

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
---	---	--

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. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Buffalo Housing Authority</u> PHA Code: <u>WY015</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</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="212 989 1471 1623"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) 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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></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:																							
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:																																	
B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The mission of the Buffalo Housing Authority is to provide decent, safe and sanitary housing to elderly, disabled, and economically disadvantaged households unable to obtain housing through conventional means. The ultimate goal of the agency is to assist and empower elderly, disabled and economically disadvantaged persons through the professional and courteous provision of quality affordable housing.</p>																																

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

1. PHA Goal: Expand the supply of assisted and affordable housing
Objectives:
 - a. Reduce public housing vacancies: maintain minimal vacancies
 - b. Reduce number of days required to complete a unit turn
 - c. Evaluate opportunities to expand BHA's or the City of Buffalo's affordable housing inventory as housing demand and available resources warrant.

2. PHA Goal: Improve the quality and long-term viability of assisted and affordable housing
Objectives:
 - a. Improve public housing management as reflected by the Public Housing Assessment System (PHAS) score.
 - b. Renovate or modernize public housing units: Continue to effectively utilize Capital Funds.
 - c. Consider "Repositioning" BHA's current public housing units to either the Rental Assistance Demonstration (RAD) Program or by the Streamlined Voluntary Conversion (SVC) program.

3. PHA Goal: Provide an improved living environment
Objectives:
 - a. Continue to encourage evolution of the Resident Council
 - b. Enhance coordination and partnership with the Buffalo Senior Center
 - c. Continue to enforce BHA's non-smoking policy to maintain a 100% smoke free property
 - d. Continue to enforce BHA's VAWA policy to protect victims of domestic violence, dating violence, sexual assault, or stalking

4. PHA Goal: Promote self-sufficiency and asset development of assisted households
Objective:
 - a. Support the provision of supportive services to expand the number of self-sufficiency and asset development opportunities for Resident independence

5. PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - a. Continue to implement affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
 - b. Continue to implement affirmative measures to ensure a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
 - c. Examine BHA's public housing program to identify any impediments to fair housing choice, and address those impediments as resources allow
 - d. Submit an annual civil rights certification

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>1. PHA Goal: Expand the supply of assisted and affordable housing The 2023 occupancy rate is 97.77%. The Board continually assesses feasible opportunities to add to BHA’s affordable housing inventory.</p> <p>2. PHA Goal: Improve the quality and long-term viability of assisted and affordable housing The most recent PHAS score was for Fiscal Year Ending March 31, 2022 was 84. The BHA consistently utilizes all Capital Funds. Recently completed modernization projects at unit turn include replacement of kitchen cabinets and flooring replacement with luxury vinyl plank. Exterior building improvements include re-paint, paint and re-roof maintenance outbuilding. Building improvements include replacement of HVAC pneumatic controls with electronic controls, interior paint, and replacement of common area flooring with luxury vinyl plank. BHA continues to evaluate the RAD and SVC programs and the potential benefit of those programs to BHA.</p> <p>3. PHA Goal: Provide an improved living environment The Resident Council is active, meets each month, and a Resident Council representative is invited to attend and participate in each meeting of the Board of Commissioners. BHA has contracted the provision of site management services with the Buffalo Senior Center (BSC) since 2020. This site management relationship has improved BHA’s coordination with the BSC, has expanded the number of hours site management is available to meet tenant needs, has improved support for tenant’s successful rental housing experience, and has improved tenant’s living environment. Through ongoing tenant education, consistent lease enforcement including eviction, and active Resident Council support, BHA maintains a 100% smoke free property. The BHA continues to comply with its VAWA policy adopted on January 10, 2018. That policy provides a description of specific rights, protections, and remedies afforded to victims of domestic violence, sexual assault, dating violence, or stalking as related to public housing. BHA continues to fully enforce its VAWA policy to address the needs of child and adult victims of domestic violence if/when these events occur.</p> <p>4. PHA Goal: Promote self-sufficiency and asset development of assisted households BHA’s Clear Creek Apartments are physically connected through an enclosed walkway to the adjacent Buffalo Senior Center, which provides social interaction, congregate meals and other activities that support tenant self-sufficiency and provides easy access to expanded opportunities for independence.</p> <p>5. PHA Goal: Ensure equal opportunity and affirmatively further fair housing The BHA continues to consistently review existing and implement new methods to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. The BHA continually works to ensure access and provide a suitable living environment to all tenants regardless of race, color, religion, national origin, sex, familial status, and disability.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, 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.</p> <p>The BHA adopted its VAWA policy on January 10, 2018. That policy provides a description of specific rights, protections, and remedies afforded to victims of domestic violence, sexual assault, dating violence, or stalking as related to public housing. As described in the BHA’s VAWA policy, despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking regardless of sex, gender identity, or sexual orientation. BHA has and will continue to fully implement its VAWA policy to promptly meet the needs of child and adult victims of domestic violence if/when they occur.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Buffalo Housing Authority will apply the following definition of significant amendment that will require formal action by the Board of Commissioners: Significant amendment or modification is defined as any proposed demolition, disposition, home ownership, Capital Fund Financing, development, or mixed finance proposal.</p>

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. See attached BHA Public Hearing Minutes 1-6-2025.</p>
<p>C.3</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. See attached Certification of Consistency with WY Consolidated Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: BHA is not required to complete this chart

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

**Public Hearing Minutes
for Buffalo Housing Authority's 5-Year 2025-2029 Agency Plan and Maintenance Charge Schedule
3:30 PM, January 6, 2025**

Attendees:

Clear Creek Apartments Residents:

Alice Ott

Lorna Blakely

Anita Edington

Alberta Golden

Delores Pearce

Cleola Sales

Gladys Larson

JoAnn Rockel

Joanne Sherry

Alice Alger

Mary Jo White

Michael Creese

Hugh Chase

Martha DePue

Mary Fowlkes

Zola Werle

Robert Copp

Arlene Roberts

AJ Mock, Executive Director, Buffalo Senior Center

Amanda Allard, Housing Department Director

Gretchen Peterson, Production Facilitator

Gregory E. Hancock, Executive Director

Mr. Hancock confirmed that the Public Hearing pertains to two topics, a revision to the proposed Maintenance Charge Schedule and the proposed 5-Year 2025-2029 Agency Plan.

1. Maintenance Charge Schedule:

Mr. Hancock presented an overview of the current and proposed Maintenance Charge Schedules, and reminded tenants that they are not charged for normal wear and tear to the unit, only for tenant-caused damage. He then asked for any comments on the proposed Maintenance Charge Schedule.

Comment 1: A new tenant reported that she did not know the age of the refrigerator in her unit, and asked what would happen if the refrigerator stopped working.

Response to Comment 1: Mr. Hancock advised that if the refrigerator stopped working and the tenant did not cause the failure of the refrigerator, the refrigerator would be replaced at no charge to the tenant.

No written comments were received during the Public Comment Period prior to the meeting, and no other comments were submitted during the Public Hearing.

2. 2025-2029 5-Year Agency Plan:

Mr. Hancock presented a summary of the Plan, thanked tenants for their adherence to and support of the smoke-free policy, and asked what the tenants thought about the work of BHA's Maintenance Tech Warren. Tenants gave Warren and his work a round of applause; they are very happy with the quality of his work. Mr. Hancock then asked for any comments on the proposed 2025-2029 5-Year Agency Plan.

Comment 1: When there are athletic events in the field to the west of the apartments, often the Cedar Street street-side parking is full. Tenants that like to park in that area are then unable to park along Cedar Street, and have to carry groceries or other personal items a block or two farther than they normally would have to carry those items. Could BHA make a new parking area on or near Cedar Street for BHA-only tenants?

Response to Comment 1: Mr. Hancock responded with the following:

- The BHA-tenants-only parking lot, on the east side of the apartments, has sufficient parking for all tenants.
- The street-side parking along Cedar Street is public parking, BHA-only parking could not be designated on a public street.
- The cost to construct and maintain a new parking lot on the south side of the apartments would be prohibitive, especially because there are a sufficient number of parking spaces in the current BHA-only parking lot.

No written comments were received during the Public Comment Period prior to the meeting, and no other comments were submitted during the Public Hearing.