

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2001 -2005
AnnualPlanforFiscalYear2003

AGENCY PLAN

HOUSING AUTHORITY OF THE COUNTY OF LEBANON
Approved by Board of Commissioners following Public
Hearing
April 10, 2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHAPlan
AgencyIdentification**

PHAName: Housing Authority of the County of Lebanon

PHANumber: PA052

PHAFiscalYearBeginning:(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
PHAF ISCAL YEARS 2000 -2004
[24CFR 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: (state mission here)

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 EN COURAGED 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 space 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)

Year one accomplishment - Applied for 50 additional Section 8 Vouchers .
Year two accomplishments - Received 105 additional Vouchers in addition to 93 Enhanced Vouchers.

- 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)

Year one accomplishment - modernization activity was maintained on schedule.

Year two accomplishment - modernization activity remained on schedule.

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

Year one accomplishments - The Authority has become actively involved with the county wide Rental Property Owner's Association. These landlords own rental properties outside of areas of high poverty concentration. As a result, new landlords have leased or are now willing to lease their units to voucher holders. The Authority also increased its Voucher payment standards to the maximum 110 percent level to increase opportunities within its county jurisdiction.

Year two accomplishments - Continued outreach noted above and "safe work practices" lead-based paint training is being provided to owners.

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:

- Designated developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

Year one accomplishment - the regulatory restrictions and opportunities were reviewed.

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 assistances recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

Year one accomplishment - Between 1997 and 1999 the number of families receiving income from wages dropped from 67 to 63 percent. However, during year one this percentage jumped to a very high 69 percent. Authority programs continue to effectively encourage and assist residents to obtain employment.

Year two accomplishment - The percentage of families receiving at least some income from employment jumped to 82 percent.

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)

Year one accomplishments - the Authority continues to ensure access to assisted housing to all those in need. Close working relationships are maintained with several Spanish

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speaking organizations to assure that language is not an impediment to full access to the Authority's resources. The Authority has constant contact with the Latino Community through the Hispanic Outreach Program, which it operates for the County of Lebanon. In the past year, the Authority has also added two bi-lingual receptionists to its staff. Year two accomplishments – continued programs noted above for year one.

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsof majorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

Eliminatedasarequirement.

iii. Annual Plan Table of Contents

[24CFR 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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – Attachment 1 (**Included in Section 18 Other, Part D**)
- FY2001 Capital Fund Program Annual Statement – Attachment 5 (**Separate file PA052a01**)
- 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

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- FY2002 Capital Fund Program 5 Year Action Plan – Attachment 6 (*Separate file PA052a01*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*Included in Text, Section 18*)
- Other (List below, providing each attachment name)
 - DECONCENTRATION, Attachment 1 (*Included in Section 18 Other, Part D with expanded information provided for local review*)
 - VOLUNTARY CONVERSION, Attachment 2 (*Included in Section 18 Other, Part D with expanded information provided for local review*)
 - RESIDENT ADVISORY BOARD MEMBERS, Attachment 3 (*Included in Section 18 Other, Part D*)
 - RESIDENT APPOINTED TO BOARD OF COMMISSIONERS, Attachment 4 (*Included in Section 18 Other, Part D*)
 - DEFINITION OF SIGNIFICANT CHANGE, Attachment 5 (*Included in Section 18 Other, Part D*)
 - FY2002 CAPITAL FUND PROGRAM AND FIVE YEAR ACTION PLAN, Attachment 6 (*Included in Section 18 Other, Part D and submitted to HUD as a separate file PA052a01*)
 - ANNUAL STATEMENT/PERFORMANCE EVALUATION AND REPORT, Attachment 7 (*Included in Section 18 Other, Part D and submitted to HUD as a separate file PA052b01*)

Supporting Documents A 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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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 jurisdiction to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	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

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification 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
X	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
X	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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 HOPEVI applications or, if more recent, approved or	Annual Plan: Capital

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	submitted HOPE VIREvitalization Plans or any other approved proposal for development of public housing	Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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 response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Included in Admission and Occupancy Policy
X	Voluntary Conversion review	Included in Trends and Comparisons
X	Deconcentration review	Included in Trends and Comparisons

1. Statement of Housing Needs

[24CFR 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 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	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	742	5	5	5	3	4	4
Income > 30% but <= 50% of AMI	364	4	4	4	3	4	4
Income > 50% but < 80% of AMI	483	4	4	4	3	4	3
Elderly	675	2	2	3	3	5	3
Families with Disabilities	N/A	3	3	3	2	3	3
African-American	24	4	3	3	3	3	3
Hispanic	219	4	3	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							

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: 00
- 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) *Housing Authority of the County of Lebanon*

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.** PHA 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 type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" 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	563		87
Extremely low income <=30% AMI	376	68%	
Very low income (>30% but <=50% AMI)	151	27%	
Low income (>50% but <80% AMI)	36	5%	
Families with children	280	52%	
Elderly families	175	31%	
Families with Disabilities	113	20%	
Race/ethnicity - White	287	51%	
Race/ethnicity - Black	45	8%	
Race/ethnicity - Indian	2	0.5%	
Race/ethnicity - Asian	4	0.5%	
Race/ethnicity - Hispanic	225	40%	
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency			
1BR	268	47%	22
2BR	171	30%	21
3BR	102	18%	24
4BR	16	3%	10
5BR	6	2%	0

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HousingNeedsof FamiliesontheWaitingList			
5+BR	0	0%	0
Isthewawa itinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpecttoreopentheListinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	712		77
Extremelylowincome <=30%AMI	454	64%	
Verylowincome (>30%but<=50%AMI)	258	36%	
Lowincome (>50%but<80%AMI)	0	0%	
Familieswithchildren	479	67%	
Elderlyfamilies	164	23%	
FamilieswithDisabilities	135	19%	
Race/ethnicity -White	349	49%	
Race/ethnicity -Black	59	8%	
Race/ethnicity -Asian	5	<1%	
Race/ethnicity -Hispanic	299	42%	
CharacteristicsbyBedroom Size(PublicHousingOnly)			
1BR	221	31%	14
2BR	269	38%	39
3BR	176	25%	33
4BR	42	5%	1
5BR	4	1%	0
5+BR	0	0%	0

HousingNeedsofFamiliesontheWaitingList

Isthewaitinglistclosed(selectone)? No Yes

Ifyes:

Howlonghasitbeenclosed(#ofmonths)?

DoesthePHAexpecttoreopentheListinthePHAPlanyear? No Yes

DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif
generallyclosed? 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 financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 units initially required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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 voucher 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 voucher 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

[24CFR Part 903.79(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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$678,190	
b) Public Housing Capital Fund	\$813,859	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$1,339,461	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$97,420	
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,653,164	
4. Other income (list below)		
4. Non -federal sources (list below)		
Total resources	\$4,582,094	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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: (*two months*)
- Other: (describe)

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
- Housekeeping
- Other (describe)

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

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Other(list below)

c. If the PHA plan 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 lists 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 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 admission to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer 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: (list below)

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
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes) *– to assure that Authority meets the legislatively mandated target of admitting a minimum of 40 percent from those below 30 percent of the median income.*
 Households that contribute to meeting income requirements (targeting)

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- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

yes within categories Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- 1 Substandard housing – *condemnation only*
- Homelessness
- 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
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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)

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 a n annual reexamination and lease renewal
- Anytime 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.

B. Section 8

Exemptions: PHA 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)
If no member of the family is a U.S. citizen or eligible immigrant.
If any member of the family has been evicted from federally assisted housing for a serious violation of the lease, the PHA must deny admission for 5 years after the eviction occurred.
The family violates any family obligation under the program as listed in 24 CFR 982.551.
Any member of the family has ever been evicted from public housing.
If any PHA has ever terminated assistance under the program for any member of the family.
If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
The family currently owes rent or other amounts to the PHA or to another PHA or other assisted housing provider in connection with Section 8 or public housing or other housing assistance under the 1937 Act.
The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
The family breaches an agreement with a PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA.
The family has engaged in or threatened abusive or violent behavior toward PHA personnel.
Any member of the family whose drug or alcohol abuse interferes with the health, safety or peaceful enjoyment of other project residents.

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?

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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)
Violations of program requirements.

(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)
Site Offices

(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:

- Emergencies*
- Where Voucher holder can document that they have made a good faith effort.*

(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

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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, **or are attending school in the jurisdiction.**
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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)

Moderate Rehabilitation families who are recurrently residing in a unit which is overcrowded or under-occupied and there is no applicable unit available in the Moderate Rehabilitation development or other Moderate Rehabilitation developments within the PHA's Jurisdiction.

Families with disabilities who are receiving active case management services from Lebanon County Mental Health/Mental Retardation, Veteran's Administration, or equivalent agency. This preference shall be limited so that a maximum of 15% of the total number of general use Housing Choice Vouchers available to the PHA are under lease to families granted this preference.

Families which require adaptive or accessible housing due to a physical impairment.

3. If the PHA will employ admission 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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

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Date and Time, within categories

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction, **or who are attending school in the jurisdiction.**
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)
- 2 **Families with disabilities who are receiving active case management services from Lebanon County Mental Health/Mental Retardation, Veteran's Administration, or equivalent agency. This preference shall be limited so that a maximum of 15% of the total number of general use Housing Choice Vouchers available to the PHA are under lease to families granted this preference.**
- 3 **Families which require adaptive or accessible housing due to a physical impairment.**

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

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

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

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

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

- The PHA applies preferences within income tiers
- 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 admission 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 program to the public?

- Through published notices
- Other (list below)

N/A

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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, 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?

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

- For hard to fill efficiency apartments, the rent is calculated based on 25 percent of the household's income.
- The Employment Incentive Rent is designed to encourage families to obtain new or better employment during periods between annual recertifications. This Employment Incentive Rent is set at the same level as the existing flat rents.

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)

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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 determination:

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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 20%
- 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)

Cost and Fair Market Rents

B. Section 8 Tenant -Based Assistance

Exemptions: PHA 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

[24CFR Part 903.79(e)]

NOT APPLICABLE TO HIGH PERFORMING

AUTHORITIES

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

NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES

[24CFR Part 903.79(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 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices 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 offices 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

[24CFR Part 903.79(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 Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan attachment (state name) pa052a01 (Attachment 6 in printed out document)

-or-

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

(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 (state name pa052a01). (Attachment 6 in printed out document.)

-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 there)

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:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- 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. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof1937 (42U.S.C.1437p))intheplanFiscalYear?(If“No”,skipto component9;if“yes”,completeoneactivitydescriptionforeach development.)

2.ActivityDescription

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationinthe **optional**PublicHousingAssetManagementTable?(If“yes”,skipto component9.If“No”,completetheActivityDescriptiontable below.)

Demolition/DispositionActivityDescription	
1a.Developmentname:	
1b.Development(project)number:	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Numberofunitsaffected:	
6.Coverageofaction(selectone) <input type="checkbox"/> Part ofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity: b.Projectendeddateofactivity:	

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

[24CFR Part 903.79(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: (12/31/01)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR 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.)

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 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) <input type="checkbox"/> 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) <input type="checkbox"/> 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

[24CFR 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 VI 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 VI 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.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA'sHomeownershipPlan/Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplanned forsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

1. Yes No: DoesthePHApplantoadministeraSection8Homeownership programpursuanttoSection8(y)oftheU.S.H.A.of1937,as implementedby24CFRpart982?(If“No”,skiptocomponent 12;if“yes”,describetheprogramusingthetablebelow(copy andcompletequestionsforeachprogramidentified),unless the PHAiseligibletocompleteastreamlinedsubmissionduetohigh performerstatus. **HighperformingPHAs** mayskipto component12.)

2.ProgramDescription:

a.Size ofProgram

Yes No: WillthePHAlimitthenumberoffamiliesparticipatinginthe section8homeownershipoption?

Iftheanswertothequestionabovewasyes,whichstatementbestdescribethe numberofparticipants?(selectone)

- 25orfewerparticipants
- 26- 50participants
- 51to100participants
- morethan100participants

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

[24CFR Part 903. 79(1)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support 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 program 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

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofPa rticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing		
Section8		

b. Yes No: IfthePHAisnotmaintainingtheminimumprogramsizerequired byHUD,doesthemo strecentFSSActionPlanaddressthesteps thePHAplanstotaketoachieveatleasttheminimumprogram size?
Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

1.ThePHAiscomplyingwiththestatutoryrequirementsofsecti on12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

- AdoptingappropriatechangestothePHA’spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- Informingresidentsofnewpolicyonadmissionandreexamination
- Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.
- EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices
- EstablishingaprotocolforexchangeofinformationwithallappropriateTANF agencies
- Other:(listbelow)

D.ReservedforCommunityServiceRequirementpursuanttosection12(c)ofthe U.S.HousingActof1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(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.

See 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 area 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 use to determine the need for PHA action 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/antidrug programs
- Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plan 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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list 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

PHA eligible for FY 2002 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

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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

[24CFR Part 903.79(q)]

NOT APPLICABLE TO HIGH PERFORMING

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

[24CFR Part 903.7 9(r)]

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 as Attachment (Filename)

Provided below:

The Resident Advisory Board requested the following two additions to the capital plan.

The Authority adjusted the capital budget to provide for these items. The two items are:

- *Added a covered patio adjacent to the Gloninger Meadows garage as a gathering place for residents of this neighborhood.*
- *Added new playground equipment for Cedar Court.*

There was also one question concerning the revised Admission and Occupancy Policy's security deposit for pets. The question was answered.

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:

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 there a 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)

LEBANON COUNTY 2003 AGENCY PLAN – April 10, 2002

- 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: (provide name here) – *City of Lebanon and State*

2. 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)

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

Certifications are attached

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment 1

DECONCENTRATION

- Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? Yes
- Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? Yes
- If yes, the PHA completes the table shown below.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [See step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24 CFR 903.2(c)(1)(v)]
Gloninger Meadows	40	Is below 30% of County Income.	
		Also, its size and location promotes deconcentration.	

Attachment 2

VOLUNTARY CONVERSION

- a. How many of the PHA's developments are subject to the Required Initial Assessment? 5

LEBANON COUNTY 2003 AGENCY PLAN – April 10, 2002

- 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)? 2
- c. How many assessments were conducted for the PHA's covered developments? 5
- d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

Development Name	Number of Units
None	

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

Attachment 3

RESIDENT ADVISORY BOARD MEMBERS

- Ms Charlotte Smith –PA52 -1B
- Ms Betty Kolle –PA52 -3
- Mr. Daniel Martes –PA52 -8
- Mr. Edward Bates –PA52 -5
- Leslie Wilson –PA52 -5
- Ms Kathleen Flory –PA52 -1A
- Mr. Ronald Metzler –Section 8
- Mr. William Martinez –Section 8
- Ms Beverly Elseaidy –PA52 -1A
- Ms Dorene Horst –PA52 -2
- Ms Linda Mellow –PA52 -6

Attachment 4

RESIDENT APPOINTED TO BOARD OF COMMISSIONERS

Ms. Neva Luttman, resident of Stevens Towers
Appointed by the County Commissioners for a term that expires on February 9, 2004.

Attachment 5

DEFINITION OF SIGNIFICANT CHANGE

A significant change is defined as:

1. Change to rent or admissions policies or organization of the waiting list except where the changes are to bring them into compliance with HUD requirements or expand options for residents.
2. Addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan).
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment 6

FY 2001 CAPITAL FUND PROGRAM ANNUAL STATEMENT AND FIVE - YEAR PLAN

Attached as a separate computer file PA052a01. See following in printed version.

Attachment 7

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT

Attached as a separate computer file PA052b01. See following in printed version.

Section 4: Certifications

Certifications are provided under separate cover.

Annual Statement/Performance and Evaluation Report **Attachment 6**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the County of Lebanon (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	------------------------------

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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 Soft Costs	33,865			
	Management Improvements Hard Costs				
4	1410 Administration	73,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500			
10	1460 Dwelling Structures	562,050			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	12,000			
13	1475 Non Dwelling Equipment	55,768			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	27,676			
	Amount of Annual Grant: (sum of lines.....)	813,859			

Annual Statement/Performance and Evaluation Report **Attachment 6**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the County of Lebanon (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
---	---	------------------------------

Original Annual Statement
 Reserve or Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	10,000			
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs	90,000			
	Amount of line XX Related to Energy Conservation Measures	202,450			
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of the Co. of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHAWide	Resident Initiatives Coordinator		1408		29,865				
	Resident Initiatives Program Costs		1408		1,000				
	Staff Training		1408		<u>3,000</u>				
	Sub Total				33,865				
PHAWide	Administration		1410		73,000				
PHAWide	Fees and Costs		1430		20,000				
	Agency Plan Update		1430		10,000				
	Energy Audit		1430		12,000				
	Utility Analysis		1430		<u>5,000</u>				
	Sub Total				47,000				
PHAWide	Replace Copier		1475		7,000				
	Computer Upgrades		1475		6,268				
	Used Dump Truck (Maintenance)		1475		25,000				
	Occupancy office Phone System		1475		<u>7,500</u>				
					45,768				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Paint Vacant Rehab Units		1460		25,000				
	Reasonable Accommodations		1460		10,000				
	Contingency		1502		<u>27,676</u>				
					62,676				
Webster Manor	Clean & Inspect Boilers		1460	51	4,000				
PA52 -1A	Replace Water Heaters		1460	51	35,000				
	Project ID Sign		1450		2,500				
	Paint or Cap exposed woodwork		1460		28,000				
	Remodel Community Building		1470		10,000				
	Replace Phone System		1475		<u>10,000</u>				
					89,500				
Stevens Towers	Replace Fire Alarm System		1460		<u>90,000</u>				
PA52 -1B					90,000				
Modular Units	Exterior Modifications		1460	60	6,000				
PA52 -2	Replace Entry Doors & Frames		1460	120	70,000				
	Replace Water Heaters & pans		1460	60	30,000				
	Replace 1 st Floor Tile & Subfloor		1460	60	100,000				
	Replace kit. Cab. Fronts & Range Hoods		1460	60	<u>100,000</u>				
					306,000				

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName HOUSING AUTHORITY OF THE COUNTY OF LEBANON				<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2007
	Annual Statement				
PHAWide		204,359	200,709	245,109	263,359
Webster PA52 -1A		156,250	207,150	65,000	232,000
Stevens PA5201B		226,500	285,000	150,000	35,000
Modulars PA52 -2		40,000	90,000	90,000	122,000
Washington PA52 -3		104,000	-	155,000	27,500
Gloninger PA52 -5		40,750	20,000	63,750	3,500
Scattered PA52 -6		2,000	-	-	-
Cedar Court PA52 -8		<u>40,000</u>	<u>12,000</u>	<u>45,000</u>	<u>130,500</u>
Total CFP Funds (Est.)		813,859	813,859	813,859	813,859
Total Replacement Housing Factor Funds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages 6 WorkActivities

Activities for Year1	ActivitiesforYear: __2__ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: __3__ FFYGrant:2004 PHAFY:2005		
		PHAWide			PHAWide	
See	Administration	77,000		Administration	80,000	
Annual	Fees&Costs	30,000		Fees&Costs	30,000	
Statement	Contingency	13,088		Contingency	11,684	
	ResidentInit.Coordin.	31,358		ResidentInit.Coordin.	32,925	
	ResidentInit.Prgm.Csts.	1,100		ResidentInit.Prgm.Csts.	1,100	
	ComputerUpgrades	6,813		ComputerUpgrades	7,000	
	StaffTr aining	3,000		StaffTraining	3,000	
	ReplaceCopier	7,000		PaintVacantRehabUnits	25,000	
	PaintVacantRhbUnts	25,000		ReasonableAccomodations	<u>10,000</u>	
	ReasonableAccomoda.	<u>10,000</u>		SubTotalPHAWide	208,209	
	SubTotalPHAWide	204,359		WebsterManor52 -1A		
	WebsterManor52 -1A			InstallClosetBiFoldDrs	77,150	
	InstallPlayEquipment	10,000		Convert24BRUnitsforAccess.	60,000	
	ResurfaceB'BallCourt	10,000		RepaveParkingLots	<u>70,000</u>	
	ReplaceShowerS'round	96,250		SubTotalWebst er	207,150	
	ReplaceRefrigerators	<u>40,000</u>		StevensTwr52 -1B		
	SubTotalWebster	156,250		Replc.Kitch.Cab.FrnTs.	125,000	
	StevensTowers52 -1B			Hdcp.Modific.3Apts	60,000	
	ReplaceBoilerBurners	24,000		RestoreSchoolTower	<u>100,000</u>	
	ElectricalUpgrade	170,000		SubTotalStevens	285,000	
	InstallElectOutletStove/Refrig.	7,500		ModularsPA52 -2		
	ReplaceB'wayConcrete	10,000		RplcGasLinesLafSt	10,000	
	Inst.BallValves@bath&KitchenSinkRisers	<u>15,000</u>		ReplaceVCT	70,000	
	SubTotalStevens	226,500		RepaintStorageSheds	<u>10,000</u>	
				SubTotalModulars	90,000	

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAF Y:2004		ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2005	
	Modulars52 -2			
See	ReplaceSewerLines@ LafayetteSt.1500'	<u>40,000</u>		WashingtonArms52 -3
Annual	SubTotalModular	40,000		NoWork
Statement	WashingtonArms52 -3			GloningerMdw s.52 -5
	ReplaceRefrigerators	24,000		Patio&Cover@Comm. Bldg
	ReplaceBoilers	<u>80,000</u>		SubTotalGloninger
	SubTotalWashArms	104,000		ScatteredSites52 -6
	GloningerMdws.52 -5			NoWork
	NewShowerValves	20,000		CedarCourt52 -8
	NewPlaygroundEquip	7,500		PlaygroundEquipment
	Clean&InspectFurnace	2,000		RepaintStorageSheds
	ReplaceRanges	<u>11,250</u>		SubTotalCedarCourt
	SubTotalGloninger	40,750		
	ScatteredSites52 -6			
	Clean&InspectFurnaces	<u>2,000</u>		
	SubTotalS' Sites	2,000		
	CedarCourt52 -8			
	ReplaceRanges	20,000		
	Clean&InspectFurnaces	2,000		
	Repair/ReplaceSidewalk	<u>18,000</u>		
	SubTotalCedar	40,000		
	TotalFY2003	813,859		TotalF Y2004
				813,859

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: <u>4</u>			ActivitiesforYear: <u>5</u>		
		FFYGrant:2005	PHAFY:2006		FFYGrant:2006	PHAFY:2007
	PHAWide			PHAWide		
See	Administration	81,000		Administration	81,000	
Annual	Fees&Costs	30,000		Fees&Costs	40,000	
Statement	Contingency	23,439		Contingency	23,959	
	ResidentInit.Coordin.	34,570		ResidentInit.Coord.	36,300	
	ResidentInit. Prgm.Cst	1,100		ResidentInit.Prgm.Cst	1,100	
	ComputerUpgrades	7,000		ComputerUpgrades	7,000	
	StaffTraining	3,000		StaffTraining	3,000	
	PaintVacantRhbUnits	25,000		PaintVacantRhbUnits	25,000	
	ReasonableAccomoda.	10,000		ReasonableA ccomoda.	10,000	
	SportUtilityw/plow	20,000		PickupTruckw/plow	22,000	
	AdditiontoMaintBldg	<u>10,000</u>		LawnTractor	<u>14,000</u>	
	SubTotalPHAWide	245,109		SubTotalPHAWide	263,359	
	WebsterManor52 -1A					
	Landscaping	50,000		WebsterManor52 -1A		
	Regrade@Bldgs	<u>15,000</u>		ReplaceB'boardRadiat.	125,000	
	SubTotalWebster	65,000		WasherHookups	25,000	
	StevensTower52 -1B			ReplaceBoilerRmDrs	40,000	
	Rp.Apt.Carpet/Vinyl	<u>150,000</u>		ReplaceClothesPoles	10,000	
	SubTotalStevens	150,000		ReplaceKitchenLights	22,000	
	Modulars52 -2			RecaulkWindows&Drs	<u>10,000</u>	
	RepanelUnits	<u>90,000</u>		SubTotalWebster	232,000	
	SubTotalModulars	90,000		StevensTower52 -1B		
	WashingtonArms52 -3			ReplaceO'HeadDoor	20,000	
	Elevator(Controls& ShaftReplacement)	<u>155,000</u>		PaintExt.MetalWork	<u>15,000</u>	
	SubTotalWash.Arms	155,000		SubTotalStevens	35,000	

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: __4__ FFYGrant:2005 PHAFY:2006		ActivitiesforYear: __5__ FFYGrant:2006 PHAFY:2007	
	GloningerMdws52 -5		Modulars52 -2	
See	ReplaceFurnaces	43,750	ReplaceSiding	60,000
Annual	ReplaceRangeHoods	5,000	ReplaceFloorTile	60,000
Statement	Landscaping	<u>15,000</u>	Clean&InspectFurnace	<u>2,000</u>
	SubTotalGloninger	63,750	SubTotalModulars	122,000
	ScatteredSites52 -6		WashingtonArms52 -3	
	NoWork		InstallBallTypeShutoff Valves&Toilets	2,500
			InstallRearDoo rVestibule	<u>25,000</u>
	CedarCourt52 -8		SubTotalWash.Arms	27,500
	ReplaceStairRails	<u>45,000</u>	GloningerMeadows52 -5	
	SubTotalCedar	45,000	PaintSheds	<u>3,500</u>
			SubTotalGloninger	3,500
			ScatteredSites52 -6	
			NoWork	
			CedarC ourt52 -8	
			ReplaceEntryLights	8,000
			O'headDoor@Comm.Bldg.	2,500
			RepairorReplaceSewer ForceMain	100,000
			Landscaping	<u>20,000</u>
			SubTotalCedar	130,500
	TotalFY2005	813,859		
			TotalFY2006	813,859

Annual Statement/Performance and Evaluation Report

ATTACHMENT 7

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the County of Lebanon (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: 12/31/01
 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 Soft Costs	43,375	43,391	43,391	43,391
	Management Improvements Hard Costs				
4	1410 Administration	58,485	58,484	58,484	58,484
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	38,500	38,282	38,282	38,282
8	1440 Site Acquisition				
9	1450 Site Improvement	121,200	35,404	35,404	35,404
10	1460 Dwelling Structures	358,687	461,428	461,428	461,428
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	32,500	19,982	19,982	19,982
13	1475 Nondwelling Equipment	4,200	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	24	0	0	0
	Amount of Annual Grant: (sum of lines.....)	656,971	656,971	656,971	656,971
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report

ATTACHMENT 7

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	27,000	3,480	3,480	3,480
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs	22,000	0	0	0
	Amount of line XX Related to Energy Conservation Measures	82,212	68,060	68,060	68,060
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHA-Wide	MANAGEMENT IMPROVEMENTS								
	Resident Initiatives Co -Ordinator	1408		25,799	25,815	25,815	25,815		
	Resident Initiatives Program	1408		1,443	1,443	1,443	1,443		
	Training -Mgmt. Computer & Maint.	1408		2,100	2,100	2,100	2,100		
	Tractor	1408		14,033	14,033	14,033	14,033		
	Sub-Total			43,375	43,391	43,391	43,391		
	ADMINISTRATION	1410		58,485	58,484	58,484	58,484		
	FEES AND COSTS								
	A&E, Advertising, etc.	1430		20,000	19,782	19,782	19,782		
	Agency Plan	1430		18,500	18,500	18,500	18,500		
	Sub-Total			38,500	38,282	38,282	38,282		
	DWELLING STRUCTURES								
	Paint Vacant Rehab Units	1460		25,000	15,950	15,950	15,950	See FY2000	
	Reasonable Accommodations	1460		10,000	1,480	1,480	1,480	See Wash Arms	
	Sub-Total			35,000	17,430	17,430	17,430		
	CONTINGENCY	1502		24	0	0	0		
	TOTAL PHA -WIDE			175,384	157,587	157,587	157,587		

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

PHAName: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Webster Manor	Sidewalk Repair	1450		20,000	0	0	0	To FY 2000	
PA52 -1A	Seal/Repair Parking Lot	1450		25,000	0	0	0	To FY 2000	
	New Storage Sheds	1460		17,625	17,625	17,625	17,625	Completed	
	Dry Wells	1450		15,000	0	0	0	To FY 2000	
	Replace Bath Fans/Ducts	1460		47,500	47,500	47,500	47,500	Completed	
	Fence Repair	1450		15,000	0	0	0	To FY 2000	
	Reline Chimneys	1460		7,000	7,000	7,000	7,000	Completed	
	Replace Tub and Surround	1460		0	24,700	24,700	24,700	Completed	
	Sub-Total			147,125	96,825	96,825	96,825		
Stevens Towers	Repair/Seal Asphalt	1450		4,200	4,500	4,500	4,500	Completed	
PA52 -1B	24 Hour Security Camera	1460		3,500	0	0	0	Deleted	
	Reasonable Accommodations Lobby	1460		15,000	0	0	0	To FY 2000	
	Waterproof Mas onry	1460		41,400	41,400	41,400	41,400	Completed	
	Sub-Total			64,100	45,900	45,900	45,900		
Modular Units	New Landscaping	1450		17,000	0	0	0	To FY 2000	
PA52 -2	Sheet Rock Under Stairs	1460		10,000	0	0	0	Deleted	
	Sub-Total			27,000	0	0	0		

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

PHAName: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Washington Arms	Replace Toilets	1460		0	38,950	38,950	38,950	Completed	
PA52 -3	Paint Community Areas	1470		32,500	19,982	19,982	19,982	Completed	
	24 Hour Security Camera	1460		3,500	0	0	0	Deleted	
	Reasonable Accom. Community Room	1460		2,000	2,000	2,000	2,000	Completed	
	Elevator Security Jacket	1460		40,000	0	0	0	Deleted	
	Waterproof Masonry	1460		14,693	14,693	14,693	14,693	Completed	
	Repair/Replace Doors	1460		0	6,700	6,700	6,700	Completed	
	Sub-Total			92,693	82,325	82,325	82,325		
Gloninger	Caulk Kitchen Counter	1460		0	1,100	1,100	1,100	Completed	
Meadows	Weather Strip Exterior Doors	1460		2,400	510	510	510	Comp.W/2000	
PA52 -5	Replace Storm Doors	1460		10,500	20,500	20,500	20,500	Completed	
	Shower/Tub Surrounds	1460		13,000	13,000	13,000	13,000	Completed	
	Clean/Inspect Furnaces	1460		2,552	2,552	2,552	2,552	Completed	
	Replace VCT	1460		0	33,022	33,022	33,022	Completed	
	Sub-Total			28,452	70,684	70,684	70,684		

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

PHAName: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05270799 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Scattered Sites	Replace Water Heaters		1460		14,812	14,812	14,812	14,812	Completed
PA52 -6	Replace Roofs		1460		9,889	9,889	9,889	9,889	Completed
	Clean/Inspect Furnaces		1460		2,837	2,837	2,837	2,837	Completed
	Replace Refrigerators		1460		0	13,940	13,940	13,940	Completed
	Replace Patio		1460		0	52,189	52,189	52,189	Completed
	Sub-Total				27,538	93,667	93,667	93,667	
Cedar Court	Repair and Stripe Parking Lot		1450		25,000	30,904	30,904	30,904	Completed
PA52 -8	Replace Sewer Pump Connection		1475		4,200	0	0	0	To FY 2000
	Caulk Kitchen Counter		1460		2,500	2,500	2,500	2,500	Completed
	Replace Roofs, Gutter & Downspout		1460		60,000	60,000	60,000	60,000	Completed
	Clean and Inspect Furnaces		1460		2,979	2,979	2,979	2,979	Completed
	Replace Refrigerators		1460		0	13,600	13,600	13,600	Completed
	Sub-Total				94,679	109,983	109,983	109,983	
	TOTAL FY 1999				656,971	656,971	656,971	656,971	

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

PHAName: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program No: PA26P05270799 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	3/01	6/01	6/01			9/01	
Webster Manor	3/01	6/01	6/01			9/01	
Modular Units	3/01	6/01	6/01			9/01	
Stevens Towers	3/01	6/01	6/01			9/01	
Washington Arms	3/01	6/01	6/01			9/01	
Gloninger Meadows	3/01	6/01	6/01			9/01	
Scattered Sites	3/01		12/00			9/01	
Cedar Court	3/01	6/01	6/01			9/01	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: HOUSING AUTHORITY OF THE CO. OF LEBANON (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P0520100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/01
 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 Soft Costs	30,189	30,189	30,189	30,126
	Management Improvements Hard Costs				
4	1410 Administration	65,000	65,000	65,000	63,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	34,600	30,150	7,414
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	632,400	634,308	429,873	252,262
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000	9,850	4,850	-0-
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	35,122	23,764	-	-
	Amount of Annual Grant: (sum of lines.....)	797,711	797,711	560,062	353,302
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: HOUSING AUTHORITY OF THE CO. OF LEBANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	125,000	69,526	69,526
	Amount of line XX Related to Security - Soft Costs				
	Amount of Line XX related to Security -- Hard Costs		2,883	2,883	2,883
	Amount of line XX Related to Energy Conservation Measures	216,820	220,329	220,329	77,590
	Collateralization Expenses or Debt Service				

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHAWIDE	MANAGEMENT IMPROVEMENTS								
	1. Resident Init. Co -Ordinator	1408		27,089	27,089	27,089	27,116		
	2. Resident Init. Program Costs	1408		1,000	1,000	1,000	968		
	3. Training -Mgmt., Computer & Maint.	1408		2,100	2,100	2,100	2,042		
	SubTotal			30,189	30,189	30,189	30,126		
	Administration	1410		65,000	65,000	65,000	63,500		
	FEES & COSTS								
	A&E, Advertising, etc.	1430		20,000	20,000	16,250	2,814		
	Stevenstowers Mechanical Study	1430		10,000	4,600	4,600	4,600		
	Agency Plan Update	1430		-	10,000	9,300	-		
	SubTotal			30,000	34,600	30,150	7,414		
	Computer Upgrades	1475		5,000	5,000	-	-		
	Paint Vacant Rehab Units	1460		25,000	25,000	15,565	9,450		
	Reasonable Accommodations	1460		10,000	10,000	-	-		
	Occupancy Office Modifications	1460		25,000	125,000	-	-		
	Contingency	1502		35,122	23,764	-	-		
	SubTotal			100,122	188,764	15,565	9,450		

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEWIS ANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Webster Manor	Fence Repair	1460		0	2,883	2,883	2,883	Completed	
PA52 -1A	Seal/Repair Parking Lot	1460		0	25,000	-	-	F/FY99	
	Sidewalk Repair	1460		0	20,000			F/FY99	
	Install Tub/Shower Surrounds	1460		0	10,940	10,940	1048	Completed	
	Replace Storage Sheds	1460		<u>100,000</u>	<u>56,250</u>	<u>56,250</u>	<u>56,250</u>	Completed	
	SubTotal			100,000	115,073	70,073	60,181		
Stevens Towers	Reasonable accomoda. Lobby	1460		0	15,000	-	-	Indesign	
PA52 -1B	Replace Dumpsters	1460		<u>3,500</u>	<u>2,300</u>	<u>2,300</u>	<u>2,300</u>	Completed	
	SubTotal			3,500	17,300	2,300	2,300		
Modulars	New Landscaping	1460		0	26,972	26,972	7,680	F/FY99	
PA52 -2	Replace Windows	1460		110,900	142,739	142,739	5,625	Under Const	
	Replace Furnaces	1460		90,000	48,926	48,926	48,926	Completed	
	Replace Gas Line in Crawl Space	1460		<u>9,000</u>	<u>16,000</u>	<u>16,000</u>	<u>16,000</u>	Completed	
	SubTotal			209,900	234,637	234,637	78,231		
Washington Arms	Community Space Renovations	1460		0	14,879	14,879	14,063	Under Const	
PA52 -3	Replace Toilets	1460		24,000	-	-	-	To FY99	
	Exterior Door Repair	1460		<u>10,000</u>	-	-	-	To FY99	
	SubTotal			34,000	14,879	14,879	14,063		

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
Gloungier	Paint Exterior Doors	1460		0	6,219	6,219	6,219	Completed	
Meadows	Replace Weathrstripping	1460		0	2,664	2,664	2,664	Completed	
PA52 -5	Replace 2 nd Floor Tile	1460		34,300	851	851	851	Compw/99	
	Replace 1 st Floor Closet Doors	1460		28,600	15,285	15,285	15,285	Compw/99	
	Replace 2 nd Floor Closet Doors	1460		28,600	15,285	15,285	15,285	Compw/99	
	Caulk Kitchen Backsplash	1460		1,200	-	-	-	To FY99	
	Clean/Inspect Furnaces	1460		<u>1,800</u>	-	-	-	To FY99	
	SubTotal			94,500	40,304	40,304	40,304		
Scattered Sites	Replaces Storage Sheds	1460		60,000	43,000	43,000	40,618	Completed	
PA52 -6	Replace Refrigerators	1460		18,500	-	-	-	To FY99	
	Clean & Inspect Furnaces	1460		2,000	-	-	-	To FY99	
	Repair Patios	1460		<u>31,900</u>	<u>7,115</u>	<u>7,115</u>	<u>7,115</u>	Compw/99	
	SubTotal			112,400	50,115	50,115	47,733		
Cedar Court	Replace Sewer Pump Controls	1460		0	2,000	2,000	-	Underconst	
PA52 -8	Clean & Inspect Furnaces	1460		2,100	-	-	-	To FY99	
	Replace Refrigerators	1460		16,000	-	-	-	To FY99	
	Replace Sewer Pump	1475		-	<u>4,850</u>	<u>4,850</u>	-	Emergency	
	SubTotal			18,100	6,850	6,850	-		
TOTAL FY 2000					797,711	797,711	560,062	353,302	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)	Grant Type and Number Capital Fund Program No: PA26PO520100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
PHAWIDE							
Management Improvements	9/02		12/00	9/03			
Physical Improvements	9/02			9/03			
Administration	9/02		12/00	9/03			
Fees & Costs	9/02			9/03			
Non Dwelling Equipment	9/02			9/03			
PHYSICAL IMPROVE.							
PA52 -1A Webster Manor	9/02			9/03		12/01	
PA52 -1B Stevens	9/02			9/03			
PA52-2 Modulares	9/02		8/01	9/03			
PA52 -3 Washington Arms	9/02		8/01	9/03			
PA52 -5 Gloninger	9/02		8/01	9/03		12/01	
PA52 -6 Scattered Sites	9/02		8/01	9/03		12/01	
PA52 -8 Cedar Court	9/02		8/01	9/03			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part 1: Summary

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON	Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/01 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 Soft Costs	32,443	32,443	32,443	5,483
	Management Improvements Hard Costs				
4	1410 Administration	69,000	69,000	69,000	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	9,300	-
8	1440 Site Acquisition				
9	1450 Site Improvement	102,500	102,500	-	-
10	1460 Dwelling Structures	378,600	383,600	-	-
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures	90,000	90,000	-	-
13	1475 Nondwelling Equipment	43,500	40,000	5,711	5,711
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	67,816	62,316	-	-
	Amount of Annual Grant: (sum of lines.....)	813,859	813,859	116,454	11,194
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF) Part 1: Summary

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON	Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX related to Section 504 compliance	10,000	10,000	-	-
	Amount of line XX related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX related to Energy Conservation Measures	176,000	176,000	-	-
	Collateralization Expenses or Debt Service				

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHAWide	Resident Initiatives Co ordinator		1408		\$28,443	28,443	28,443	5,483	
	Resident Initiatives Program Costs		1408		1,000	1,000	1,000	-	
	Training-Mgmt., Computer and Maint.		1408		<u>3,000</u>	<u>3,000</u>	<u>3,000</u>	-	
	Sub Total Management Imp.				32,443	32,443	32,443	5,483	
PHAWide	Administration		1410		69,000	69,000	69,000	-	
PHAWide	Fees and Costs		1430		20,000	20,000	-	-	
	Annual Agency Plan Update		1430		<u>10,000</u>	<u>10,000</u>	<u>9,300</u>	-	
	Sub Total 1430				30,000	30,000	9,300	-	
PHAWide	Computer Upgrades		1475		5,000	5,000	-	-	
	Replace Copier		1475		15,000	15,000	5,711	5,711	
	Pickup Truck --Maintenance		1475		<u>20,000</u>	<u>20,000</u>	=	=	
	Sub Total Equipment				40,000	40,000	5,711	5,711	

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Paint Vacant Rehab Units		1460		\$20,000	20,000	-	-	
	Reasonable Accommodations		1460		10,000	10,000	-	-	
	Contingency		1502		<u>67,816</u>	<u>62,816</u>	-	-	
	Sub Total 1460 and 1502				97,816	92,816	-	-	
PA52-1A Webster	Landscaping		1450		20,000	20,000	-	-	
	Hand Rails		1450		8,000	8,000	-	-	
	Entry Modification and Controls		1450		15,000	15,000	-	-	
	Sidewalk Repairs		1450		<u>10,000</u>	<u>10,000</u>	-	-	
	Sub Total Webster				53,000	53,000	-	-	
PA52-1B Stevens	Replace Toilets		1460		75,000	75,000	-	-	
	Replace Dumpster Containers		1475		3,500	3,500	-	-	To FY2000
	Extend Parking		1450		22,000	22,000	-	-	
	Redecorate Public Spaces		1470		50,000	50,000	-	-	
	Replace Tele Entry System		1460		-	<u>5,000</u>	-	-	From FY04
Sub Total Stevens				150,500	155,500				

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PA52 -2Modulars	New Clothes Drying Poles		1460		7,500	7,500	-	-	
	Replace Bathroom Wash Bowls		1460		18,000	18,000	-	-	
	Replace Medicine Cabinets		1460		6,000	6,000	-	-	
	Replace VCT		1460		30,000	30,000	-	-	
	Sidewalk Repair s		1450		<u>8,000</u>	<u>8,000</u>	-	-	
	Sub Total Modulars				69,500	69,500	-	-	
PA52-3 Washington	Add Fin Tube Radiation		1460		15,000	15,000	-	-	
	Waste Line Mod. & Clean Out Points		1460		8,600	8,600	-	-	
	Repoint/Recaulk Exterior Masonry		1460		20,000	20,000	-	-	
	Redecorate Public Spaces		1470		40,000	40,000	-	-	
	Replace Gaskets of Main Heating Loop		1460		<u>5,000</u>	<u>5,000</u>	-	-	
	Sub Total Washington				88,600	88,600	-	-	

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

PHAName: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA052 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PA52-5 Gloninger	Landscaping		1450		5,000	5,000	-	-	
	Electrical Upgrades (GFI's)		1460		8,000	8,000	-	-	
	Sidewalk Repairs		1450		7,000	7,000	-	-	
	Repair/replace Subsided Patio Slabs		1460		<u>15,000</u>	<u>15,000</u>	-	-	
	Sub Total Gloninger				35,000	35,000	-	-	
PA52-6 Scattered	Replace VCT		1460		97,500	97,500	-	-	
PA52-8 Cedar Court	Landscaping/Wind Screen @ Street		1450		7,500	7,500	-	-	
	Replace Bath Faucets		1460		7,000	7,000	-	-	
	Replace Bath Vanities		1460		34,000	34,000	-	-	
	Replace WS @ Front and Rear Doors		1460		<u>2,000</u>	<u>2,000</u>	-	-	
	Sub Total Cedar Court				50,500	50,500	-	-	
	TOTAL				813,859	813,859	116,454	11,194	

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program No: PA052 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA-Wide								
Management Improve	June 2003		9/01	June 2004				
Administration	June 2003		9/01	June 2004				
Fees and Costs	June 2003			June 2004				
Non-dwelling Equip.	June 2003			June 2004				
Paint and Accommod.	June 2003			June 2004				
PA52 -1A Webster	June 2003			June 2004				
PA52 -1B Stevens	June 2003			June 2004				
PA52 -2 Modulares	June 2003			June 2004				
PA52 -3 Washington	June 2003			June 2004				
PA52 -5 Gloninger	June 2003			June 2004				
PA52 -6 Scattered	June 2003			June 2004				
PA52 -8 Cedar Court	June 2003			June 2004				

Annual Statement/Performance and Evaluation Report **Attachment 6**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHAName: Housing Authority of the County of Lebanon (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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 Soft Costs	33,865			
	Management Improvements Hard Costs				
4	1410 Administration	73,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500			
10	1460 Dwelling Structures	562,050			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non Dwelling Structures	12,000			
13	1475 Non Dwelling Equipment	55,768			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	27,676			
	Amount of Annual Grant: (sum of lines.....)	813,859			

Annual Statement/Performance and Evaluation Report **Attachment 6**
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the County of Lebanon (PA)	Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve or Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	10,000			
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs	90,000			
	Amount of line XX Related to Energy Conservation Measures	202,450			
	Collateralization Expenses or Debt Service				

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

PHAName: Housing Authority of the Co. of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHAWide	Resident Initiatives Coordinator		1408		29,865				
	Resident Initiatives Program Costs		1408		1,000				
	Staff Training		1408		<u>3,000</u>				
	Sub Total				33,865				
PHAWide	Administration		1410		73,000				
PHAWide	Fees and Costs		1430		20,000				
	Agency Plan Update		1430		10,000				
	Energy Audit		1430		12,000				
	Utility Analysis		1430		<u>5,000</u>				
	Sub Total				47,000				
PHAWide	Replace Copier		1475		7,000				
	Computer Upgrades		1475		6,268				
	Used Dump Truck (Maintenance)		1475		25,000				
	Occupancy office Phone System		1475		<u>7,500</u>				
					45,768				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor(CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Paint Vacant Rehab Units		1460		25,000				
	Reasonable Accommodations		1460		10,000				
	Contingency		1502		<u>27,676</u>				
					62,676				
Webster Manor	Clean & Inspect Boilers		1460	51	4,000				
PA52 -1A	Replace Water Heaters		1460	51	35,000				
	Project ID Sign		1450		2,500				
	Paint or Cap exposed woodwork		1460		28,000				
	Remodel Community Building		1470		10,000				
	Replace Phone System		1475		<u>10,000</u>				
					89,500				
Stevens Towers	Replace Fire Alarm System		1460		<u>90,000</u>				
PA52 -1B					90,000				
Modular Units	Exterior Modifications		1460	60	6,000				
PA52 -2	Replace Entry Doors & Frames		1460	120	70,000				
	Replace Water Heaters & pans		1460	60	30,000				
	Replace 1 st Floor Tile & Subfloor		1460	60	100,000				
	Replace kit. Cab. Fronts & Range Hoods		1460	60	<u>100,000</u>				
					306,000				

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

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON	Grant Type and Number Capital Fund Program No: PA052 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Management Improve	June 2004			June 2005			
Administration	June 2004			June 2005			
Fees and Costs	June 2004			June 2005			
Non-dwelling Equip.	June 2004			June 2005			
Paint and Accommod.	June 2004			June 2005			
PA52 -1A Webster	June 2004			June 2005			
PA52 -1B Stevens	June 2004			June 2005			
PA52 -2 Modulares	June 2004			June 2005			
PA52 -3 Washington	June 2004			June 2005			
PA52 -8 Cedar Court	June 2004			June 2005			

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName HOUSING AUTHORITY OF THE COUNTY OF LEBANON						<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 2007	
	Annual Statement					
PHAWide		204,359	200,709	245,109	263,359	
Webster PA52 -1A		156,250	207,150	65,000	232,000	
Stevens PA5201B		226,500	285,000	150,000	35,000	
Modulars PA52 -2		40,000	90,000	90,000	122,000	
Washington PA52 -3		104,000	-	155,000	27,500	
Gloninger PA52 -5		40,750	20,000	63,750	3,500	
Scattered PA52 -6		2,000	-	-	-	
Cedar Court PA52 -8		<u>40,000</u>	<u>12,000</u>	<u>45,000</u>	<u>130,500</u>	
Total CFP Funds (Est.)		813,859	813,859	813,859	813,859	
Total Replacement Housing Factor Funds						

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: __2__ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: __3__ FFYGrant:2004 PHAFY:2005		
		PHAWide			PHAWide	
See	Administration	77,000		Administration	80,000	
Annual	Fees&Costs	30,000		Fees&Costs	30,000	
Statement	Contingency	13,088		Contingency	11,684	
	ResidentInit.Coordin.	31,358		ResidentInit.Coordin.	32,925	
	ResidentInit.Prgm.Csts.	1,100		ResidentInit.Prgm.Csts.	1,100	
	ComputerUpgrades	6,813		ComputerUpgrades	7,000	
	StaffTraining	3,000		StaffTraining	3,000	
	ReplaceCopier	7,000		PaintVacantRehabUnits	25,000	
	PaintVacantRhbUnts	25,000		ReasonableAccomodations	<u>10,000</u>	
	ReasonableAccomoda.	<u>10,000</u>		SubTotalPHAWide	208,209	
	SubTotalPHAWide	204,359		WebsterManor52 -1A		
	WebsterManor52 -1A			InstallClosetBiFoldDrs	77,150	
	InstallPlayEquipment	10,000		Convert24BRUnitsforAccess.	60,000	
	ResurfaceB'B allCourt	10,000		RepaveParkingLots	<u>70,000</u>	
	ReplaceShowerS'round	96,250		SubTotalWebster	207,150	
	ReplaceRefrigerators	<u>40,000</u>		StevensTwr52 -1B		
	SubTotalWebster	156,250		Replc.Kitch.Cab.FrnTs.	125,000	
	StevensTowers52 -1B			Hdcp.Modific.3Apts	60,000	
	ReplaceBoilerBurners	24,000		RestoreSchoolTower	<u>100,000</u>	
	ElectricalUpgrade	170,000		SubTotalStevens	285,000	
	InstallElectOutletStove/Refrig.	7,500		ModularsPA52 -2		
	ReplaceB'wayConcrete	10,000		RplcGa sLinesLafSt	10,000	
	Inst.BallValves@bath&KitchenSinkRisers	<u>15,000</u>		ReplaceVCT	70,000	
	SubTotalStevens	226,500		RepaintStorageSheds	<u>10,000</u>	
				SubTotalModulars	90,000	

CapitalFundProgramFive -YearActionPlan
PartII:SupportingP agesó WorkActivities

Activities for Year1	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAFY:2004		ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2005	
	Modulars52 -2			
See	ReplaceSewerLines@ LafayetteSt.1500'	<u>40,000</u>		WashingtonArms52 -3
Annual	SubTotalModular	40,000		NoWork
Statement	WashingtonArms52 -3			GloningerMdws.52 -5
	ReplaceRefrigerators	24,000		Patio&Cover@Comm. Bldg
	ReplaceBoilers	<u>80,000</u>		SubTotalGloninger
	SubTotalWashArms	104,000		ScatteredSites52 -6
	GloningerMdws.52 -5			NoWork
	NewShowerValves	20,000		CedarCourt52 -8
	NewPlaygroundEquip	7,500		PlaygroundEquipment
	Clean&InspectFurnace	2,000		RepaintStorageSheds
	ReplaceRanges	<u>11,250</u>		Sub TotalCedarCourt
	SubTotalGloninger	40,750		12,000
	ScatteredSites52 -6			
	Clean&InspectFurnaces	<u>2,000</u>		
	SubTotals' Sites	2,000		
	CedarCourt52 -8			
	ReplaceRanges	20,000		
	Clean&InspectFurnaces	2,000		
	Repair/ReplaceSidewalk	<u>18,000</u>		
	SubTotalCedar	40,000		
	TotalFY2003	813,859		TotalFY2004
				813,859

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: <u>4</u> FFYGrant:2005 PHAFY:2006			ActivitiesforYear: <u>5</u> FFYGrant:2006 PHAFY:2007		
	PHAWide			PHAWide		
See	Administration	81,000		Administration	81,000	
Annual	Fees&Costs	30,000		Fees&Costs	40,000	
Statement	Contingency	23,439		Contingency	23,959	
	ResidentInit.Coordin.	34,570		ResidentInit.Coord.	36,300	
	ResidentInit.Prgm.Cst	1,100		ResidentInit.Prgm.Cst	1,100	
	ComputerUpgrades	7,000		ComputerUpgrades	7,000	
	StaffTraining	3,000		StaffTraining	3,000	
	PaintVacantRhbUnits	25,000		PaintVacantRhbUnits	25,000	
	ReasonableAccomoda.	10,000		ReasonableAccomoda.	10,000	
	SportUtilityw/plow	20,000		PickupTruckw/plow	22,000	
	AdditiontoMaintBldg	10,000		LawnTractor	14,000	
	SubTotalPHAWide	245,109		SubTotalPHAWide	263,359	
	WebsterManor52 -1A					
	Landscaping	50,000		WebsterManor52 -1A		
	Regrade@Bldgs	15,000		ReplaceB'boardRadiat.	125,000	
	SubTotalWebster	65,000		WasherHookups	25,000	
	StevensTower52 -1B			ReplaceBoilerRmDrs	40,000	
	Rp.Apt.Carpet/Vinyl	150,000		ReplaceClothesPoles	10,000	
	SubTotalStevens	150,000		ReplaceKitchenLights	22,000	
	Modulars52 -2			RecaulkWindows&Drs	10,000	
	RepanelUnits	90,000		SubTotalWebster	232,000	
	SubTotalModulars	90,000		StevensTower52 -1B		
	WashingtonArms52 -3			ReplaceO'HeadDoor	20,000	
	Elevator(Controls&	155,000		PaintExt.MetalWork	15,000	

ShaftReplacement)					
SubTotalWash.Arms	155,000		SubTotalStevens	35,000	

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages ó WorkActivities

Activities for Year1	ActivitiesforYear: __4__ FFYGrant:2005 PHAFY:2006		ActivitiesforYear: __5__ FFYGrant:2006 PHAFY:2007	
	GloningerMdws52 -5		Modulars52 -2	
See	ReplaceFurnaces	43,750	ReplaceSiding	60,000
Annual	ReplaceRangeHoods	5,000	ReplaceFloorTile	60,000
Statement	Landscaping	<u>15,000</u>	Clean&InspectFurnace	<u>2,000</u>
	SubTotalGloninger	63,750	SubTotalModulars	122,000
	ScatteredSites52 -6		Washington Arms52 -3	
	NoWork		InstallBallTypeShutoff Valves&Toilets	2,500
			InstallRearDoorVestibule	<u>25,000</u>
	CedarCourt52 -8		SubTotalWash.Arms	27,500
	ReplaceStairRails	<u>45,000</u>	GloningerMeadows52 -5	
	SubTotalCedar	45,000	PaintSheds	<u>3,500</u>
			SubTotalGloninger	3,500
			ScatteredSites52 -6	
			NoWork	
			CedarCourt52 -8	
			ReplaceEntryLights	8,000
			O'headDoor@Comm.Bldg.	2,500
			RepairorReplaceSewer ForceMain	100,000
			Landscaping	<u>20,000</u>
			SubTotalCedar	130,500
	TotalFY2005	813,859		
			TotalFY2006	813,859