanksgiving and a holiday meal in December for Christmas.

The residents needs assessment surveys that were returned showed residents needing a hot meal 3 to 4 times a month. Needs assessments will be sent out on a regular basis so that staff can assist residents with health, transportation and insurance issues or any other issues that may arise.

Ms. White asked if the visitor allowance will be increased for the holidays since residents right now can only have one visitor. Ms. Smith stated that would be dependent upon the COVID numbers.

Mr. Scott stated residents will be given gift cards for the holidays and there may be a turkey give away as well.

Ms. Smith reminded tenant association presidents that their 2021 budget is due by January 1, 2021.

Meeting adjourned.

Mrs. Smith invited attendees to take part in the Agency Plan Public Meeting to be held on November 20, 2020 at 4:00 p.m. at the Doris W. Jones Family Resource Building, 3001 Ninth Street, Niagara Falls.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Robert M. Restaino, the Mayor of the City of Niagara Falls, New York
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Niagara Falls Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Niagara Falls, New York


Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Niagara Falls Housing Authority is consistent with the Consolidated Plan of the City of
Niagara Falls, New York as it shares a collaborative vision to the commitment of the revitalization
of neighborhoods, the empowerment of residents, building strategic partnerships, job training for
all residents and workforce development.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Robert M. Restaino	Mayor, City of Niagara Falls, New York
Signature	Date
	21 OCTOBER 2020

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Resolution No. 2020-42

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 04/01/2021 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Niagara Falls Housing Authority

PHA Name

NY011

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2021

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official
Francis A. Soda

Title
Chairman

Signature
Francis A. Soda

Date
December 8, 2020

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 11/30/2023)

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Niagara Falls Housing Authority

Program/Activity Receiving Federal Grant Funding

Niagara Falls Housing Authority Comprehensive Agency Plan Submission

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Clifford M. Scott

Title

Executive Director

Signature

Date (mm/dd/yyyy)

12/08/2020

Previous edition is obsolete

form HUD 50071 (01/14)

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Niagara Falls Housing Authority

PHA Name

NY011

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Francis A. Soda

Title

Chairman


Signature

Francis A. Soda

Date December 8, 2020

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See Reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Niagara Falls Housing Authority 744 Tenth Street Niagara Falls, NY 14301 Congressional District, If known:		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, If known:
6. Federal Department/Agency: U.S. Department of HUD	7. Federal Program Name/Description: CFDA Number, if applicable:	
8. Federal Action Number, If known:	9. Award Amount, If known: \$	
10. a. Name and Address of Lobbying Registrant (If individual, last name, first name, MI):	b. Individuals Performing Services (Including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Clifford M. Scott Title: Executive Director Telephone No.: (716) 285-6961 Date: 12-08-2020	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Niagara Falls Housing Authority Statement of Progress

Goal One: Manage the NFHA's existing public housing program in an efficient and effective manner thereby achieving the high performer status.

Status: The NFHA is designated a Standard Performer by its recent PHAS score. We will continue to address training needs of staff and residents as necessary to reclaim High Performer status once again.

Goal Two: Provide a safe and secure environment in all NFHA communities.

Status: Managers meet with local police department on a regular basis and with residents to proactively address safety concerns in their communities. The Authority also applies for Emergency Safety and Security Grants.

Goal Three: Enhance the marketability of NFHA communities.

Status: The NFHA adheres to the letter of its objectives for this goal. The Authority was awarded HOPE VI funding that addressed major issues within the communities.

Goal Four: Enhance the image of NFHA communities.

Status: Press releases are submitted to the local newspaper as well as on local access stations, the NFHA website and Facebook page regarding the many positive initiatives taking place.

Goal Five: Improve access for residents to services that support quality of life and improve economic opportunity (self-sufficiency).

Status: The NFHA provides continuous training opportunities for residents and staff. The Family Resource Building's utilization rate has increased and the Packard Court Community Center is fully operational. The Resident Opportunities Self-Sufficiency (ROSS) Grant greatly assists in meeting this goal and the Community and Supportive Services (CSS) Coordinator also assists with this endeavor.

The Niagara Falls Housing Authority at this time is not making any substantial deviations or significant amendments or modifications.

NIAGARA FALLS HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT AMENDMENTS POLICY

The Violence Against Women Act (VAWA) Amendment of 2017, requires the PHA to describe any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

1. The Niagara Falls Housing Authority supports the goals of the VAWA Amendments and will comply with its requirements.
2. The Niagara Falls Housing Authority will continue to administer its housing programs in ways that support and protect residents and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
3. The Niagara Falls Housing Authority will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
4. The Niagara Falls Housing Authority will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
5. The Niagara Falls Housing Authority may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
6. The Niagara Falls Housing Authority may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy or occupancy rights if the tenant or any immediate member of the tenant's family is the victim or threatened victim of that abuse.
7. The Niagara Falls Housing Authority may request in writing that the victim, or family member on the victim's behalf, certifying that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD 91006, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA.