

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2002

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Allentown,
Pennsylvania

PHA Number: PA004

PHA Fiscal Year Beginning: 07/2002

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:
To assist the community by providing equal opportunity for housing in decent, safe, and sanitary conditions for elderly, families, and persons with disabilities, within the prescribed federal economic guidelines. In conjunction with this mission will be an effort to promote economic self-sufficiency and an improved quality of life within the community.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)
- 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:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - 1) Continue to reduce illegal drug activities and crime by continuing to fund programs provided by the Boys and Girls Club activities, and Neighborhood Police Programs in conjunction with the City of Allentown
 - 2) Continued support services for existing tenant council organizations.

3) Provide social service referrals as needed.

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

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

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

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

Other PHA Goals and Objectives: (list below)

Provide training for the staff and commissioners as new components of the Quality Housing and Work Responsibility Act of 1998 are implemented.

Annual PHA Plan
PHA Fiscal Year 2002

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The fiscal year 2002 Annual Public Housing Agency Plan completed by the Allentown Housing Authority is in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. (QHWRA)

This Annual Plan gives participants in housing programs and the general public ready access to the policies, rules, and operational procedures of the Allentown Housing Authorities programs and services, and thereby provides a framework for providing more efficient customer service.

In conjunction with the basic Mission Statement, the Allentown Housing Authority will pursue the following goals during fiscal year 2002;

***Provide funding to continue programs previously funded by the Public Housing Drug Elimination Program.**

***Continued improvement of the public housing properties through the Capital Fund Program.**

***Investigate mixed finance programs and possible alliances with the potential goal of redeveloping the Hanover Acres and Riverview Terrace housing complexes into mixed housing communities. This could include demolition of the existing Public Housing and development of replacement housing, including homeownership for the residents in the income brackets of very low, low, and moderate income.**

***Continued involvement and support of resident tenant councils and the Resident Advisory Board comprised of Conventional Housing and Section 8 participants;**

***Train staff and commissioners regarding new opportunities the QHWRA Act of 1998 allowing them to provide better services to residents and the community.**

***In conclusion, the Allentown Housing Authority looks to the past with pride and satisfaction in accomplishments made, and to a future of hope and opportunity as this organization continues in its efforts of meeting the communities public housing needs.**

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration, Attachment A, Page 67.
- FY 2002 Capital Fund Program Annual Statement. Parts 1-3, located in Table Library, Pages 32-38.
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 - FY 2002 Capital Fund Program 5 Year Action Plan. Component 7 located in Table Library, Pages 38-52.
 - Public Housing Drug Elimination Program (PHDEP) Plan
 - Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 - Other (List below, providing each attachment name)
 - * Resident Advisory Board Members, Attachment B, Page 68.
 - *Section 8 Capacity Statement, Attachment C, Page 69.
 - *Resident Membership of the PHA Governing Board, Attachment D, Page 70. *Five Year Plan Progress Statement, Attachment E, Page 71.
 - *Resident Assessment Sub-System follow up plan, Attachment F, Page 72.
 - *Voluntary Conversion Required Initial Assessments, Attachment G, Page 73.
 - *Annual Statement/Performance and Evaluation Report, PA2600470899. (Submitted as Attachment File pa004a03)
 - *Annual Statement/Performance and Evaluation Report, Capital Fund PA2600450100. (Submitted as Attachment File pa004b03)
 - *Annual Statement/Performance and Evaluation Report, Capital Fund PA2600450101. (Submitted as Attachment File pa004c03)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<input checked="" type="checkbox"/>	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<input checked="" type="checkbox"/>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	response to any findings	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	6169	4	3	3	3	4	3
Income >30% but <=50% of AMI	5679	3	3	3	3	4	3
Income >50% but <80% of AMI	9310	3	3	3	3	4	3
Elderly	4474	2	2	2	2	2	2
Families with Disabilities							
Caucasian	34901	3	3	3	3	3	3
African American	2128	3	3	3	3	3	3
Hispanic	5107	3	3	3	3	3	3
American Indian Asian & Other	426	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year 07/01/2000-06/30/2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	1347		
Extremely low income <=30% AMI	1028	.763	
Very low income (>30% but <=50% AMI)	315	.234	
Low income (>50% but <80% AMI)	4	.003	
Families with children	923	.685	
Elderly families	86	.064	
Families with Disabilities	338	.251	
Caucasian	278	.206	
African American	146	.108	
American Indian Asian & Other	10	.007	
Hispanic	913	.679	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	421	.313	71

Housing Needs of Families on the Waiting List			
2 BR	466	.346	51
3 BR	366	.272	46
4 BR	73	.054	10
5 BR	21	.015	2
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 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	1662		
Extremely low income <=30% AMI	1259	.758	
Very low income (>30% but <=50% AMI)	351	.211	
Low income (>50% but <80% AMI)	52	.031	
Families with children	1060	.638	
Elderly families	175	.105	
Families with Disabilities	427	.257	
Caucasian	406	.244	
African American	199	.120	
Hispanic	1045	.629	
American Indian Asian & Other	12	.007	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	719	.433	103
2 BR	562	.339	103
3 BR	329	.198	65
4 BR	42	.025	14
5 BR	9	.005	7
5+ BR	1		

Housing Needs of Families on the Waiting List

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	3,266,659	
b) Public Housing Capital Fund	3,100,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,811,957	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Moderate Rehab Program	95,871	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	3,773,651	
4. Other income (list below)		
Legal fees/Maint Charges/Late Fees	185,733	
General Fund Interest	239,010	
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	15,472,881	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: Upon Initial Application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Other: Credit Check
- Housekeeping

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

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

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

(2) Waiting List Organization

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

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

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

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

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

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

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

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: Need for accessibility features.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Spouse or Child Abuse, and Referral from Social Service Agency

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- 1 Spouse or child abuse and referral from Social Service Agency
- 1 Adult graduates/participants in job training program

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Previous landlords name and address
- Current landlords name and address

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:
Up to 120 days if deemed necessary.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Other preference(s) (list below)
Spouse or child abuse and referral from Social Service Agency.

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

- 1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

- a. Use of discretionary policies: (select one)

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

---or---

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

- b. Minimum Rent

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

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

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

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

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
 If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
 If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

(select all that apply)

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.79 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7.9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (07/2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	201,840
3	1408 Management Improvements	30,000
	1410 Administration	200,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	125,000
8	1440 Site Acquisition	
9	1450 Site Improvement	738,150
10	1460 Dwelling Structures	1,793,010
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	12,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	3,100,000
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	

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

Development Number/Name HA- Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA4-1 Hanover Acres			
PA4-2 Riverview Terrace	<u>Dwelling Structures</u> 1)Cast iron radiation-expansion tanks-zone valves 2)Replace bath ceiling with structo glass	1460 1460 TOTAL	\$210,000 40,000 \$250,000
PA4-3 Gross Towers	<u>Dwelling Structures</u> 1)Office areas, carpet, paint, wall covering 2)Investigate, correct front office water seepage 3)Boiler isolation valves 4)Simplex smoke detectors 5)Install oxygen/defibrillator in public area	1460 1460 1460 1460 1460 TOTAL	\$107,000 75,000 28,000 25,000 4,000 \$239,000
PA4-4 Cumberland Gardens	<u>Site Improvements</u> 1)Long St. retaining wall w/fence (concrete) 2)Erosion control (lower 3 sections) <u>Dwelling Structures</u> 1)Roof flange replacement	1450 1450 1460 TOTAL	\$165,000 220,000 15,000 \$400,000
PA4-5E 700 Building	<u>Site Improvements</u> 1)Replace 7 outdoor benches <u>Dwelling Structures</u> 1)Re-key all units (lever) Falcon 2)Clean, upgrade kitchen/bath vents 3)Construct new Laundry room (relocate) 4)Repair spalling pre-cast building sections 5)Replace existing switchboard-electrical distribution 6)Install oxygen/defibrillator in public area	1450 1460 1460 1460 1460 1460 1460 TOTAL	\$15,000 25,000 77,400 50,000 25,000 149,000 4,000 \$345,400
PA4-5F Little Lehigh	<u>Site Improvements</u> 1)Anti graffiti paint retaining wall/building	1450	\$10,000

	2)Trim trees along retaining walls	1450	8,000
	3)Striping lots (3)	1450	4,000
	4)Replace water curb boxes/security locks, bolts	1450	40,000
	<u>Dwelling Structures</u>		
	1)Replace laundry room walls in 1 BR units	1460	13,000
		TOTAL	\$75,000
PA4-7 Towers East	<u>Dwelling Structures</u>		
	1)Clean, upgrade kitchen/bath ventilation	1460	\$25,000
	2)Carpet hallway (Flotex)	1460	63,000
	3)Replace elevator alcove VCT	1460	10,000
	4)Replace domestic hot water heaters (redesign)	1460	50,000
	5)Renovate 1 st floor restrooms	1460	1,800
	6)Install oxygen/defibrillator in public area	1460	4,000
	7)Correct roof elevations for better drainage	1460	20,000
	<u>Non Dwelling Equipment</u>		
	1)Replace stackable/folding chairs in community room	1475	12,000
		TOTAL	\$185,800
PA4-8 Walnut Manor	<u>Site Improvements</u>		
	1)Concrete surface access to dumpster enclosure	1450	\$6,000
	2)Re-landscape courtyard	1450	40,000
	<u>Dwelling Structures</u>		
	1)Replace maintenance shop doors	1460	9,000
	2)New AC units, lobby, community room	1460	18,000
	3)Wallpaper elevator alcoves on all floors	1460	11,200
	4)Upgrade hallway ventilation (ac) and heat controls	1460	88,000
	5)Flooring elevator alcoves/cars	1460	10,000
	6)Install oxygen/defibrillator in public areas	1460	4,000
		TOTAL	\$186,200
PA4-9 Central Park	<u>Dwelling Structures</u>		
	1)Upgrade hallway ventilation (ac) hallway heat control, s/s rooftop vent	1460	\$60,000
	2)Replace stair tower doors (floors 1-5) & corridor doors (1 st floor)	1460	24,600
	3)Paint/stain unit doors	1460	4,750
	4)Re-key lever handles	1460	15,000
	5)Install oxygen/defibrillator in public area	1460	4,000
		TOTAL	\$108,350
PA4-011	<u>Site Improvements</u>		

Scattered Sites	1)Replace parking lots: 516 Gordon St. 810 Walnut St, 726 Walnut St.	1450	\$15,000	
	2)Replace all fence – all units	1450	19,000	
	<u>Dwelling Structures</u>			
	1)Move electric house panel: 729-731 Walnut St.	1460	2,000	
	2)Repair fire escapes: 412 N. 7 th St. 810 Walnut St.	1460	51,000	
	3)Replace furnaces: 403 N. 6 th St. 404 N. Fair St. 412 N. 7 th St. 810 Walnut St. 516 Gordon St.	1460	32,000	
		TOTAL	\$119,000	
	PA4-012 Scattered Sites	<u>Site Improvements</u>		
	1)Rebuild parking lot 4 th & Market Sts.	1450	\$33,000	
	2)Replace fence 4 th & Market Sts.	1450	6,500	
3)Landscape grounds Albert & Wyoming Sts.	1450	20,000		
	<u>Dwelling Structures</u>			
	1)Replace roofs, gutters, trim all	1460	50,000	
	2)Replace entrance doors/locks Albert & Wyoming Sts.	1460	4,000	
	TOTAL		\$113,500	
PA4-014 Scattered Sites	<u>Site Improvements</u>			
1)Replace fencing all units	1450	\$46,500		
2)Replace house sewer line to street 228 Ridge St.	1450	6,000		
3)Install new parking area 527 Penn St. 615 Penn St.	1450	9,000		
4)Replace parking lots: 421 E. Court St. 423 Allen St. 145-9 Linden St. 228 Liberty St. 1950 Chew St. 237 N. 7 th St.	1450	19,500		
5.New parking lot 101 N. 3 rd St.	1450	24,000		
	<u>Dwelling Structures</u>			

	1)Rebuild fire escape 228 Ridge St. 9 th & Gordon Sts.	1460	43,500
	2)Replace boilers – various sites 129 S. 5 th St. (3) 101 N. 3 rd St. (1) 237-9 N. 7 th St. (1) 423 Allen St. (2) 615 Penn St. (2) 734 ½ Cedar St. (1) 1950 Chew St.. (2) 183 Gordon St. (1) 145-9 Linden St. (1) 527 N. Penn St. (1) 228 Ridge St. (1) 1204 ½ Union (1) 458 Jordan St. (3)	1460	89,500
	3)Cast iron radiation – all units except 145-9 Linden St.	1460	36,360
	4)Replace porch-228 Ridge St.	1460	7,000
	5)Stucco rear 237-9 N. 7 th St.	1460	15,000
	6)Rebuild porches 615 Penn St. (concrete)	1460	6,000
	7)Front stair case-129 S. 5 th St.	1460	8,500
	8)Paint exterior – all units	1460	53,500
	9)Replace rear porch-concrete-rebuild railing-729 Greenleaf St.	1460	9,500
	10)Rebuild fire escape 237 N. 7 th St	1460	16,000
		TOTAL	\$389,860
PA4-016 Scattered Sites	<u>Site Improvements</u>		
	1)Replace fences all sites	1450	\$31,650
	<u>Dwelling Structures</u>		
	1)Replace boilers – 9 sites 910 N. 6 th St. 916 N. 6 th St. 413 Allen St. 421 E. Court St. 432 N. Front St. 618 ½ N. Front St. 643 N. Front St. 313 ½ N. Jordan St. 174 Gordon St.	1460	42,500
	2)Install cast iron radiation – all units	1460	35,900
	3)Replace parking lots: 643 N. Front St. 413 Allen St. 421 E. Court St.	1460	15,000
	4)New electric service	1460	2,000

	916 N. 6 th St.		
	5)New entrance doors, replace rear siding	1460	4,000
	916 N. 6 th St.		
		TOTAL	\$131,050
	TOTAL FOR WORK ITEMS		\$ 2,543,160
PHA Wide	Drug Elimination	1406	
	PA4-1 Hanover Acres		\$93,240
	PA4-2 Riverview Terrace		28,700
	PA4-4 Cumberland Gardens		57,900
	PA4-5F Little Lehigh		22,000
		TOTAL	\$201,840
	Management Improvements	1408	30,000
	Administration	1410	200,000
	A & E Fees	1430	125,000
	GRAND TOTAL		\$ 3,100,000
	MEMO – 1410 Administration percentage of		
	Salary & Benefits		
	Exec. Director	10	
	Dep. Director	5	
	Comptroller	10	
	Purchasing Agent	5	
	Accountant	5	
	Accountant Asst.	5	
	Building Construction Coordinator	100	
	Building Construction Inspector	100	
	Clerk Typist I	100	
	Exec. Secretary	5	

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA4-1	03-04	09-05
PA4-2	03-04	09-05
PA4-3	03-04	09-05
PA4-4	03-04	09-05
PA4-5E	03-04	09-05
PA4-5F	03-04	09-05
PA4-6	03-04	09-05
PA4-7	03-04	09-05
PA4-8	03-04	09-05
PA4-9	03-04	09-05
PA4-011	03-04	09-05
PA4-012	03-04	09-05
PA4-014	03-04	09-05
PA4-016	03-04	09-05
AHASC	03-04	09-05

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-1	Hanover Acres			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Install all new kitchen base cabinets, Corian, tops, sinks, faucets			\$ 515,000	2003
2)Laundry pans with walls			175,000	2003
3)Replace fences 2500 row, 2800-3200 rows, 1600-1800 rows, 10' high SS40, 20' sections			52,000	2003
4)Install sewer line cleanouts on outside of building for units with crawl spaces				
5)Clean out crawl spaces			28,000	2003
6)Install lighting in crawl spaces			4,000	2003
6)Fire suppression equipment at stoves in DU's			10,000	2003
5 YR SUB TOTAL			115,000	2003
			\$ 899,000	
1)Refurbish ball field/fence in area				
2)Add parking lot (2400-2500 rows)			\$ 27,000	2004
3)Replace interior unit stairways			30,000	2004
4)Create storage area in coal bins			65,000	2004
5)Change interior window trim			45,000	2004
6)Add porch roofs (front & rear)			169,000	2004
7)Structco-glass ceiling over tubs			218,000	2004
8)Replace entrance doors/frames/locks			30,000	2004
5 YR SUB TOTAL			449,000	2004
			\$ 1,033,000	
1)New playground				
2)Parking lot behind 800 row			\$ 50,000	2005
3)Install new step flashing, roof vents			21,000	2005
4)Storage buildings by Boys' Club			64,000	2005
5YR SUB TOTAL			75,000	2005
			\$ 210,000	
1)Replace radiation/convectors				
2)Replace windows with thermopane			\$ 550,000	2006

5 YR SUB TOTAL	750,000 \$ 1,300,000	2006
Total estimated cost over next 5 years	\$ 3,442,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-2	Riverview Terrace			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace entrance doors/frames/locks			\$ 145,000	2003
2)Replace kitchen ceilings			52,000	2003
3)Replace storm doors			58,000	2003
4)Fire suppression equipment at stoves in DU's'			35,000	2003
5YR SUB TOTAL			\$ 290,000	
1)Replace boilers 200, 400, 600, 800 rows			\$ 75,000	2004
2)Parking lot 200 row			15,000	2004
3)Parking lot/retaining wall 800 row			48,000	2004
5 YR SUB TOTAL			\$ 138,000	
1)Replace tub overflows			\$ 10,000	2005
5 YR SUB TOTAL			\$ 10,000	
1)Playground/basketball court			\$ 50,000	2006
2)Replace interior doors/frames/locks, solid panel pine, painted			118,000	2006
5 YR SUB TOTAL			\$ 168,000	
TOTAL ESTIMATED COST OVER NEST 5 YEARS			\$ 606,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-3	Gross Towers		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1) Bar code inventory control system office computer network		\$ 75,000	2003
2) Document management system-Admin office computer network		125,000	2003
3) Fire suppression equipment at stoves in DU's		33,000	2003
4) Parking lot extension		97,000	2003
5) Computer system support staff and upgrades		50,000	
5YR SUB TOTAL		\$ 380,000	
1) Add dampers to office AC (central)		\$ 3,000	2004
2) IT hardware modernization		25,000	2004
3) Computer system support staff and upgrades		50,000	2004
5YR SUB TOTAL		\$ 78,000	
1) Upgrade heat controls (147 DU)			
2) New phone system, satellite offices		\$ 73,000	2005
3) IT hardware modernization		60,000	2005
		25,000	2005
5 YR SUB TOTAL		\$ 158,000	
1) Upgrade hallway lights			
2) Upgrade stair tower lights		\$ 33,000	2006
		15,000	2006
5 YR SUB TOTAL		\$ 48,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 664,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-4	Cumberland Gardens			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace fence 400 row			\$ 22,000	2003
2)Install water valve boxes w/security bolts			88,000	2003
3)Fire suppression equipment at stoves in DU's			72,000	2003
5 YR SUB TOTAL			\$ 182,000	
1)Enlarge dumpster pads			\$ 15,000	2004
2)Quarter round molding (1 st floor)			40,000	2004
3)Replace kitchen countertops/cabinets, sink faucets, et al w/Corian			338,000	2004
4)Trim, caulk windows			150,000	2004
5)Replace refrigerators			80,000	2004
5YR SUB TOTAL			\$ 623,000	
1)Additional landscaping			\$ 25,000	2005
2)Central playground pad1			40,000	2005
3)Tot lot (2)			40,000	2005
4)Dropped staircase ceilings			60,000	2005
5)Replace water heaters			80,000	2005
6)Replace stoves			70,000	2005
7)Re-design 504 units (accessibility)			350,000	2005
8)Comm. Bldg. new curtain divider			10,000	2005
9)Comm. Bldg. new storage bins			5,000	2005
10)Comm. Bldg. additional storage space			15,000	2005
11)New entrance doors/frames/locks			465,000	2005
5 YR SUB TOTAL			\$ 1,160,000	
1)Re-wire units, new house panels			\$ 700,000	2006
2)Replace water lines to outside valve			500,000	2006
5YR SUB TOTAL			\$ 1,200,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 3,165,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-5E	700 Building		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace kitchen cabinets, countertops, sink faucets, shut-off valves		\$ 365,000	2003
2)Fire suppression equipment at stoves in DU's		30,000	2003
5 YR SUB TOTAL		\$ 395,000	
1)Add game room storage		\$ 2,000	2004
5YR SUB TOTAL		\$ 2,000	
1)Replace cold water booster pumps		\$ 20,000	2005
2)Upgrade stair tower lights		5,000	2005
5 YR SUB TOTAL		\$ 25,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 422,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-5F	Little Lehigh		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace original parking lot		\$ 55,000	2003
2)Install parking lot speed bumps		2,000	2003
3)Replace entrance doors/frames/locks		95,000	2003
4)Fire suppression equipment at stoves in DU's		27,000	2003
5 YR SUB TOTAL		\$ 179,000	
1)Separate kitchen & bath stack vents between adjoining 2 BR units		\$ 36,000	2004
2)Add landscaping		40,000	2004
3)Add tot lot		18,000	2004
4)Add parking lot		25,000	2004
5)Refinish stairs		50,000	2004
6)Unit doorbells		11,000	2004
7)Install playground pads		18,000	2004
5 YR SUB TOTAL		\$ 198,000	
1)Drop staircase ceiling area		23,000	2005
2)Replace damaged drywall in selected dwelling units		25,000	2005
5 YR SUB TOTAL		\$ 48,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 425,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-6	H.,A. Community Building			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Room dividers			\$ 15,000	2004
5 YR SUB TOTAL			\$ 15,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 15,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-7	Towers East			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1) Replace kitchen & bath VCT floors			\$ 85,000	2003
2) Replace store front windows (Comm. sitting room)			6,000	2003
3) Replace domestic water booster pumps			35,000	2003
4) Replace heat distribution pumps			33,000	2003
5) Fire suppression equipment at stoves in DU's			30,000	2003
5 YR SUB TOTAL			\$ 189,000	
1) Replace closet doors			\$ 75,000	2004
2) Replace stairwell lighting			10,000	2004
3) Paint exterior Omegaply panels			20,000	2004
4) Replace heat supply/return shut-off chase valves			8,000	2004
5YR SUB TOTAL			\$ 113,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 302,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-8	Walnut Manor			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Upgrade entrance door to building (new type)			\$ 15,000	2003
2)Replace apartment vent system covers on exterior of building			30,000	2003
3)Fire suppression equipment at stoves in DU's			35,000	2003
5YR SUB TOTAL			\$ 80,000	
1)Upgrade thermostatic controls			\$ 45,000	2004
2)Upgrade transformer/distribution			70,000	2004
3)Replace boilers (2)			90,000	2004
5 YR SUB TOTAL			\$ 205,000	
1)Install new power louvers in boiler room			\$ 10,000	2005
2)Replace porch railings			90,000	2005
3)Replace apt doors/frames/peepholes			82,000	2005
4)Replace Community Room Cabinets			5,000	2005
5)Replace Craft Rm. Cabinets			3,000	2005
6)Replace stair tower lights			6,000	2005
5 YR SUB TOTAL			\$ 196,000	
1)Upgrade sidewalk lighting along parking lot			\$ 7,000	2006
2)Install lighted flag pole and building name and address sign			\$ 10,000	2006
3)Telephone entry system at Walnut St. door			\$ 5,000	2006
4)Additional grab handles in the tub surround			\$ 75,000	2006
5)Power door openers for public bathrooms on first floor			\$ 3,000	2006
6)Expand laundry room facilities			\$ 6,000	2006
5 YR SUB TOTAL			\$ 106,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 587,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4—9	Central Park		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace dwelling unit VCT		\$ 125,000	2003
2)Replace common area VCT		15,000	2003
3)Replace oil fired water heaters		12,000	2003
4)Fire suppression equipment at stoves in DU's		16,000	2003
5)upgrade unit ventilation (K,B)		50,000	2003
5 YR SUB TOTAL		\$ 218,000	
1)Replace kitchen/countertops		\$ 113,000	2004
2)Replace cold domestic booster pump station		17,000	2004
5 YR SUB TOTAL		\$ 130,000	
1)Replace hallway carpet (Flotex)		\$ 36,000	2005
2)Replace hot water circulating line		15,000	2005
3)Emergency generator enclosure		50,000	2005
4)Replace stair tower lights		4,000	2005
5)Replace dining room lights		14,000	2005
5 YR SUB TOTAL		\$ 119,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 467,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-011	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1) 726 Walnut St. – windows			\$ 16,000	2003
2) 516 Gordon St. – kitchen			5,000	2003
3) 810 Walnut St. – hallways (paint/structo glass)			2,000	2003
4) 729-31 Walnut St. – separate sewer lines			13,000	2003
5) Replace exterior doors – all DUs			19,000	2003
6) Replace dropped ceilings – all DUs			40,000	2003
7) Fire suppression equipment at stoves in DU's			5,000	2003
5YR SUB TOTAL			\$ 100,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 100,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-012	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1) Replace boilers at all 3 sites			\$ 42,000	2003
2) Fire suppression equipment at stoves in DU's			10,000	2003
5YR SUB TOTAL			\$ 52,000	
1) Replace kitchen cabinets, countertops, sinks et all (38 DU's)			\$ 36,000	2004
2) Restroom near laundry room all 3 sites			60,000	2004
5 YR SUB TOTAL			\$ 96,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			\$ 148,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-014	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Paint/repair exterior at 129 S. 5 th St.		\$ 9,000	2002
2)Fire suppression equipment at stoves in DU's		19,000	2002
5 YR SUB TOTAL		\$ 28,000	
1)Replace heat cabinet w/cast iron radiation all units except 145-9 Linden		\$ 36,000	2003
2)Replace dropped ceilings all units		115,000	2003
5 YR SUB TOTAL			
		\$ 151,000	
1)Hallway paint/structo glass at 237-9 N. 7 th St.		\$ 5,000	2004
2)Replace entrance doors – 837-9 N. 7 th St.		6,000	2004
3)Replace tub surrounds – all units		100,000	2004
4)Replace entrance doors – all units		41,000	2004
5)Replace porch – 1950 Chew St.		11,000	2004
5 YR SUB TOTAL			
		\$ 163,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS			
		\$ 342,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-016	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace entrance doors – all units		\$ 14,000	2004
2)Replace bathroom – 28 S. Howard St.		3,000	2004
3)Replace parking lot – 643 N. Front St.		3,000	2004
4)Install retaining wall/parking lot – 413 Allen St.		8,000	2004
5)Install parking lot – 421 E. Court St.		4,000	2004
6)Fire suppression equipment at stoves in DU's		5,000	2004
5 YR SUB TOTAL		\$ 37,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 37,000	

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Hanover Acres and Riverview Terrace.

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Planning stages for the redevelopment of the Hanover Acres and Riverview Terrace Public Housing locations. These are the two oldest housing sites the Allentown Housing Authority operates, dating back to the late 1930's to early 1940's.

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Conventional Housing, Substantial Rehabilitation, Scattered Site 1b. Development (project) number: PA26-004-011, 178 Oak Street, Allentown, PA
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> This property is under review by The City of Allentown PA and may be included as a part of their future redevelopment plans.
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> Planned application following further direction and information from the governmental body of The City of Allentown.
4. Date application approved, submitted, or planned for submission: Unknown as of the filing of the FFY 2002 Annual Plan.
5. Number of units affected: One (1) two bedroom house
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD, reference #3 above. b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)

5. If approved, will this designation constitute a (select one)

- New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected:

7. Coverage of action (select one)

- Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
	<input type="checkbox"/> Assessment underway
	<input type="checkbox"/> Assessment results submitted to HUD
	<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)
	<input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
	<input type="checkbox"/> Conversion Plan in development
	<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)
	<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(DD/MM/YYYY)
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- Yes No: Policies on file at the Administrative Offices.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

The focus of input was centered on work suggestions for inclusion into the new Annual Capital Fund program, or the revised Capital Fund plans for years 2-5. Some suggestions were as follows;

>Upgrade landscapes of selected building sites into a passive park settings for the tenants.

>Install lighted flag poles at various housing sites.

>Upgrade kitchen and bathroom exhaust fans.

>Renovate laundry room facilities.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below: Suggestions shown in A#2 were added to the Capital Fund Program.

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: The City of Allentown Pennsylvania

The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

19. Definition of “Substantial Deviation” and “Significant Amendment and Modification”(903.7,r.)

SUBSTANTIAL DEVIATION OR SIGNIFICANT AMENDMENT OR MODIFICATION SHALL BE CONSIDERED A DISCRETIONARY CHANGE TO THE ANNUAL PLAN AND POLICIES OF THE ALLENTOWN HOUSING AUTHORITY THAT HAVE PREVIOUSLY MET THE FULL PUBLIC PROCESS AND RESIDENT ADVISORY BOARD REQUIREMENTS. THIS DISCRETIONARY CHANGE WOULD ALTER THE FUNDAMENTAL NATURE OF THE AGENCY MISSION, GOALS, OBJECTIVES, OR PLANS AND THEREBY REQUIRE APPROVAL BY THE BOARD OF COMMISSIONERS. THE IMPLEMENTATION OF A HUD REGULATORY REQUIREMENT SHALL NOT BE CONSIDERED TO BE A SIGNIFICANT AMENDMENT.

Attachments

Attachment A

Admissions Policy for Deconcentration

It is Allentown Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end we will skip families on the waiting list to reach other families with a lower or higher income. we will accomplish this in a uniform and non-discriminating manner.

The Allentown 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 toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the 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 deconcentration incentives to implement.

DECONCENTRATION INCENTIVES

The Allentown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

This attachment is extracted from page 18, Section E of the Allentown Housing Authority "Admissions and Occupancy" policy.

Attachment B
Resident Advisory Board Members

- | | |
|---|--|
| 1. Hanover Acres/Riverview
Ms. Elizabeth Maldonado | 6. Central Park
Ms. Catherine Marushak |
| 2. Cumberland Gardens
Ms. Migdalia Rodriguez | 7. Section 8
Ms. Suzanne Floyd |
| 3. Little Lehigh
Ms. Ruth Arocho | 8. Gross Towers/Towers East
Ms. Ruth Thomas |
| 4. 700 Building
Ms. Beatrice Chiorra | 9. Scattered Sites
Ms. Maria Santana |
| 5. Walnut Manor
Mr. Robert Hall | 10. 012 Sites
Ms. Judith Stevens |

Attachment C
Section 8 Home Owner Capacity Statement

In compliance with the Section 8 Homeownership Program, as provided at 982.625, the Allentown Housing Authority will meet capacity by using the following regulation.

Establish a minimum homeowner downpayment requirement of at least 3 percent and require that at least 1 percent of the downpayment will come from the applicant family's resources.

Attachment D

Resident Membership of the PHA Governing Board

**Ms. Jeanne Haney
Walnut Manor, 1519 Walnut St.
Allentown, Pa**

Attachment E
Five Year Progress Statement

The Allentown Housing Authority has met goals established in the 5-Year Plan in the following ways;

- 1. Have continued to maintain HUD's High Performer Status rating.**
- 2. Continue to meet federal economic guidelines for new tenants.**
- 3. Maintain low vacancy rates through efficient operational procedures.**
- 4. Have started the initial planning process of a voucher home ownership program.**
- 5. Have continued to operate programs funded by the Public Housing Drug Elimination Program for the benefit of the housing communities.**

ATTACHMENT F
REQUIRED FOLLOWUP PLAN TO THE SAFETY FACTOR OF THE RESIDENT
ASSESSMENT SUB-SYSTEM (RASS).

THE ALLENTOWN HOUSING AUTHORITY COMMISSIONERS APPROVED RESOLUTION 1922 WHEREBY THE AUTHORITY HAS ENTERED INTO A THREE YEAR CONTRACT WITH THE CITY OF ALLENTOWN, WHEREBY AN ADDITIONAL SIX POLICE OFFICERS WILL BE ADDED TO THE CURRENT FORCE. THE COSTS OF THESE NEW OFFICERS WILL BE PAID BY THE ALLENTOWN HOUSING AUTHORITY. THE OFFICERS WILL DEVELOP AND PARTICIPATE IN A COMMUNITY POLICING PROGRAM WITHIN THE PUBLIC HOUSING DEVELOPMENTS THEREBY BENEFITING THE RESIDENTS OF THE ALLENTOWN HOUSING AUTHORITY AND THE COMMUNITY AT LARGE. THIS NEW CONTRACT WILL BE A SUPPLEMENT TO THE POLICE SERVICES CURRENTLY PROVIDED TO HOUSING AUTHORITY RESIDENTS WITHIN THE CITY.

ATTACHMENT G

COMPONENT 10 (B) VOLUNTARY CONVERSION INITIAL ASSESSMENTS

- a. **How many of the PHA's developments are subject to the Required Initial Assessments?**

THIRTEEN (13)

- b. **How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?**

NONE

- c. **How many Assessments were conducted for the PHA's covered developments?**

THIRTEEN (13)

- d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

NONE

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Optional Public Housing Asset Management Table

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

Public Housing Asset Management

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

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

PHA Name: ALLENTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No.: PA026 P004-501 01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-2	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-3	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-4	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-5E	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-5F	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-7	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-8	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-9	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-WIDE	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-11	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-12	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-14	03/01/02	06/01/03		03/01/03	06/01/04		
PA 4-16	03/01/02	06/01/03		03/01/03	06/01/04		

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule (Continuation)**

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P004-501 01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
#REF!	#REF!							
#REF!	#REF!							
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**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name: ALLENTOWN HOUSING AUTHORITY					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 06/23/05	Work Statement for Year 2 FFY Grant: 06/24/05 PHA FY:	Work Statement for Year 3 FFY Grant: 06/25/05 PHA FY:	Work Statement for Year 4 FFY Grant: 06/26/05 PHA FY:	Work Statement for Year 5 FFY Grant: 06/27/05 PHA FY:
XX Y-01, Anywhere Homes	Annual Statement	\$0	\$0	\$0	\$0
XX Y-02, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-03, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-04, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-05, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-06, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-07, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-08, Anywhere Homes		\$0	\$0	\$0	\$0
HA-Wide Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Contingency @ X%	\$0	\$0	\$0	\$0	
Total CFP Funds (Est.)		\$0	\$0	\$0	\$0
Total Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

**Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)**

HA Name:						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
ALLENTOWN HOUSING AUTHORITY						
Development Number/Name/HA-Wide	Year 1 06/23/05	Work Statement for Year 2 FFY Grant: 06/24/05 PHA FY:	Work Statement for Year 3 FFY Grant: 06/25/05 PHA FY:	Work Statement for Year 4 FFY Grant: 06/26/05 PHA FY:	Work Statement for Year 5 FFY Grant: 06/27/05 PHA FY:	
XX Y-09, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-10, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-11, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-12, Anywhere Homes	See	\$0	\$0	\$0	\$0	
XX Y-13, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-14, Anywhere Homes	Annual	\$0	\$0	\$0	\$0	
XX Y-15, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-16, Anywhere Homes	Statement	\$0	\$0	\$0	\$0	
XX Y-17, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-18, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-19, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-20, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-21, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-22, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-23, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-24, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-25, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-26, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-27, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-28, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-29, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-30, Anywhere Homes		\$0	\$0	\$0	\$0	

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

Activities for Year 1 06/23/05	Activities for Year 2 FFY Grant: 06/24/05 PHA FY:			Activities for Year 3 FFY Grant: 06/25/05 PHA FY:		
	Development Name/Number	Major Work Categories	Estimate	Development Name/Number	Major Work Categories	Estimate
See Annual Statement	XX Y-01, Anywhere Homes	Site:		XX Y-01, Anywhere Homes	Site:	
		None	\$0	None	None	\$0
			-			-
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical:		Mechanical and Electrical:		
		None	\$0	None	None	\$0
			-			-
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior:		Building Exterior:		
		None	\$0	None	None	\$0
			-			-
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units:		Dwelling Units:		
		None	\$0	None	None	\$0
	-			-		
Total DUs:	\$0	Total DUs:	\$0			
Dwelling Equipment:		Dwelling Equipment:				
None	\$0	None	None	\$0		
	-			-		
Total D.E.:	\$0	Total D.E.:	\$0			
Interior Common Areas:		Interior Common Areas:				
None	\$0	None	None	\$0		
	-			-		
Total ICAs:	\$0	Total ICAs:	\$0			
Site-Wide Facilities:		Site-Wide Facilities:				
None	\$0	None	None	\$0		
	-			-		
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment:		Nondwelling Equipment:				
None	\$0	None	None	\$0		
	-			-		
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0	

Annual Statement /Performance and Evaluation Report

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

PHA Name: <p style="text-align: center; color: blue;">ALLENTOWN HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No. PA026 P004-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: right;">2001</p>
---	--	---

- | | | |
|--|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (revision no:) |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: | December 31, 2001 | <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	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	200,000.00		200,000.00	0.00
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	125,000.00		60,400.00	0.00
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	451,350.00			0.00
10	1460 Dwelling Structures	2,368,226.00			0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	1,800.00			0.00
13	1475 Nondwelling Equipment	18,000.00			0.00
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Cost	0.00			
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
20	Amount of Annual Grant: (sum of lines 2-20)	3,164,376.00		60,400.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Compliance	0.00			
23	Amount of line 20 Related to Security -- Soft Costs	0.00			
24	Amount of line 20 Related to Security -- Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	0.00			

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 4-1 Hanover Acres TOTAL	Site Improvements							
	1. Water valve locks & security bolts	1450		60,000.00				
				60,000.00				
PA 4-2 Riverview Terrace	Site Improvements							
	1. Repair concrete sidewalks, steps	1450		98,000.00				
	2. Paint retaining walls (anti-graffiti)	1450		25,000.00				
	3. Water valve locks & security bolts	1450		20,000.00				
	Dwelling Structure							
	1. Replace 4 boiler room doors/frames locks (original boiler rooms)	1460		4,800.00				
TOTAL				147,800.00				
PA 4-3 Gross Towers	Dwelling Structure							
	1. Trash compactor	1460		19,000.00				
	2. Air curtain (heated)	1460		8,000.00				
	3. Emergency outlets in hallway	1460		2,400.00				
	4. Replace tw a/c heat pumps w/ controls	1460		48,000.00				
	5. Replace hallway carpet (2-8) Flotex	1460		115,000.00				
	6. Install exhaust fan in trash room	1460		2,500.00				
7. Install floor drain in trash room	1460		2,000.00					
	Non-Dwelling Structure							
	1. Autodoor refrigeration room (cafeteria)	1470		1,800.00				
	Non-Dwelling Equipment							
	1. Xerox printer/plotter & 2 blueprint storage drawers	1475		18,000.00				
TOTAL				216,700.00				

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-4 Cumberland Gardens	Site Improvements							
	1. Erosion Control	1450		40,000.00				
	2. Stripe parking lot	1450		8,000.00				
	3. Clean fence line vegetation	1450		7,500.00				
	4. Add storm drains	1450		139,850.00				
	Dwelling Structures							
	1. Interior doors/frames/locksets solid panel/pine painted	1460		325,000.00				
2. Replace electrical meter bases	1460		128,650.00					
TOTAL				649,000.00				
PA 4-5E 700 Building	Dwelling Structures							
	1. Replace roof w/.060 EPDM + 3' isocyanurate	1460		110,000.00				
	2. Refurbish entry porticio	1460		20,616.00				
	3. Replace 1st floor dropped ceiling	1460		12,500.00				
	4. Entry door air curtain (heated)	1460		16,000.00				
	5. Replace dumpster removal door	1460		4,000.00				
	6. Replace boiler powerflame guns	1460		30,000.00				
	7. Replace kitchen/bath VCT	1460		45,000.00				
	8. Add heat to bathrooms	1460		32,500.00				
	9. Add emergency pull cords(2 BR's)	1460		1,000.00				
	10. Install emergency outlets in hall	1460		3,250.00				
	11. Install emergency pull cords (trash, laundry)	1460		2,500.00				
	12. Add motorized louvers in boiler room	1460		10,000.00				
13. Replace heat circular pumps	1460		15,000.00					
TOTAL				302,366.00				

**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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5F 700 Building Little Lehigh	Site Improvements							
	1. Repair/replace concrete walks/steps	1450		26,000.00				
	2. Replace 5 bdrm unit sewer lines	1450		24,000.00				
	Dwelling Structures							
	1. Replace bathroom sinks	1460		30,000.00				
TOTAL	2. Replace toilets (loflow)	1460		40,000.00				
	3. Replace distribution panels & house panels	1460		118,560.00				
				238,560.00				
PA 4-7 Towers East	Dwelling Structures							
	1. Entry door air curtain	1460		8,000.00				
	2. Add bathroom heat	1460		32,250.00				
	3. Replace trash compactor	1460		19,000.00				
	4. Replace corridor ceilings, common areas	1460		20,000.00				
	5. Install emergency outlets in hallway	1460		4,350.00				
TOTAL				83,600.00				
PA 4-8 Walnut Manor	Dwelling Structures							
	1. Replace trash compactor	1460		19,000.00				
	2. Replace kitchen Countertops/cabinets: sinks, faucets	1460		420,000.00				
	3. Replace carpet in DU	1460		240,000.00				
	4. Entry door air curtains	1460		16,000.00				
	5. Replace hallway carpet w/Flotex	1460		130,000.00				
	6. Install emergency outlets in hallways	1460		3,000.00				
	7. Install emergency pull cords in trash & Laundry rooms	1460		4,000.00				
TOTAL				832,000.00				

Annual Statement /Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-9 Central Park	Site Improvements 1. Remove vegetation from fence line	1450		3,000.00				
	Dwelling Structures 1. Replace trash compactor	1460		19,000.00				
	2. Entry door air curtain	1460		8,000.00				
	3. Replace comm Rm. Cabinets	1460		3,750.00				
	4. Add emergency pull cords (laundry/trash rooms)	1460		4,000.00				
	5. Install emergency outlets in highways	1460		2,000.00				
	6. Replace dropped ceiling (common areas)	1460		22,000.00				
TOTAL				61,750.00				
PA 4-11 Scattered Sites	Dwelling Structures 1. Replace closet doors	1460		7,500.00				
	2. Paint exterior of all building/siding 412 N. 7th St.	1460		10,000.00				
	810 Walnut St.	1460						
TOTAL				17,500.00				
PA 4-12 Scattered Sites	Dwelling Structures 1. Replace entry doors/frames/locks at Godfrey & Page Streets	1460		4,000.00				
	2. Waterproof basement walls 636 Godfrey St.	1460		10,500.00				
	3. Waterproof basement walls Albert & Wyoming Streets	1460		10,500.00				
TOTAL				25,000.00				

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-14	<u>Dwelling Structures</u>							
Scatteredd	1. Replace closet doors	1460		25,000.00				
Sites	2. Paint, repair exterior 228 Ridge St.	1460		8,000.00				
	3. Paint wall covering (hallway) 101 N. 3rd street	1460		7,900.00				
	4. Paint/wall covering (hallway) 9th & Gordon Sts.	1460		6,200.00				
	5. Install cast iron radiation 145-9 Linden St.	1460		21,000.00				
	6. Paint stucco 145-9 Linden St.	1460		76,500.00				
	7. Replace exterior meters bases where required 9th & Gordon, 145-9 Linden	1460		52,000.00				
TOTAL				196,600.00				

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

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No PA026 P004-501 01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-16 Scattered Sites	<u>Dwelling Structures</u> 1. Replace closet doors	1460		8,500.00				
TOTAL				8,500.00				
PHA Wide	Operations	1406		0.00				
	Administration	1410		200,000.00		200,000.00		
	A&E Fees	1430		125,000.00		60,400.00		
TOTAL				325,000.00		260,400.00		
	TOTAL FOR ANNUAL STATEMENT			3,164,376.00		260,400.00		

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Annual Statement /Performance and Evaluation Report

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

PHA Name: <p style="text-align: center;">ALLENTOWN HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	December 31, 2001	<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	150,000.00		150,000.00	127,977.98
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00		125,000.00	39,933.14
8	1440 Site Acquisition				
9	1450 Site Improvement	284,143.00		284,143.00	141,981.00
10	1460 Dwelling Structures	2,269,664.00		2,119,408.61	828,746.07
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	15,500.00		15,500.00	
13	1475 Nondwelling Equipment	250,000.00		250,000.00	216,212.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	3,094,307.00		2,944,051.61	1,354,850.19
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 4-1 Hanover Acres	Site Improvements							
	1. Repair grading	1450	LS	25,000.00			32,711.00	
	2. Remove brush/trees at fence line	1450	LS	6,000.00				
	Dwelling Structures							
	1. Washer/Dryer/Vent hook-up	1460	322	80,500.00				
	2. Replace vanity tops	1460	322	94,800.00				
	3. Separate washer drain lines	1460	LS	60,000.00				
	Non-Dwelling Structures							
	1. HART Office upgrade AC system	1470	EA	12,000.00				
	2. HART Office install smoke det/security system	1470	EA	3,500.00				
TOTAL				281,800.00		281,800.00	32,711.00	
PA 4-2 Riverview Terrace	Site Improvements							
	1. Additional security lighting	1450	LS	12,000.00				
	Dwelling Structures							
	1. Replace lavatory sinks	1460	99	28,200.00				
	2. Replace kitchen cabinet drawer/door faces	1460	99	49,500.00				
TOTAL				89,700.00		89,444.61		
PA 4-3 Gross Towers	Non-Dwelling Equipment							
	1. Change pneumatic heat controls to electronic	1475	LS	15,364.00			22,738.00	
	2. Install power trash room doors (504)	1475	7	35,000.00		\$0.00	8,613.25	
TOTAL				50,364.00		50,364.00	31,351.25	
PA 4-4 Cumberland Gardens	Dwelling Structures							
	1. Replace lavy tops/faucets	1460	200	65,000.00				
	2. Replace toilets, bath floor, flanges	1460	200	85,000.00				
TOTAL				150,000.00		0.00		

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5E 700 Building	Site Improvements							
	1. Overhaul landscaping	1450	LS	10,000.00			10,355.00	
	2. Rebuild repave driveway areas	1450	LS	80,000.00			38,397.00	
	3. Repair sidewalk/curb	1450		0.00			2,217.00	
	Dwelling Structures							
	1. Replace residential unit shut off valves	1460	129	29,000.00			4,442.00	
	2. Replace closet doors	1460	129	60,000.00			17,320.00	
	3. Replace 1 st fl. Tw ac/heat	1460	LS	40,000.00				
	4. Install sprinkler system	1460	LS	350,000.00			95,265.72	
	5. Replace Comm. Rm. Ceiling	1460	LS	5,000.00				
	6. Replace tenant use area furniture	1460	LS	13,000.00			14,776.84	
	Non-Dwelling Equipment							
	1. Replace emergency generator	1475	LS	35,000.00			48,218.50	
TOTAL				622,000.00		622,000.00	230,992.06	
PA 4-5F Little Lehigh	Site Improvements							
	1. Replace wash poles	1450	76DU	50,000.00				
	Dwelling Structures							
	1. New attic access doors	1460	66DU	30,400.00				
	2. Replace rear doors	1460	42 DU	15,200.00				
	3. Change locksets on doors	1460	76DU	14,700.00				
	4. Replace living room lights & 5 bedroom laundry	1460	76 DU	9,500.00				
	5. New heat register grilles	1460	76DU	24,700.00			13,566.00	
	Non-Dwelling Equipment							
	1. Replace boilers K & G buildings	1475	LS	60,000.00				
TOTAL				204,500.00		204,500.00	13,566.00	
PA 4-7 Towers East	Dwelling Structures							
	1. Replace lavatory sinks & lights	1460	129 DU	51,600.00			51,376.16	
	2. Install power trash room doors/504	1460	13	40,000.00			14,220.26	
	3. Install sprinkler system	1460	LS	350,000.00				
	4. Upgrade fire alarm system	1460	LS	135,000.00			60,426.00	
	5. Replace tenant use area furniture	1460	LS	9,000.00				
Non-Dwelling Equipment								

(pa004b01)

	1. Replace emergency generator	1475	LS	35,000.00		48,418.50
TOTAL				620,600.00	620,600.00	174,440.92

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	Site Improvements							
	1. Landscaping	1450		0.00			46,754.00	
	2. Repair sidewalk/curb	1450		0.00			11,547.00	
	Dwelling Structures							
	1. Refurbish roof	1460	LS	35,000.00			41,680.00	
	2. Replace ttw/ac/heat in craft room	1460	EA	3,000.00				
	3. Replace ttw/ac/heat in billiard room	1460	EA	3,000.00				
	4. Upgrade emergency exit/maint. Exit area	1460	3	15,000.00				
	5. Install power trash room doors (504)	1460	8	26,000.00			9,734.66	
	6. Install sprinkler system	1460	LS	400,000.00			368,818.64	
	7. Replace heat circulation pumps	1460	LS	10,000.00				
	8. Replace tenant use area furniture	1460	LS	14,000.00				
	Non-Dwelling Equipment							
1. Replace emergency generator	1475	LS	35,000.00			48,418.50		
TOTAL				541,000.00		541,000.00	526,952.80	
PA 4-9 Central Park	Dwelling Structures							
	1. Replace kitchen lights	1460	71DU	10,650.00			9,162.74	
	2. Replace bathroom vanities	1460	71DU	21,300.00				
	3. Install power trash room doors (504)	1460	5	15,000.00			6,370.45	
	4. Replace tenant use area furniture	1460	LS	13,000.00				
Non-Dwelling Equipment								
1. Replace emergency generator	1475	LS	35,000.00			48,418.50		
TOTAL				94,950.00		94,950.00	63,951.69	
PA 4-011 Scattered Sites	Dwelling Structures							
	1. All-All-replace stoves	1460	14 DU	5,000.00			3,051.25	
TOTAL				5,000.00		5,000.00	3,051.25	
PA4-012 Scattered Sites	Site Improvements							
	1. Remove brush treesat fenceline 4/M	1450	LS	2,000.00				
(pa004b01)	Dwelling Structures							
	1. All-replace stoves	1460	38 DU	15,000.00			8,966.10	
	2. All-replace kitchen & bath floors	1460	38 DU	28,000.00				
	3. Albert & Wyoming St. Replace unit carpet	1460	16 DU	20,000.00				
	4. Godfrey & Page St. Replace unit carpet	1460	16 DU	20,000.00				
5. 4th & Market St.								

TOTAL	Replace unit carpet	1460	10 DU	10,143.00		95,143.00	8,966.10
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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			Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:			2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
PA 4-014 Scattered Sites	<u>Dwelling Structures</u>						
	1. All-replace refrigerators	1460	52DU	20,000.00			15,912.00
	2. All-All-Replace stoves	1460	52DU	18,000.00			11,979.00
	3. 729 Greenleaf St. Replace furnace	1460	1 DU	4,000.00			
TOTAL				42,000.00		42,000.00	27,891.00
PA4-016 Scattered Sites	<u>Dwelling Structures</u>						
	1. Interconnected smoke detectors	1460	2	8,750.00			
	2. 456 Jordan St. replace furnace	1460	1 DU	4,500.00			
	3. 228 Liberty St. replace kitchen cabinets/countertops	1460	1 DU	0.00			
	replace floors	1460	1 DU	5,000.00			73,065.00
TOTAL				22,250.00		22,250.00	73,065.00
TOTAL				2,819,307.00			

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

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No. PA026 P004-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA WIDE	Operations	1406		0.00				
	Administration	1410		150,000.00		150,000.00	127,977.98	
	A & E Fees	1430		125,000.00		125,000.00	39,933.14	
TOTAL				275,000.00		275,000.00	167,911.12	
				3,094,307.00		2,944,051.61	1,354,850.19	
	MEMO - 1410 - Administration percentage of Salary & Benefits:							
	Executive Director		10					
	Dep. Exec. Dir		5					
	Comptroller		10					
	Purchasing Agent		5					
	Accountant		5					
	Accountant Asst.		5					
	Building Const. Coord.		100					
	Building Const. Insp		100					
	Clerk Typist 1		100					
	Executive Secretary		5					

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: ALLENTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No.: PA026 P004-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-2	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-3	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-4	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-5E	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-5F	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-7	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-8	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-9	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-WIDE	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-11	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-12	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-14	09/01/01	06/01/02		09/01/02	06/01/03		
PA 4-16	09/01/01	06/01/02		09/01/02	06/01/03		

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule (Continuation)**

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P004-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
#REF!	#REF!							
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**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name: ALLENTOWN HOUSING AUTHORITY						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 06/22/05	Work Statement for Year 2 FFY Grant: 06/23/05 PHA FY:	Work Statement for Year 3 FFY Grant: 06/24/05 PHA FY:	Work Statement for Year 4 FFY Grant: 06/25/05 PHA FY:	Work Statement for Year 5 FFY Grant: 06/26/05 PHA FY:	
XX Y-01, Anywhere Homes	Annual Statement	\$0	\$0	\$0	\$0	
XX Y-02, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-03, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-04, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-05, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-06, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-07, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-08, Anywhere Homes		\$0	\$0	\$0	\$0	
HA-Wide Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Contingency @ X%	\$0	\$0	\$0	\$0		
Total CFP Funds (Est.)		\$0	\$0	\$0	\$0	
Total Replacement Housing Factor Funds		\$0	\$0	\$0	\$0	

**Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)**

HA Name:						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
ALLENTOWN HOUSING AUTHORITY						
Development Number/Name/HA-Wide	Year 1 06/22/05	Work Statement for Year 2 FFY Grant: 06/23/05 PHA FY:	Work Statement for Year 3 FFY Grant: 06/24/05 PHA FY:	Work Statement for Year 4 FFY Grant: 06/25/05 PHA FY:	Work Statement for Year 5 FFY Grant: 06/26/05 PHA FY:	
XX Y-09, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-10, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-11, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-12, Anywhere Homes	See	\$0	\$0	\$0	\$0	
XX Y-13, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-14, Anywhere Homes	Annual	\$0	\$0	\$0	\$0	
XX Y-15, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-16, Anywhere Homes	Statement	\$0	\$0	\$0	\$0	
XX Y-17, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-18, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-19, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-20, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-21, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-22, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-23, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-24, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-25, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-26, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-27, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-28, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-29, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-30, Anywhere Homes		\$0	\$0	\$0	\$0	

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

Activities for Year 1 06/22/05	Activities for Year 2 FFY Grant: 06/23/05 PHA FY:			Activities for Year 3 FFY Grant: 06/24/05 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated	Development Name/Number	Major Work Categories	Estimated
See Annual Statement	XX Y-01, Anywhere Homes	Site: None	\$0	XX Y-01, Anywhere Homes	Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: None	\$0		Building Exterior: None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
		Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0
		Total NDE:	\$0		Total NDE:	\$0
		Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Annual Statement /Performance and Evaluation Report

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

PHA Name: <p style="text-align: center;">ALLENTOWN HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No. PA026 P004-708-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	December 31, 2001	<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	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration	150,000.00		150,000.00	150,000.00
5	1411 Audit	0.00		0.00	
6	1415 Liquidated Damages	0.00		0.00	
7	1430 Fees and Costs	125,000.00		125,000.00	112,130.00
8	1440 Site Acquisition	0.00		0.00	
9	1450 Site Improvement	493,000.00		493,000.00	124,704.00
10	1460 Dwelling Structures	2,244,943.00		2,244,943.00	2,128,240.11
11	1465.1 Dwelling Equipment-Nonexpendable	70,000.00		70,000.00	38,662.85
12	1470 Nondwelling Structures	88,900.00		88,900.00	69,361.24
13	1475 Nondwelling Equipment	100,000.00		100,000.00	193,014.14
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Cost	0.00			
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
20	Amount of Annual Grant: (sum of lines 2-20)	3,271,843.00		3,271,843.00	2,816,112.34
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of line 20 Related to Section 504 Compliance	0.00			
23	Amount of line 20 Related to Security -- Soft Costs	0.00			
24	Amount of line 20 Related to Security -- Hard Costs	0.00			
25	Amount of line 20 Related to Energy Conservation Measures	0.00			

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:			1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 4-1 Hanover Acres	Building Improvements							
	1. Upgrade transformers	1450	20	200,000.00				
	2. HASC Parking Lot	1450		0.00			25,183.00	
	Building Improvements							
	1. Replace bath ceilings	1460	322	85,000.00			86,290.00	
	2. Replace 30 boilers	1460	LS	600,000.00			268,710.00	
	3. Storm doors, replace	1460	322 DU	75,371.00			177,500.00	
	4. Duct Work	1460		0.00			176,602.00	
	Non-Dwelling Structures							
	1. HART Maint. Shingle roof	1470	EA	4,500.00			7,870.00	
	2. HART Maint. Graffiti paint	1470	EA	7,000.00			6,943.00	
	3. HART Maint. Recontour parking lot	1470	EA	7,500.00			15,015.00	
	4. Svc Center exterior paint	1470		0.00			15,500.00	
	5. Replace doors - Comm Bldg	1470		0.00			18,499.00	
	TOTAL				979,371.00		979,371.00	798,112.00
PA 4-2 Riverview Terrace	Site Improvements							
	1. 100,500 Rows: regrade, stormdrains, sidewalk	1450	LS	55,000.00			17,046.00	
	Building Improvements							
1. Replace countertop w/ Corian	1460	99	40,000.00			95,800.00		
TOTAL				95,000.00		95,000.00	112,846.00	
PA 4-3 Gross Towers	Site Improvements							
	1. Concrete sidewalks	1450	LS	60,000.00			13,779.00	
	Building Improvements							
	1. Waterproof Buildings	1460	LS	150,000.00			45,509.53	
	Non-Dwelling Equipment							
1. Computer hardware upgrade	1475	LS	100,000.00			192,916.14		
TOTAL				310,000.00		310,000.00	252,204.67	
PA 4-4 Cumberland Gardens	Site Improvements							
	1. Transformer Upgrade	1450	12	120,000.00				
	Building Improvements							
	1. Replace furnace smoke pipe, chimney caps	1460	200	35,000.00				
	2. Replace water service valves	1460	200	40,000.00			38,500.00	
	Gym							
1. Replace overhead lights	1470		18,000.00			5,534.24		
(pa004a01)	Non-Dwelling Equipment							
1. Computer hardware upgrade	1475			0.00			98.00	

TOTAL				213,000.00
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213,000.00	44,132.24
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**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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:			1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5E 700 Building	Building Improvements							
		1. Improve hallway ventilation	1460	LS	57,372.00			
		2. Replace fire extinguishers	1460	18	4,000.00			
		3. Upgrade public restrooms	1460	LS	15,000.00		12,872.00	
		4. Replace hallway carpet	1460	9	60,000.00		39,037.10	
		5. Hallway A/C	1460		0.00		53,283.50	
		6. Roof Repairs	1460		0.00		6,880.00	
		7. Upgrade Elevator	1460		0.00		32,503.00	
TOTAL				136,372.00		136,372.00	144,575.60	
PA 4-5F Little Lehigh	Building Improvements							
		1. Waterproof 5 bedroom units	1460	5	40,000.00		43,523.54	
		2. Replace laundry tub	1460	76	9,500.00		32,896.73	
TOTAL				49,500.00		49,500.00	76,420.27	
PA 4-6 HART Comm. Bldg.	Building Improvements							
		1. Weatherize building	1470	LS	44,400.00			
TOTAL				44,400.00		44,400.00		
PA 4-7 Towers East	Building Improvements							
		1. Replace kitchen lights	1460	129 DU	25,000.00		37,516.00	
		2. Install living room lights	1460	129 DU	19,350.00		28,399.00	
		3. Replace windows & patio doors	1460	129 DU	210,000.00		192,160.00	
		4. Add AC sleeves, outlets	1460	129 DU	85,150.00		84,840.00	
		5. Enhance hallway ventilation circulation	1460	EA	25,000.00		65,692.00	
		6. Replace domestic shut off valves	1460	129 DU	13,200.00		1,108.00	
		7. Replace tww AC Community Room	1460	2	8,500.00			
		8. Roof Repairs	1460		0.00		8,090.00	
		Dwelling Equipment						
	1. Replace ranges	1465.1	129 DU	45,000.00		24,448.80		
TOTAL				431,200.00		431,200.00	442,253.80	
(pa004a01)								



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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:			1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	<u>Building Improvements</u>							
	1. Replace unit lights	1460	150 DU	37,500.00				
	2. Add dining room lights	1460	150 DU	22,500.00			15,900.00	
	3. Replace medicine cabinets	1460	150 DU	21,300.00			20,724.00	
	4. Replace closet doors	1460	150 DU	97,500.00			108,854.00	
	5. Upgrade public restrooms	1460	150 DU	15,000.00			12,872.00	
	6. Replace unit door locks/rekey building	1460	150 DU	25,000.00				
	7. Replace hot water recirculating line	1460	LS	9,000.00				
	8. Reinsulate boiler room valves etc.	1460	LS	25,000.00				
	9. Replace Laundry Tubs	1460		0.00			13,068.00	
	10. Replace Kitchen Lights	1460		0.00			26,500.00	
TOTAL				252,800.00		252,800.00	197,918.00	
PA 4-9 Central Park	<u>Site Improvements</u>							
	1. Landscaping rear area tenant use	1450	LS	24,300.00			15,910.00	
	2. Concrete Work	1450		0.00			29,305.00	
	<u>Building Improvements</u>							
	1. Add bathroom ceiling light	1460	71 DU	10,700.00			10,192.00	
	2. Replace fire alarm system	1460	LS	65,000.00			63,236.00	
	3. Upgrade public restrooms	1460	LS	15,000.00			12,871.00	
	<u>Dwelling Equipment</u>							
	1. Replace ranges	1465.1	71 DU	25,000.00			14,214.05	
TOTAL				140,000.00		140,000.00	145,728.05	
PA 4-011 Scatteredd Sites	<u>Building Improvements</u>							
	1. All - Interconnected smoke detection	1460	14 DU	7,500.00			11,234.00	
	2. All - Paint building exteriors	1460	14 DU	60,000.00			5,500.00	
	<u>412 N. 7th st.</u>							
	1. Install concrete cellar floor/sump pump	1460	EA	6,000.00			10,592.46	
	2. Stucco/brick point (south/west sides)	1460	EA	30,000.00			29,166.00	
	<u>729-31 Walnut St.</u>							
	1. Paint building	1460	EA	8,000.00				
	2. Replace brick windowsills	1460	LS	4,000.00				
(pa004a01) TOTAL				115,500.00		115,500.00	56,492.46	



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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:			1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-012 Scattered Sites	Site Improvements 1. Landscaping	1450		0.00			4,510.00	
	Building Improvements							
	1. All - Replace water softeners	1460	42 DU	15,000.00			37,500.00	
	2. All - Replace bath heater cabinets	1460	41 DU	6,500.00				
	3. 4th & Market - Paint exterior	1460	10 DU	4,000.00			63,500.00	
	4. Godfrey & Page - replace accent panels	1460	16 DU	5,000.00			12,933.00	
	5. Albert & Wyoming-concrete porch repairs	1460	LS	6,000.00			20,318.00	
TOTAL				36,500.00		36,500.00	138,761.00	
PA 4-14 Scattered Sites	Site Improvements <u>1204 1/2 Union-</u> 1. Repair retained wall	1450	EA	8,000.00			8,515.00	
	<u>183 Gordon</u>							
	2. Overhaul parking area	1450	EA	8,000.00			3,122.00	
	3. Rebuild steps	1450	EA	4,000.00			7,334.00	
	Building Improvements							
	<u>1204 1/2 Union</u>							
	1. Cap all windows	1460	LS	4,000.00			4,928.50	
	<u>183 Gordon</u>							
	2. Cap all windows/facia	1460	LS	3,000.00			588.50	
	3. Replace Kitchen	1460	LS	5,000.00				
	<u>527 N. Penn</u>							
	4. Install CI radiation	1460	LS	5,000.00				
	5. Refurbish exterior stucco, stucco/repoint brick, paint/replace 3 windows	1460	LS	10,000.00			8,650.00	
	<u>101 N. 3rd</u>							
	6. CI radiation w/large expansion tank	1460	LS	33,000.00			23,642.00	
	7. All-Interconnected smoke detectors	1460	52 Du	30,000.00			41,928.00	
	8. Select units-tubs&surrounds	1460	10	30,000.00				
TOTAL				140,000.00		140,000.00	98,708.00	

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:			1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-016 Scattered Sites	<u>Building Improvements</u>							
	421 E. Court							
	1. Replace front/rear porch	1460	LS	10,000.00			11,350.00	
	228 Liberty Street							
	2. Replace furnace-gas	1460	EA	4,000.00			25,900.00	
	3. Replace window/sills	1460	LS	6,000.00				
	818 Tilghman St.							
	4. Replace furnace	1460	EA	4,500.00				
5. Paint exterior	1460	LS	3,000.00					
6. Replace front porch	1460	LS	4,500.00					
7. Roof	1460		0.00				8,580.25	
TOTAL				32,000.00		32,000.00	45,830.25	
Warehouse	<u>Site Improvements</u>							
	1. Enlarge parking lot	1450	LS	8,500.00				
	2. Install fence (adjacent 210 N. 2nd)	1450	LS	5,200.00				
TOTAL	<u>Building Improvements</u>							
	1. Graffiti paint exterior	1470	LS	7,500.00				
TOTAL				21,200.00		21,200.00		
GRAND TOTAL				2,996,843.00				
(pa004a01)								



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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No PA026 P004-708-99 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA WIDE	-							
	Administration	1410		150,000.00		150,000.00	150,000.00	
	A & E Fees	1430		125,000.00		125,000.00	112,130.00	
TOTAL				3,271,843.00		3,271,843.00	2,816,112.34	
	-							
	MEMO - 1410 - Administration percentage of Salary & Benefits: Executive Director 10 Dep. Exec. Dir 5 Comptroller 10 Purchasing Agent 5 Accountant 5 Accountant Asst. 5 Building Const. Coord. 100 Building Const. Insp 100 Clerk Typist 1 100 Executive Secretary 5							

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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

PHA Name: ALLENTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No.: PA026 P004-708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-2	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-3	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-4	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-5E	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-5F	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-7	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-8	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-9	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-WIDE	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-11	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-12	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-14	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	
PA 4-16	03/01/00	06/30/01	06/30/01	03/01/01	06/01/02	06/01/02	

**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule (Continuation)**

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P004-708-99 Replacement Housing Factor Grant No:			Federal FY of Grant: 0			
Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
#REF!	#REF!							
#REF!	#REF!							
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**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name: ALLENTOWN HOUSING AUTHORITY					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 01/00/00	Work Statement for Year 2 FFY Grant: 01/01/00 PHA FY:	Work Statement for Year 3 FFY Grant: 01/02/00 PHA FY:	Work Statement for Year 4 FFY Grant: 01/03/00 PHA FY:	Work Statement for Year 5 FFY Grant: 01/04/00 PHA FY:
XX Y-01, Anywhere Homes	Annual Statement	\$0	\$0	\$0	\$0
XX Y-02, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-03, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-04, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-05, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-06, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-07, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-08, Anywhere Homes		\$0	\$0	\$0	\$0
HA-Wide Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Contingency @ X%	\$0	\$0	\$0	\$0	
Total CFP Funds (Est.)		\$0	\$0	\$0	\$0
Total Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

**Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)**

HA Name:						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
ALLENTOWN HOUSING AUTHORITY						
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	
	01/00/00	FFY Grant: 01/01/00 PHA FY:	FFY Grant: 01/02/00 PHA FY:	FFY Grant: 01/03/00 PHA FY:	FFY Grant: 01/04/00 PHA FY:	
XX Y-09, Anywhere Homes	See Annual Statement	\$0	\$0	\$0	\$0	
XX Y-10, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-11, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-12, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-13, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-14, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-15, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-16, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-17, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-18, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-19, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-20, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-21, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-22, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-23, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-24, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-25, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-26, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-27, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-28, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-29, Anywhere Homes	\$0	\$0	\$0	\$0		
XX Y-30, Anywhere Homes	\$0	\$0	\$0	\$0		

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

Activities for Year 1 01/00/00	Activities for Year 2 FFY Grant: 01/01/00 PHA FY:			Activities for Year 3 FFY Grant: 01/02/00 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	XX Y-01, Anywhere Homes	Site: None	\$0	XX Y-01, Anywhere Homes	Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: None	\$0		Building Exterior: None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
Nondwelling Equipment: None	\$0	Nondwelling Equipment: None	\$0			
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0	