

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHAPlans

5YearPlanforFiscalYears2001 -2005  
AnnualPlanforFiscalYear2003

**PA003v01**

**ScrantonHousingAuthority**

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Scranton,Pennsylvania18 510

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

## PHAPlan AgencyIdentification

**PHAName:** ScrantonHousingAuthority

**PHANumber:** PA003

**PHAFiscalYearBeginning:(10/2002)**

### PublicAccessToInformation

**Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedby contacting:(selectallthatapply)**

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- PHAlocaloffices

### DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectall thatapply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- PHAlocaloffices
- Mainadministrativeofficeofthelocalgovernment
- MainadministrativeofficeoftheCountygovernment
- MainadministrativeofficeoftheStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailablefor inspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

**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)

The mission of the Scranton Housing Authority is to provide safe, decent and affordable housing for eligible individuals and families through creative and supportive services. The Housing Authority will assist these individuals and families as they strive to achieve self -sufficiency and improve the quality of their lives.

**B. Goals**

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

*During year one, the number of vacancies has been stabilized and occupancy within our developments has been increasing. The Scranton Housing Authority has promoted our*

unitsthroughvariousocialserviceagenciesandisdevelopingacomprehensive advertisementcampaignwhichwillbepromotedthroughthenewspaperandtelevision.

Yeartwo,implementedcomprehensiveadvertisementcampaignthroughnewspaperand television.Vacanciesaredecreasing.

- PHAGoal:Improvethethequalityofassistedhousing  
Objectives:
  - Improvepublichousingmanagement:(PHASscore)
  - Improvevouchermanagement:(SEMAPscore)
  - Increasecustomersatisfaction:
  - Concentrateoneffortstoimprovespecificmanagementfunctions:  
(list;e.g.,publichousingfinance;voucherunitinspections)
  - Renovateormodernizepublichousingunits:
  - Demolishordisposeofobsoletepublichousing:
  - Providereplacementpublichousing:
  - Provider eplacementvouchers:
  - Other:(listbelow)

- PHAGoal:Increaseassistedhousingchoices  
Objectives:
  - Providevoucher mobilityc ounseling:
  - Conductoutreacheffortstopotentialvoucherlandlords
  - Increasevoucherpaymentstandards
  - Implementvoucherhomeownershipprogram:
  - Implementpublichousingorotherhomeo wnershipprograms:
  - Implementpublichousing site -basedwaitinglists:
  - Convertpublichousingtovouchers:
  - Other:(listbelow)

**HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality**

- PHAGoal:Provideanimprovedlivingenvironment  
Objectives:
  - Implementmeasurestodeconcentratepovertybybringinghigherincome publichousinghouseholdsin tolowerincomedevelopments:
  - Implementmeasurestopromoteincomemixinginpublichousingby assuringaccessforlowerincomefamiliesinto higherincome developments:

- Implementpublichousingsecurityimprovements:
- Designateddevelopmentsorbuildings forparticularresidentgroups (elderly,personswithdisabilities)
- Other:(listbelow)

**HUDStrategicGoal:Promoteself -sufficiencyandassetdevelopmentoffamilies andindividuals**

PHAGoal:Promoteself -sufficiencyandassetdevelopmentofassisted households

Objectives:

- Increasethenumberandpercentageofemployedpersonsinassisted families:
- Provideorattractsupportiveservicestoimproveassistancerecipients' employability:
- Provideorattractsupportiveservicestoincreaseindependenceforthe elderlyorfamilieswithdisabilities.
- Other:(listbelow)

**HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans**

PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing

Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless ofrace,color,religionnationalorigin,sex,familialstatus,and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamilieslivinginassistedhousing,regardless ofrace,color,religion nationalorigin,sex,familialstatus,anddisability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardless ofunitsizerequired:
- Other:(listbelow)Continuetoprovidesuitablelivingenvironments regardless ofrace,color,religion,nationalorigin,sex,familialstatus,or disabilityandtomixourpublichousingdevelopmentpopulationsasmuch aspossiblewithrespecttotheseitems.

**OtherPHAGoalsandObjectives:(listbelow)**

**PHAGoal:** Toprovidehousingforth ecommunityanddecreasethe vacanciesthatcurrentlyexist.

**Objectives:** Advertiseourunitsthroughthenewspaperandtelevision.  
Continuetoupgradeourhousingstockthrough modernization.  
Analyzehedemandandpromotehomeownershipwithinour neighborhoods.  
Promoteourunitsthroughvarioussocialserviceagencies.  
Providesupportiveserviceswithinourdevelopments.

**AnnualPHAPlan**  
**PHAFiscalYear2003**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**  
 **SmallAgency(<250PublicHousingUnits)**  
 **AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciessthePHAhasincludedintheAnnualPlan.

*NotRequired*

**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 (See Page 45)
- FY2002 Capital Fund Program Annual Statement (See Attachment 8 –computer file pa003a01)
- 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
- FY2002 Capital Fund Program 5 Year Action Plan (See Attachment 8 –computer file pa003a01)
- Public Housing Drug Elimination Program (PHDEP) Plan



- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (See Attachment 7)
- Other (List below, providing each attachment name)
  - Deconcentration – Attachment 1
  - Voluntary Conversion – Attachment 2
  - Definition of Significant Change – Attachment 3
  - PHAS Resident Assessment Followup Plan – Attachment 4
  - Resident Advisory Board Members – Attachment 5
  - Resident Appointed to Board of Commissioners – Attachment 6
  - Annual Statement/Performance Evaluation and Report – Attachment 9 – computer file pa003b01

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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 jurisdictions 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
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	Annual Plan:

X	<p>Documentation:</p> <p>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i>; <i>Notice</i> and any further HUD guidance) and</p> <p>2. Documentation of the required deconcentration and income mixing analysis</p>	Eligibility, Selection, and Admissions Policies
X	<p>Public housing rent determination policies, including the methodology for setting public housing flat rents</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&amp;O Policy</p>	Annual Plan: Rent Determination
X	<p>Schedule of flat rents offered at each public housing development</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&amp;O Policy</p>	Annual Plan: Rent Determination
X	<p>Section 8 rent determination (payment standard) policies</p> <p><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan</p>	Annual Plan: Rent Determination
X	<p>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</p>	Annual Plan: Operations and Maintenance
X	<p>Public housing grievance procedures</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A&amp;O Policy</p>	Annual Plan: Grievance Procedures
X	<p>Section 8 informal review and hearing procedures</p> <p><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan</p>	Annual Plan: Grievance Procedures
X	<p>The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</p>	Annual Plan: Capital Needs
N/A	<p>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</p>	Annual Plan: Capital Needs
X	<p>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</p>	Annual Plan: Capital Needs
N/A	<p>Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing</p>	Annual Plan: Capital Needs
N/A	<p>Approved or submitted applications for demolition and/or disposition of public housing</p>	Annual Plan: Demolition and Disposition
	<p>Approved or submitted applications for designation of</p>	Annual Plan:

N/A	publichousing(DesignatedHousingPlans)	Designationof PublicHousing
N/A	Approvedorsubmittedassessmentsofreasonable revitalizationofpublichousingandapprovedorsubmitted conversionplanspreparedpursuanttosection202ofthe 1996HUDAppropriationsAct	AnnualPlan: Conversionof PublicHousing
X	Approvedorsubmittedpublichousinghomeownership programs/plans	AnnualPlan: Homeownership
N/A	PoliciesgoverninganySection8Homeownershipprogram <input checked="" type="checkbox"/> checkhereifincludedintheSection8 AdministrativePlan	AnnualPlan: Homeownership
None	Anycooperativeagreementbetweenth ePHAandthe TANFagency	AnnualPlan: Community Service&Self - Sufficiency
X	FSSActionPlan/sforpublichousingand/orSection8	AnnualPlan: Community Service&Self - Sufficiency
N/A	Mostrecentself -sufficiency(ED/SS,TOPorROS Sorother residentservicesgrant)grantprogramreports	AnnualPlan: Community Service&Self - Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	AnnualPlan: SafetyandCrime 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 responseto any findings	AnnualPlan: AnnualAudit
N/A	TroubledPHAs:MOA/RecoveryPlan	TroubledPHAs
X	PetPolicy	Occupancy Policy
X	DeconcentrationComputation	
X	VoluntaryConversionReview	

**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 renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	2581	1	1	3	3	2	3
Income > 30% but <= 50% of AMI	1930	1	1	3	3	2	3
Income > 50% but < 80% of AMI	812	1	1	2	2	1	2
Elderly	2362	1	1	2	2	1	2
Families with Disabilities	140	1	3	3	3	3	3
African-American	150	1	1	3	3	2	3
Hispanic	56	1	1	3	3	2	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: 2001
- 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)

*Experience of housing authority.*

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

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

<b>Housing Needs of Families on the Waiting List</b>			
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	0		
Extremely low income <= 30% AMI			
Very low income (> 30% but <= 50% AMI)			
Low income (> 50% but < 80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			

HousingNeedsofFamiliesontheWaitingList			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <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,identi fywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	0		
Extremelylow income<=30%AMI			
Verylowincome (>30%but<=50% AMI)			
Lowincome (>50%but<80% AMI)			
Familieswit h children			
Elderlyfamilies			
Familieswith Disabilities			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR			

<b>Housing Needs of Families on the Waiting List</b>			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**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 unit size 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) **Promote our units through various social service agencies. Provide supportive services within our developments.**

**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) **Promote our units through various social service agencies.**

**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) **Advertise our units through the newspaper and television. Promote our units through various social service agencies.**

**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 fiscal 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	4,180,146	
b) Public Housing Capital Fund	2,460,419	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,223,735	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	325,541	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	2,172,160	
<b>4. Other income (list below)</b>		
Excess Utilities	57,240	
<b>4. Non -federal sources (list below)</b>		
<b>Total resources</b>	<b>\$12,419,241</b>	

**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: (state time)
- Other: (describe) *As soon as they apply.*

b. Which non -income (s creening) 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
- 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 list simultaneously? If yes, how many lists?

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

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

**(3) Assignment**

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

- One  
 Two  
 Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new 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

Highrentburden(rentis>50percentofincome)

Otherprefer ences:(selectbelow)

Workingfamiliesandthoseunabletoworkbecauseofageordisability

Veteransandveterans' families

Residentswholiveand/orworkinthejurisdiction

Those enrolledcurrentlyineducational,training,orupwardmobilityprograms

Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)

Householdsthatcontributetomeetingincomerequirements(targeting)

Thosepreviouslyenrolledineducational,training,orupwardmobility programs

Victimsofreprisalsorhatecrimes

Otherpreference(s)(listbelow)

- *Singleortwoparenthouseholdwhoresidesinthe CityofScrantonwherethe headofhouseholdorspouseworksorhasbeenhiredtoworkintheCityof Scranton.Headofhouseholdorspousemustbeemployedaminimumof30hours perweek.*
- *Headofhouseholdorspouseorsolememberwhois62yearsofage orolder,or whoreceiveSocialSecurity,SSIoranybenefitsresultingfromanindividual's inabilitytoworkwillbecountedastheequivalenttotheabovepreference.*
- *Headofhouseholdorspousewhohasgraduatedfromaneducationand/or trainingprogramthatisdesignedtoprepareindividualsforthejobmarket.*

3.IfthePHAwillempliyadmissionspreferences,pleaseprioritizebyplacinga“1”in the spacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andssoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbernextto each.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

DateandTime

FormerFederalpreferences:

- 1 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- 4 Victimsofdomesticviolence
- 6 Substandardhousing
- 5 Homelessness
- 7 Highrentburden

Otherpreferences(selectallthatapply)

Workingfamiliesandthoseunabletoworkbecauseofageordisability

Veteransandveterans' families

Residentswholiveand/orworkinthejurisdiction

Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms

Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)

Householdsthatcontributetomeeting incomerequirements(targeting)

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

2. *Single or two parent household who resides in the City of Scranton where the head of household or spouse works or has been hired to work in the City of Scranton. Head of household or spouse must be employed a minimum of 30 hours per week.*
2. *Head of household or spouse or sole member who is 62 years of age or older, or who receive Social Security, SSI or any benefits resulting from an individual's inability to work will be counted as the equivalent to the second preference.*
3. *Head of household or spouse that has graduated from an education and/or training program that is designed to prepare individuals for the job market.*

4. Relationship of preference to income targeting requirements:

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

**(5) Occupancy**

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

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

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

- At an annual reexamination and lease renewal
- 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.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**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 assistance program (vouchers, and until completely merged into the voucher program, certificates) -based section 8.**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation
  - Criminal and drug -related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug -related activity (list factors below)
  - Other (list below)
- Rental History*
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

*Extensions are permissible at the discretion of the Authority primarily for four reasons:*

- a. *Extenuating circumstances.*
- b. *The family has evidence that they made a consistent effort to locate a unit.*
- c. *The family has turned in a Request for Lease Approval prior to the expiration of the 60 day period, but the unit has not passed Housing Quality Standards.*
- d. *A handicapped household requires extra time to find suitable accessible housing.*

**(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 of families at or below 30% of median area income?

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 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)
  - *Single or two person household who resides in the City of Scranton where the head of household or spouse works or has been hired to work in the City of Scranton. Head of household or spouse must be employed a minimum of 30 hours per week.*
  - *Head of household or spouse or sole member who is 62 years of age or older, or who receive Social Security, SSI or any benefits resulting from an individual's inability to work will be counted as the equivalent to the above preference.*
  - *Head of household or spouse that has graduated from a education and/or training program that is designed to prepare individuals for the job market.*

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.

Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 4 Victims of domestic violence
- 6 Substandard housing
- 5 Homelessness
- 7 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
- Residents who live and/or work in your 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.

- *Single or two parent household who resides in the City of Scranton where the head of household or spouse works or has been hired to work in the City of Scranton. Head of household or spouse must be employed a minimum of 30 hours per week.*
- *Head of household or spouse or sole member who is 62 years of age or older, or who receive Social Security, SSI or any benefits resulting from an individual's inability to work will be counted as the equivalent to the above preference.*

3. *Head of household or spouse that has graduated from an education and/or training program that is designed to prepare individuals for the job market.*

4. Among applicants on the waiting list with the 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 plans 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)

**4. PHA Rent Determination Policies**

[24CFR Part 903.79(d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

2. If yes to question 2, list these policies below :  
*Adopted the Regulatory Policy*

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

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

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

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

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

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

For household heads  
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)  
*Earned Income Exclusions:*
  - a. *State Wage Tax*
  - b. *Local Wage Tax*
  - c. *Federal Insurance Contributions Act (FICA)*
  - d. *Employee Paid Health Insurance*

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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. Rentre -determinations:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)  
*Changes in income and/or family composition must be reported to our Authority within 10 days of the occurrence.*

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)  
*Flat rents were determined by a comparability study. Through the use of this comparability study, flat rents were determined by bedroom size for the various sections of the city.*

**B. Section 8 Tenant -Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies .

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

- At or above 90% but below 100% of FMR
- 100% of FMR



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

b. If the payment standard is lower than FMR, why has the PHA selected this standard?  
(select all that apply)

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

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

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

d. How often are repayment 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)

*Adopted the Regulatory Policy.*

**5. Operations and Management**

[24CFR Part 903.79(e)]

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

*Not required for High Performers*

**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.)

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

**C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public

housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

## **6. PHA Grievance Procedures**

[24 CFR Part 903.79(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.

*Not required for High Performers*

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA 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-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 8 (Computer file pa003a01)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there) Component 7

#### **(2) Optional 5 -Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment 8 (computer file pa003a01)

-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.HOPEVIandPublicHousingDevelopmentandReplacement  
Activities(Non -CapitalFund)**

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 Plans 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. Demolition and Disposition**

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: ( ) _____
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[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.

<b>Designation of Public Housing Activity Description</b>	
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:	<u>(DD/MM/YY)</u>
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 903.79(j)]

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

**A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes: X 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.

<b>Conversion of Public Housing Activity Description</b>
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: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: Scattered Sites	
1b. Development (project) number: PA003 -012, PA003 -013	
2. Federal Program authority:	<input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/ Program

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/10/1996)
5. Number of units affected: 45 6. Coverage of application: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

### B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below:

### 12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(1)]

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.

*Not required for High Performers.*

**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 supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and 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
- Preferences for families working or engaging in training or education programs for non -housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self -sufficiency programs



1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

### **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.

*Not required for High Performers.*

#### **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 level 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 actions to improve safety of residents (select all that apply).

- Safety and security survey of residents

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

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

**B. Crime and Drug Prevention activities the PHA has undertaken or 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-risk 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 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

**14. RESERVED FOR PET POLICY**

[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)]

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.

*Not required for High Performers*



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 903.79(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) – *Attachment 7*.
  - Provided below:
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 change d portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below)  
*See Authority response to each comment in Attachment 7.*

**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)**

- 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 Scranton
  
- 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.

- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedbytheConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthedevelopmentofthisPHAPlan.
- Activities tobepreparedbythePHAinthecomingyearareconsistentwiththeinitiativescontainedintheConsolidatedPlan.(listbelow)
  
- Other:(listbelow)

2. TheConsolidatedPlanofthejurisdictionsupportsthePHAPlanwiththefollowingactionsandcommitments:(describebelow)

*Homeownershipanddemolition*

**B. Other information Required by HUD**

**RESOLUTION NO. 99 -6**

**ADOPTING AN ADMISSIONS POLICY  
TOPROVIDEFORDECONCENTRATIONOF  
POVERTYANDINCOMEMIXING**

**WHEREAS**, the Quality Housing and Work Responsibility Act of 1998 (“QHWRA”) was enacted by Congress on October 8, 1998 and signed by the President of the United States on October 21, 1998; and

**WHEREAS**, Section 513 of the QHWRA mandates the formulation of an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income public housing developments and lower income tenants into higher income public housing developments; and

**WHEREAS**, it has been the policy of the Scranton Housing Authority to maintain a tenant body in its public housing developments comprised of families with a broad range of incomes to avoid concentrations of the most economically deprived families as evidenced by the Authority’s current family income mix within its public housing developments; and

**WHEREAS**, the Scranton Housing Authority has determined it appropriate to establish a stated admissions policy designed to provide for deconcentration of poverty and income mixing which shall become part of the Authority’s admissions policy and part of the Authority’s required agency plan under QHWRA.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Scranton Housing Authority, and in compliance with Section 513 of the Quality Housing and Work Responsibility Act of 1998 that there is hereby established a policy prohibiting the concentration of low income families within certain housing developments by promoting income mixing in all public housing developments of the Scranton Housing Authority.

**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? No
- 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)]

**Attachment 2. Voluntary Conversion**

- a. How many of the PHA's developments are subject to the Required Initial Assessment? 8
- 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)? 4
- c. How many assessments were conducted for the PHA's covered developments? 8

d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

Development Name	Number of Units
<i>None</i>	

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. N/A

### **Attachment 3, Definition of Significant Change**

A significant change is defined as:

- 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.
- Addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan).
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.

### **Attachment 4, PHAS Resident Assessment Followup Plan**

The Authority's two lowest scores on the 2001 PHAS residents survey were 75 percent for Communication and 73 percent for Safety. The following are steps that the Authority has taken or will take to ameliorate resident concerns about communications and safety:

#### Communications

- Promote the establishment of resident councils within each development. Training and technical assistance has been provided by the statewide organization that offers assistance in this area.
- Publish quarterly newsletter and distribute to each tenant. The newsletter promotes programs that the Authority is currently carrying out or is going to implement, discuss policy changes and communicate services and events that will be provided for residents.
- Maintain a Resident Advisory Board to provide valuable input on proposed policy changes, services, and programs.
- Send letters and memos to residents advising them on policy changes and their impact.
- Organize social events for residents that will enhance the quality of life.

#### Safety

- Arrange for an Assistant District Attorney to meet regularly with residents to discuss security concerns and to determine what additional steps will provide for safer living conditions.
- Allow local law enforcement agencies to access vacant units for surveillance purposes.
- Track criminal activity at the developments and reporting on status to residents.
- Conduct criminal background checks on all applicants.
- Provide drug prevention programs for residents.
- Will check to see if there is adequate lighting of site and common areas within each development.
- Work with resident groups to establish programs that will promote safety within developments.

### **Attachment 5 – Resident Advisory Board Members**

Bangor Heights – Ms. Patti Robinson  
Washington Plaza – Rev. Wilhelmina Coleman  
Washington West – Ms. Jane McCarthy  
Section 8 – Mr. Clarence Henderson  
Adams Highrise – Ms. Doris Chase  
Jackson Terrace – Ms. Linda Weakland  
Hilltop Manor – Mr. William Brass  
Jackson Heights – Ms. Thelma Wheeler  
Valley View Terrace – Ms. Rosemary Ferguson  
Section 8 – Ms. Maryann Wheeler  
Adams Apartments – Mr. Richard Williams

### **Attachment 6 – Resident on Board of Commissioners**

*The Mayor of the City of Scranton makes the appointments to the Board of Commissioners. A resident has not been appointed.*

- *The date of the next term expiration is September 2002.*
- *Name and title of appointing official -- Christopher A. Doherty, Mayor, City of Scranton*

### **Attachment 7 – Resident Advisory Board (RAB)**

### **Recommendations and Scranton Housing Authority (SHA)**

### **Responses**

Resident Advisory Board (RAB) and Authority staff met on December 13, 2001, January 17, 2002, February 28, 2002, March 27, 2002, April 18, 2002, May 16, 2002 and June 7, 2002. The RAB met on May 23, 2002 to formulate Recommendations and Comments. Those Recommendations and Comments are listed below along with the Scranton Housing

Authority's Response to each one.

In responding to the following Recommendations, the following more amplifies the two most frequent Response:

- The statement "maintenance will address this recommendation" indicates that the Authority's maintenance staff will review what is necessary to resolve the concern raised in the recommendation and then take the appropriate action.
- The statement "SHA will consider this recommendation" indicates that Authority staff will fully evaluate the recommendation and determine what action is feasible.

**Resident Advisory Board - General Policy Recommendations and Comments:**

1. We submit a (third request) for stricter guidelines, and equality in meeting the safety and health needs across the board for all developments.

Authority Response: *SHA has and will continue to meet the needs of our residents at all developments.*

2. Place secure containers for cat, and dog waste at all developments, due to health issues involving all residents.

Authority Response: *SHA will consider this recommendation.*

3. Continue to pursue the hiring of an outside agency to make recommendations for fire safety at all developments.

Authority Response: *It is our understanding that all our facilities are in compliance with the applicable codes.*

4. Managers must have authority to enforce the policies of our leases, ( example pets, noise, drugs, and unauthorized live in guests).

Authority Response: *SHA managers have the authority to enforce our policies and the residential lease agreement.*

5. Maintenance personnel should be more efficient in covering maintenance needs in all developments. Continuous training of maintenance to be qualified to do a variety of jobs, so needs are met in a more efficient manner.

Authority Response: *SHA has three levels of maintenance personnel to meet the needs within our developments. Outside contractors are called in periodically to perform specialized tasks.*



6. Do we still need a line item for Resident Council PUM monies?

Authority Response: *SHA is currently funding all duly elected resident councils through tenant participation funds, which is a specific line item.*

7. All Resident Council offices and community rooms need to be handicapped accessible to comply with Federal Regulations.

Authority Response: *SHA would relocate offices to areas that are handicapped accessible.*

8. Community rooms need to be available for resident use at all developments, H.A. responsibility.

Authority Response: *SHA provides community space at all developments.*

9. Continue to supply, support training for RAB/RC at state and national levels.

Authority Response: *SHA has and will continue to comply with Federal regulations.*

10. Enforce inspections during regular working hours upon a (30) minute notice, when complaints are brought to manager's attention, regarding pet policy violations.

Authority Response: *SHA managers are aware of the provisions within our pet policy.*

11. We submit request for RAB to meet with head of security, DA rep, and head of Police to gain a better understanding of issues and duties of Housing security so we can work together for safer living.

Authority Response: *Our Assistant District Attorney will coordinate a meeting to meet with the RAB.*

12. SHA newsletter: RC/RAB members need to know the deadline dates for submission of their materials/information/articles etc. to be published.

Authority Response: *SHA has and will continue to provide the deadline dates for submission.*

13. Managers and Maintenance need to be enlightened that painting apartments etc. should not be required when there is documented proof from a doctor of disability needs. Also continue to address needs for snow and garbage removal as needed.

Authority Response: *If a tenant requests a transfer based on reasonable accommodation, the tenant shall provide written documentation explaining the need for the reasonable accommodation. This request would be reviewed by*

*SHA's Compliance Officer. If approved, the tenant would not be required to paint their existing apartment. Also, SHA has addressed the snow removal issue through maintenance over past winters and will continue to do so.*

14. Continue to hold RAB meetings and training throughout the year. Basic financial training on how budgets and all monies are dealt with used for operation and calculated for cost.

Authority Response: *SHA will continue to hold RAB meetings and training sessions.*

15. Request for an Agenda for RAB members prior to SHA Board of Commissioners meetings.

Authority Response: *The Board of Commissioners' meetings are held on the first Monday of each month unless advertised otherwise. SHA will provide an agenda for RAB members which will be available for pick-up at the front desk of the main administration building. The agenda can be picked up after 2 P.M. on the Friday before the Board meeting.*

16. Need to review the Pet Policy, amend....

Authority Response: *When necessary, SHA will amend its pet policy.*

### **Resident Advisory Board - Comments and Recommendations - Valley View Terrace**

1. SHA said there is no demolition listed in 3<sup>rd</sup> year agency plan. Valley View Terrace Residents would like to know if demolition is listed in the 5<sup>th</sup> year agency plan or the remaining 2 years left to the 5<sup>th</sup> year plan.

Authority Response: *Within the Capital Fund Program, there are work activities for Valley View Terrace in the fourth and fifth year of the Five<sup>th</sup> Year action plan.*

2. The Gray Group was the first study done in 2000.

There is Highland Associates study being done since end of 2000 or beginning 2001, which SHA says, is still not finished. The residents of VVT want to know when this will be completed.

Due to the factor the SHA said no renovations can be done until studies are completed.

VVT residents feel that almost 3 years has past and the development is deteriorating due to lack of repairs and care by SHA.

In this year's agency plan (2003) all other housing developments run by SHA are listed for renovations or complete modernization.

VVT is the only development with nothing listed which means no monies for any type of improvement.

We the residents of VVT pay rent and feel we are entitled to a better and more decent place to live as we see all the other developments listed in SHA plan are having improvements done.

Authority Response: *SHA will maintain Valley View Terrace in accordance with HUD standards.*

3. 2<sup>nd</sup> Request to know exactly what type of study if being done by Highland Associates. It is renovations, modernization, reconstruction, demolition, etc.

Authority Response: *Highland Associates, an A/E Firm, began looking at the modernization of Valley View Terrace during January 2001. When the study is complete, SHA will be able to compare the demolition/reconstruction option to the modernization option. Due to the complexity of this study, a completion date for the study has not been established. Once the study is complete, SHA will make this information available to everyone.*

4. The high rises are 4 buildings in our development that house 96 apartments. Problems in high rises are:

- A. Buzzers don't work and have not been fully functional for over the last three years. Tenants pay rent and have a right to buzzers to access company, health care, etc. Due to the buildings having secured doors, people who need access must ring other tenant's buzzers until they find one that works to gain access. This is a violation to our lease that assures each tenant peaceful living conditions.
- B. Elevators in high rises in the last three years have been repaired 10 - 15 each year. This has to be a major expense for SHA but it only Band - Aids the real problem. People are trapped in elevators or they are forced to use fire stairways till repairs are made. This issue must be addressed.
- C. High rise laundry rooms are in building 9 and 20 with one set of washers and dryers in each the hours are 8:30 till 3:30 P.M. People in high rise buildings 10 and 12 must cart their laundry to the other buildings plus access is hard due to almost full occupancy in all high rises plus many people in high rises work and the hours are not convenient to all.
1. More washers and dryers need (3<sup>rd</sup> request)
  2. Longer hours open needed (3<sup>rd</sup> request)

- D. All high rises need:

Stove Covers  
Cabinets warped and coming away from wall  
Need ground breakers in kitchens  
All hallway carpets are frayed or stained  
There are no screens in hallway windows  
Crank handles for windows in hallways do not function/missing

Authority Response:

- A. *This is a maintenance issue. Affected tenants should notify the development manager on what buzzers are not working.*
  - B. *The elevator company's serviced department responds to any calls 24 hours a day.*
  - C. *It is not profitable to the company to provide more machines. Also, if longer hours are implemented and vandalism occurs, the company may take the machines out.*
  - D. *These are maintenance issues. The affected tenant should contact the development manager on what needs to be repaired.*
5. Ramp access to building 20 is missing, one rail on right side was taken down and never replaced. Also, ramp itself is not standard size, the upgrade is too high. Needs immediate attention.

Fire doors not kept locked due to lack of buzzer operation and elevators broken on regular basis.

Since access to building is unsafe due to broken buzzers, etc. locks on doors should be dead bolts. All the row houses have dead bolt locks but none of the high rise apartments.

Garbage container needs to be replaced back at building 20, too far to take garbage to other bins.

Landscape at high rises very poor conditions, rock problems, etc.

Catch grates behind building 20 need repairs, cats migrating in broken spaces.

Stairwells in high rises not kept clean.

The high rise buildings have had no major repairs in well over 10 years. these issues need immediate attention.

The Highland study should not prevent safe, decent living conditions for tenants.

Authority Response: *These are maintenance issues. The development manager should be contacted by the affected tenant.*

6. 3<sup>rd</sup> request, all row houses need new screens. New tenants move in and none are given. Old tenants never had new ones either and normal wear and tear make up the rest of the missing ones.

Screens were promised but never given. This is also a serious health hazard due to open windows not having protection from insects or animals. The Highland study should not prevent tenants from having safe and decent living conditions.

Authority Response: *Maintenance repaired many window screens. Any tenant that needs a window screen should contact the manager.*

7. (3<sup>rd</sup> request) for airstorm windows to be given back to us as they still fit our screens. Last year Mr. Pelucacci said they were stored in a warehouse. SHA's response in plan was we have insulated doors.

The storm window's still fit all screens, why can't we have them back. Many doors don't even have screens at all.

This is a safety issue and if the windows were not disposed of then what is your reason for not allowing us to use them for their purpose?

Authority Response: *A tenant should contact the development manager if they need a screen for their storm door. The exterior entrance doors for the family units are insulated doors which do not require a storm window.*

8. (3<sup>rd</sup> request) we have two stone pillars for Valley View Terrace Sign but no sign. We have a right to a sign as Hilltop has and other developments have just for locating purposes. Why can't we have our sign?

Authority Response: *SHA will install a sign.*

9. (3<sup>rd</sup> request) the rain gutter issue: is and was in the past years a dangerous situation due to the lack of repairs by SHA. There have been accidents, litigations and now a possible threat of the west Nile virus due to the non-repairs. This is a serious health and safety issue. All measures should be taken to assure health and safety for all residents are met in Valley View Terrace development.

Authority Response: *Maintenance has begun to clean out the rain gutters.*

10. With the new pet policy, containers for animal feces were to be placed by each building; this has not been done yet.

Authority Response: *The pet policy states that the tenant shall dispose of such waste by placing it in a tightly sealed repository and depositing it in the*

*appropriate trash receptacle (trash can or dumpster) outside the unit where the tenant resides.*

11. (3<sup>rd</sup> request) damaged sidewalks need to be repaired. Safety issue.

Authority Response: *Maintenance will address this recommendation.*

12. (2<sup>nd</sup> request) security camera needed at the side of building 20. Drug activity and garbage drop off being done there. Camera could be used to prosecute offenders. Repairing offences around development needs SHA's attention (safety issue).

Catch drain on sides of long row apartment buildings need to be repaired and cleaned out (3<sup>rd</sup> request health issues).

Authority Response: *SHA will not install anymore surveillance cameras at this time. All damaged fences have been repaired. Maintenance will continue to make repairs to the fence as needed. Maintenance will repair (where necessary) and clean out the catch basins along the buildings.*

13. Better management participation in enforcing pet policy and containing noise pollution. Our lease states registration and dog size for animals and our lease states peaceful environment for all tenants. This should be enforced by managers working with tenants. These are serious issues that need to be addressed.

Authority Response: *The development manager will address this recommendation.*

14. (2<sup>nd</sup> request) for bus shelter, SHA said last year they would contact bus company but no response has been received.

Authority Response: *SHA contacted Mr. Kurt Kempter from COLTS. Mr. Kempter told SHA that a Valley View resident had also contacted COLTS regarding a bus shelter. Mr. Kempter told SHA that he was attempting to have a bus shelter erected at Valley View Terrace.*

15. (2<sup>nd</sup> request) recertifications on Mr. Baker's 3-month inspections are done, yet repairs are still not being completed. Maintenance man, D. Granza whom does housing inspections needs to upgrade his records. People are receiving inspection notices 2 times a month or more or none at all. This is the (2<sup>nd</sup> request) as this brought to Deputy Executive Director during the beginning of this year.

Authority Response: *The development manager writes up work orders based on the inspection. Also, our inspector has accurate records on when the inspections are to be performed.*

16. Security, Manager, RAB members, resident councils and SHA administration should all be working together to meet goals discussed at the RAB meetings.

Authority Response: *SHA is meeting and working with all stated entities to ensure that our goals are being met.*

17. (3<sup>rd</sup> request) the Valley View Terrace community room has no contract with the Scranton School District as HUD's request stated, if no contract, the community room should go to the residents of Valley View Terrace development. What is the transition process needed to finalize this?

Authority Response: *The Board of Commissioners addressed this issue at their June 4, 2001 meeting.*

18. Valley View Terrace Resident Council would like budget line in capital funding for \$10,000 (This can be negotiated with an MOU)

Authority Response: *SHA is currently funding all duly elected resident councils through tenant participation funds.*

19. (2<sup>nd</sup> request) conversion of some units to larger apartments to help deconcentration (higher/lower, lower/higher)

Authority Response: *SHA has implemented policies that encourage an economic mix within the developments (i.e. flat rent, local preferences for applicants, earned income exclusions).*

20. Child care within Valley View Terrace development offering training program for tenants.

Authority Response: *SHA is still considering this recommendation.*

21. Acceptable material on porches in row houses should be reinforced. Porches have house furniture, weights, old tires, etc., on them. This needs to be addressed (health and safety issue).

Authority Response: *The manager will address this recommendation.*

22. Building 8 hole filled in with dirt and gravel rocks, one tenant fell two times already. Has repeatedly asked for rock to be removed, (health and safety issue).

Authority Response: *Maintenance will address this recommendation.*

### **Resident Advisory Board - Comments and Recommendations - Hilltop Manor**

1. Clean out sluice pipes and cleanouts between building 1 and 8, and replace cement cover right. Also buildings 33, 16 and 12.

Authority Response: *Maintenance will address this recommendation.*

2. Replace broken decorative shutters on building.

Authority Response: *This will be addressed when SHA installs new roofs, gutters and downspouts.*

3. Remove concrete slabs in back of apartments where garbage shed used to be, before blacktop work is done.

Authority Response: *Maintenance will address this recommendation.*

4. Thermostats are needed in each apartment, to help save on heat bills (not opening windows when too warm in apartments).

Authority Response: *The installation of new heating systems will alleviate this situation.*

5. Need closet doors in upstairs bedrooms because there are none. (3<sup>rd</sup> request).

Authority Response: *SHA will consider this recommendation.*

6. Repairs needed to ball field; backstop, baselines, and infield, also need benches.

Authority Response: *Maintenance will address this recommendation.*

7. Dirt fill as needed around new heat buildings, and other areas for landscaping.

Authority Response: *Maintenance will address this recommendation.*

8. Snow and garbage removal for handicapped, and elderly by request placed at office.

Authority Response: *All reasonable accommodation requests should be sent to John Cappelloni, Compliance Officer, Scranton Housing Authority, 400 Adams Avenue, Scranton, Pa. 18510.*

9. Fence needs replacing back of ball field, between SHA and Topp Copy, and other placed where broken down.

Authority Response: *Maintenance will address this recommendation.*

10. Security needs to have a copy of pet policy.

Authority Response: *SHA's Assistant District Attorney will review the Pet Policy with security.*



11. Children at play, or watch for children signs needed.

Authority Response: *SHA will address this recommendation.*

12. School signs for preschool in administration building.

Authority Response: *SHA will address this recommendation.*

13. Council office and community room handicapped accessible.

Authority Response: *SHA would relocate office to an area that is handicapped accessible.*

14. Need follow up on enforcing garbage, and non -allowable stuff on front and back porches.

Authority Response: *SHA development manager will address this recommendation.*

15. Stricter enforcing of rules, with follow up on pet policy, and cleaning up after animals as we are getting over run with illegal animals.

Authority Response: *SHA development manager will address this recommendation.*

16. Screen replacement for new tenants moving in where no screens in windows, and doors.

Authority Response: *Maintenance will address this recommendation.*

17. Review policy of painting apartments for handicapped, and elderly with RAB members.

Authority Response: *All reasonable accommodation requests should be sent to John Cappelloni, Compliance Officer, Scranton Housing Authority, 400 Adams Avenue, Scranton, Pa. 18510.*

18. Second security guard until problems with drugs and children taken care of at Hilltop Manor. (maybe 3 months)

Authority Response: *SHA will consider this recommendation.*

19. Security to check and ticket illegal cars on SHA property.

Authority Response: *Security will make our development managers aware of any illegal cars that are on SHA property.*

20. Need to fine or discipline tenants for putting garbage out ahead of pickup days, also for not picking up empty cans in reasonable time frame. As it makes our development look bad.

Authority Response: *The development manager will address this recommendation.*

**Resident Advisory Board - Comments and Recommendations - Bangor Heights**

1. Why is there not totally handicapped accessible apartments? (3<sup>rd</sup> year request)

Authority Response: *Handicapped accessible apartments will be completed during this renovation project.*

2. When will the remainder of residents be moved?

Authority Response: *Most residents have been moved already. As the renovations progress, the remaining residents will be moved.*

3. No lighting behind apt. (Always checked off on survey) (example 599 Kennedy St.)

Authority Response: *This work item is included in the capital plan.*

4. Clothes dryers outside are bent and missing rings, totie your line on.

Authority Response: *Maintenance will address this recommendation.*

5. 2<sup>nd</sup> floor windows don't allow exit in a fire, too high and too small, if there was a fire by the stairs, and you had to evacuate (3<sup>rd</sup> year request).

Authority Response: *The apartments are in compliance with the City of Scranton's building codes.*

6. Rain downspout missing behind some apts.

Authority Response: *This will be addressed when SHA installs new roofs, gutters and downspouts.*

7. Smoke detectors are too sensitive; they go off when you fry an egg (3<sup>rd</sup> request).

Authority Response: *Maintenance has and will continue to address this recommendation.*

8. Rear porch's concrete step and foundation, separated from door (example 528 Kennedy Street) there is a gap.

Authority Response: *Maintenance will address this recommendation.*

9. Playground – replace equipment.

Authority Response: *This is included in the Capital plan.*

10. Screen & regular doors do not close and lock, they stick in weather change.

Authority Response: *Maintenance will address this recommendation.*

11. Need a timer for the lights at the basketball court.

Authority Response: *SHA will consider the recommendation.*

12. Phone lines still being installed behind cabinet doors in kitchen, phone company claims, they were told by housing to only install there, and not by choice of resident who uses it.

Authority Response: *SHA provides one jack per apartment in the same location.*

13. Why are all the electrical outlets mounted upside down, in the renovated apartments, which causes a strain on plug wire?

Authority Response: *The electrical outlets are installed as in accordance with the electrical code.*

14. Sinkholes behind apartments, 8" deep, which is attracting bug breeding (example 528 Kennedy Street), and possible person falling.

Authority Response: *Maintenance will address this recommendation.*

**Resident Advisory Board-Comments and Recommendations -Jackson Terrace**

1. Playground – 3<sup>rd</sup> request.

Authority Response: *This is included in the Capital plan.*

2. Fences – down by baseball field. -Done

Authority Response: *As mentioned in the comment, this has been completed.*

3. Groundraingutters –3<sup>rd</sup>request.

Authority Response: *This will be addressed under our Capital plan.*

4. Waterpressure. -Done

Authority Response: *As mentioned in the comment, this has been completed.*

5. Removeconcretechunks –3<sup>rd</sup>request.

Authority Response: *Maintenance has removed the concrete chunks. Maintenance will review to see if they missed any.*

6. SignforJacksonTerrace –3<sup>rd</sup>request.

Authority Response: *SHA will install a sign.*

7. Largerupstairswindows –3<sup>rd</sup>request

Authority Response : *This is not a building code issue. However, new windows are in our Capital plan.*

8. NeedFireInspector.

Authority Response: *It is our understanding that all our facilities are in compliance with the applicable codes.*

9. Watchchildrensignontopofh ill.-Done

Authority Response: *As mentioned in the comment, this has been completed.*

10. Removegarbageholders -2<sup>nd</sup>request. -Done

Authority Response: *As mentioned in the comment, this has been completed.*

11. Getabetterinspectionpolicy. -Time

Authority Response: *SHA's current inspection policy is working well.*

12. Plantgrassorblacktop.

Authority Response: *This is included in the Capital plan.*

13. FrostFreeRefrigerators.

AuthorityResponse: *ThisisincludedintheCapitalplan.*

14. Largerstoves.

AuthorityResponse: *NewstovesareincludedintheCapitalplan.*

**ResidentAdvisoryBoard -CommentsandRecommendation -WashingtonPlaza**

1. Removalofclotheslinepoles -safetyissue.

AuthorityResponse: *Maintenancewilladdressthisrecommendation.*

**Attachment 8 –FY2002CapitalFundProgramAnnual  
StatementandFiveYearPlan(filepa003a01)**

**Attachment9 –CapitalFundProgramPerformanceand  
EvaluationReport(filepa003b01)**

**ATTACHMENT8:FY2002CAPITALFUNDPROGRAMANNUAL  
STATEMENTANDFIVE -YEARPLAN -pa003a01**

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SCRANTONHOUSINGAUTHORITY		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350102 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2002	
<input checked="" type="checkbox"/> <b>OriginalAnnualStatement</b> <input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b> <input type="checkbox"/> <b>RevisedAnnualStatement(revisionno: )</b> <input type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:</b> <input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	207,185			
3	1408ManagementImprovements	151,000			
4	1410Administration	225,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	95,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	680,234			
10	1460DwellingStructures	1,070,000			
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	32,000			
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SCRANTONHOUSINGAUTHORITY		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350102 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2002	
<input checked="" type="checkbox"/> <b>OriginalAnnualStatement</b> <input type="checkbox"/> <b>ReserveforDisasters/Emergencies</b> <input type="checkbox"/> <b>RevisedAnnualStatement(revisionno:      )</b> <input type="checkbox"/> <b>PerformanceandEvaluationReportforPeriodEnding:</b> <input type="checkbox"/> <b>FinalPerformanceandEvaluationReport</b>					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	2,460,419			
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	10,000			
24	Amountofline21RelatedtoSecurity –So ftCosts	130,000			
25	AmountofLine21RelatedtoSecurity – HardCosts	20,000			
26	Amountofline21RelatedtoEnergyConservationMeasures	171,000			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Obligated	Expended	
PA3-2HilltopManor	NewLightPoles		1450	6	18,000				
	Benches		1450	4	2,000				
	NewFencing		1450	2,600L.F.	39,500				
	NewClothesPoles		1450	12	3,000				
	NewSidewalks		1450	4,300S.F.	34,500				
	ResurfaceBlacktopAreas		1450	27,540S.F.	29,000				
	ReplacementWindows		1460	35Bldgs.	610,000				
	InstallA/C -AdministrationBldg.		1475	1	12,000				
PA3-3BangorHts.	NewClothesPoles		1450	75	19,234				
	NewEntryLocks		1460	150	30,000				
PA3-5AdamsHigh Rise	ResurfaceBlacktopAreas		1450	5,800S.F.	6,000				
	NewElectricalEmergencyGenerator		1460	1	27,000				
	NewFireAlarmSystem		1460	1	10,000				
	NewSecurityAccessSystem		1460	1	4,000				
	SprinklerSystemDrainLine		1460	1	15,000				
	NewGarbageCompactor		1460	1	10,000				
A/C-ElevatorMechanicalRoom		1460	1	3,500					



<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartII:S upportingPages</b>									
PHAName: ScrantonHousingAuthority			<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Obligated	Expended	
PA3-5Continued	VentilationInStairways		1460	3	15,000				
	ReplaceHeatingSystem		1460	1	75,000				
	InstallStormDoors -Balconies		1460	16	16,000				
	RecaukExpansionJoints		1460	1	15,000				
PA3-7Wash. West	Landscaping		1450	1	5,000				
	ReplaceFrontandBackSteps		1450	2	15,000				
	ResurfaceBlacktopAreas		1450	21,865S.F.	22,000				
	NewFencing		1450	450L.F.	7,000				
	ParkingLotSecurityGates		1450	2	14,000				
	NewFrontRailings		1450	1	4,000				
	NewCompactor		1460	1	10,000				
	NewCardAccessSystem		1460	1	2,500				
	NewFrontAccessDoors		1460	1	13,000				
	NewRearExitDoors		1460	2	4,000				
	NewCommonAreaRestrooms		1460	2	10,000				
	NewRoofFans		1460	5	2,500				
	A/C-RoofTopMechanicalRoom		1460	1	3,500				
A/C/Heater -CommunityRoom		1460	1	25,000					
CarpetHallways		1460	7	25,000					

**AnnualStatement/PerformanceandEvaluationReport  
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)  
PartII:SupportingPages**

PHAName: ScrantonHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories		Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
					Original	Revised	Obligated	Expended	
PA3-8ARiverside	ResurfaceBlacktopAreas		1450	34,600S.F.	34,000				
	RestripePark ingLot		1450	2	2,000				
	InstallNewFencing		1450	1,020L.F.	14,000				
	NewStoves		1460	40	10,000				
	NewRefrigerators		1460	40	14,000				
PA3-8BJackson Terrace	NewSiteUtilityLines		1450	1	235,000				
	ReplaceSiteLighting		1450	5	12,000				
	ResurfaceBlacktopAreas		1450	26,250S.F.	26,000				
	InstallNewSidewalks		1450	14,180S.F.	110,000				
	InstallNewPlayground		1450	1	7,000				
	NewFencing		1450	1,940L.F.	22,000				
	NewHotWaterHeaters		1460	16	10,000				
	NewRanges		1460	50	12,500				
	NewRefrigerators		1460	50	17,500				
NewBoilers		1460	16	80,000					

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>									
PHAName: ScrantonHousingAuthority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00350102 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	Operations		1406		207,185				
	Security		1408		75,000				
	Investigation		1408		55,000				
	Applicant Screening		1408		5,000				
	Management Training		1408		5,000				
	Maintenance Training		1408		5,000				
	Computer Software Update		1408		6,000				
	Administration		1410		225,000				
	A&E Fees		1430		75,000				
	Consultant		1430		20,000				
	Computer Hardware		1475.1		20,000				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: ScrantonHousingAuthority		GrantTypeandNumber CapitalFundProgramNo: PA26P00350102 ReplacementHousingFactorNo:				FederalFYofGrant: 2002	
DevelopmentNumber Name/HA-WideActivities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PA3-2HilltopManor	9/30/2004			9/30/2006			
PA3-3BangorHeights	9/30/2004			9/30/2006			
PA3-5AdamsHighrise	9/30/2004			9/30/2006			
PA3-7WashingtonWest	9/30/2004			9/30/2006			
PA3-8ARiversideApts	9/30/2004			9/30/2006			
PA3-8BJacksonTerrace	9/30/2004			9/30/2006			
PHAWide							
Operations	9/30/2004			9/30/2006			
ManagementImprovements	9/30/2004			9/30/2006			
Administration	9/30/2004			9/30/2006			
A&EFees	9/30/2004			9/30/2006			
Consultant	9/30/2004			9/30/2006			
ComputerHardware	9/30/2004			9/30/2006			

**CapitalFundProgramFive -YearActionPlan  
PartI:Summary**

PHAName ScrantonHousingAuthority		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1 2002	WorkStatementforYear2 FFYGrant:2003 PHAFY:2004	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementfor Year5 FFYGrant:2006 PHAFY:2007
PA3 -1ValleyView				1,287,000	1,787,000
PA3 -2Hilltop					
PA3 -3BangorHts.		117,000	875,000		
PA3 -4 Adams		370,500			
PA3 -5AdamsHi				500,000	
PA3 -6JacksonHts.		1,130,500			
PA3 -7Wash.West					
PA3 -8ARiverside					
PA3 -8BJack.Terr.					
PA3 -9WashPlaza		394,000	912,000		
PHAWide					
Operations		250,000			
ManagementImprov.		151,000	376,000	376,000	376,000
Administration		225,000	225,000	225,000	225,000
A&EFees		75,000	75,000	75,000	75,000
Consultant		20,000	20,000	20,000	20,000
ComputerHardware		20,000	20,000	20,000	20,000
CFPFundsListedfor5 - yearplanning		2,503,000	2,503,000	2,503,000	2,503,000
ReplacementHousing FactorFunds					

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 2002	ActivitiesforYear: __2__ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: __3__ FFYGrant:2004 PHAFY:2005		
	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>Estimated Cost</b>
See	PA3 -3BangorHeights	NewPlayground	10,000	PA3-3BangorHts	NewBoilersandHotWaterHeaters	875,000
Annual		ResurfaceDriveway	2,000	PA3-9Washinton Plaza	NewEntranceDoors	55,000
Statement		ResurfaceParkingLot	5,000		NewKitchens	150,000
		ResurfaceTennisand BasketballAreas	45,000		NewBathrooms	230,000
		ReplaceBasementGrates	20,000		InteriorDoorsandHardware	35,000
		ReplaceFencing	35,000		NewWindows	160,000
	PA3-4AdamsApts	PaintExteriorofBldgs	25,000		NewClosetDoors	60,000
		InstallFireHoses	2,000		NewStormDoo rs	25,000
		ReplaceUndergroundHeat Lines	25,000		SiteWork	25,000
		ResurfaceParkingArea	5,000		NewStoves	18,000
		ReplaceSidewalks	5,000		NewRefrigerators	24,000
		NewConcretePicnicAreas	10,000		NewFloorTile	90,000
		NewBathrooms	180,000		NewBaseboardRadiators	40,000
		InteriorApartmentDoors	15,000			
		NewSecurityAccessSystem	5,000			
		Tile(VCT)inApts	42,500			
		NewAptEntranceDoors	30,000			
		ClosetDoors	8,000			
		NewKitchenLights	5,000			

**CapitalFundProgram Five -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1 2002	ActivitiesforYear: __2__ FFYGrant:2003 PHAFY:2004			ActivitiesforYear: __3__ FFYGrant:2004 PHAFY:2005		
	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>EstimatedCost</b>	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>EstimatedCost</b>
See	PA3-4AdamsApt.	NewBedroomLights	5,000	PHAWide	Security	300,000
Annual	(Continued)	NewFireAlarmSystem	8,000		Investigation	55,000
Statement					ApplicantScreening	5,000
	PA3-6JacksonHeights	NewCeilings -CommonArea	25,000		ManagementTraining	5,000
		CommonAreaUpgrade	5,000		MaintenanceTraining	5,000
		AirConditioning	20,000		ComputerSoftware	6,000
		FloorCovering -Hallways	20,000		Administration	225,000
		TemperatureControls -Apts	45,000		A&EFees	75,000
		NewRoof	100,000		Consultant	20,000
		Landscaping	10,000		ComputerHardware	20,000
		ResurfaceParkingArea	20,000			
		NewCompactor	10,000			
		NewWindows	170,000			
		NewInteriorDoors	40,000			
		NewClosetDoors	40,000			
		NewPeepHoles	5,000			
		NewTubFaucets	20,000			
		NewKitchenLights	10,000			
		NewToilets	25,000			
		NewMedicineCabinets	15,000			
		ExhaustVents -Kitchens,Bath	11,000			
		NewKitchens	247,500			
		Tile(VCT)inApts.	81,000			
						\$2,503,000

**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activities for Year1 2002	ActivitiesforYear: <u>2</u> FFYGrant:2003 PHAFY:200 4			ActivitiesforYear: <u>3</u> FFYGrant:2004 PHAFY:2005		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
See Annual Statement	PA3-6JacksonHeights (Continued)	A/C&HeatUnit -CommunityRoom	20,000			
		NewA/C -Office	1,000			
		NewMainEntranceDoors	12,000			
		NewSecurityCardAccessSystem	2,500			
		NewStoves	25,500			
		NewRefrigerators	34,000			
		NewRoofFans	2,500			
		NewStorageShed	2,000			
		HallwayHeatin gSystem	7,000			
		A/CElevatorMechanicalRoom	3,500			
		Lighting -BoilerRoom	1,000			
		NewSidewalks	5,000			
		DrainLine -SprinklerSystem	10,000			
		504Units	60,000			
		CommunityRestrooms	10,000			
		OutsideLighting	5,000			
		EmergencyExitDoors	10,000			
	PA3-9WashingtonPl	GuttersandDownspouts	10,000			
		NewPorches	120,000			
		NewElectricLights -Apartments	8,000			
		NewThermostats	6,000			
		504Apartments	30,000			





**CapitalFundProgramFive -YearActionPlan  
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear:___4___ FFYGrant:2005 PHAFY:2006			ActivitiesforYear:___5___ FFYGrant:2006 PHAFY: 2007		
	PA3-1ValleyView Terrace	Demolition,SiteWork& Construction	1,187,000	PA3-1ValleyView Terrace	Demolition,SiteWork &Construction	1,687,000
See		RelocationofFamilies	100,000		RelocationofFamilies	100,000
Annual Statement	PA3-5A damsHighRise	CommunityRoom,Office Space,CommonArea Construction	500,000	PHAWide		
					Security	300,000
					Investigation	55,000
					ApplicantScreening	5,000
	PHAWide	Security	300,000		ManagementTraining	5,000
		Investigation	55,000		MaintenanceTraining	5,000
		ApplicantScreening	5,000		ComputerSoftware	6,000
		ManagementTraining	5,000		Administration	225,000
		MaintenanceTraining	5,000		A&EFees	75,000
		ComputerSoftware	6,000		Consultant	20,000
		Administration	225,000		ComputerHardware	20,000
		A&EFees	75,000			
		Consultant	20,000			
		ComputerHardware	20,000			
					TotalCFPEstimated Cost	\$2,503,000
		TotalCFPEstimatedCost	\$2,503,000			

AnnualStatement/PerformanceandEvaluationReport		<u>Attachment9 -PerformanceandEvaluationReports</u>			
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: SCRANTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00370899 ReplacementHousingFactorGrantNo:		FederalFYof Grant: 1999	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno: ) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/01 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimat edCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	160,000		160,000	0
4	1410Administration	258,000		258 ,000	0
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	50,000		50,000	0
8	1440SiteAcquisition				
9	1450SiteImprovement	60,660		50,000	0
10	1460DwellingStructures	2,047,950		1,792,750	0
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	10,000		10,000	0
14	1485Demolition				
15	1490ReplacementReser ve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 -20)	<b>2,586,610</b>		<b>2,320,750</b>	<b>0</b>
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	70,000		0	
24	Amountofline21RelatedtoSecurity -SoftCosts	140 ,000		140,000	
25	AmountofLine21RelatedtoSecurity - HardCosts				

AnnualStatement/PerformanceandEvaluationReport		<u>Attachment9 -PerformanceandEvaluationReports</u>			
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: SCRANTONHOUSINGAUTHORITY		GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00370899 ReplacementHousingFactorGrantNo:		FederalFYof Grant: 1999	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:   )					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/01 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimat edCost		TotalActualCost	
		Original	Revised	Obligated	Expended
26	Amountoffline21RelatedtoEnergyConservationMeasures	879,000		879,000	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHAName: Scranton Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00370899 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	Funds Obligated	Funds Expended	
PA3 -1 Valley View								
	Install Living Room Fixtures	1460	240	4,000	0	0	0	Under Review
PA3 -2	Install Benches	1450	15	3,000		0	0	Under A/E Review
Hilltop Manor	Install Fencing	1450	640	7,660		0	0	Under A/E Review
	Mechanical Rooms, Boilers and Hot Water Heaters	1460	35	785,000	799,000	799,000	0	In Progress
PA3 -3 Bangor Heights	Site Work and Landscaping	1450	1	40,000		40,000	0	Under A/E Review
	Interior Doors and Hardware	1460	962	120,250		120,250	0	In Progress in 1998
	New Bathrooms	1460	166	581,000		581,000	0	In Progress in 1998
	Paint Preparation and Finish	1460	150	225,000		225,000	0	In Progress in 1998
	Drop Ceiling in Kitchens	1460	150	37,500		37,500	0	In Progress in 1998
	Light Fixtures in Kitchens	1460	150	30,000		30,000	0	In Progress in 1998

<b>AnnualStatement/PerformanceandEvaluationReport</b>								
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b>								
<b>PartII:SupportingPages</b>								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00370899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescrip tionofMajor WorkCategories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA3 -8A RiversideApts.</b>	SiteGrading	1450	1	10,000		10,000	0	UnderA/EReview
	New Roofing	1460	6	80,000	0	0	0	Completedin1998
	NewSoffitt	1460	6	6,000		0	0	UnderA/EReview
	NewHoods	1460	40	10,000		0	0	UnderA/EReview
	BathroomLightFixtures	1460	40	4,000		0	0	UnderA/EReview
	DiningRoomLightFixtures	1460	40	4,000		0	0	UnderA/EReview
	HeaterCovers	1460	40	7,200		0	0	UnderA/EReview
	ClosetDoors	1460	40	74,000		0	0	UnderA/EReview
	NewBoilers	1460	5	40,000	80,000	0	0	UnderA/EReview
	RetrofitTwoUnits	1460	2	30,000	70,000	0	0	UnderA/EReview
PHA-Wide	Security	1408		60,000		60,000	0	InProgressin1998
	Investigation	1408		80,000		80,000	0	InProgressin1998
	ApplicantScreening	1408		5,000		5,000	0	InProgressin1998
	ManagersTraining	1408		5,000		5,000	0	ToBeginShortly
	MaintenanceTraining	1408		5,000		5,000	0	ToBeginShortly
	AutomationSystem Enhancements	1408		5,000		5,000	0	InProgressin1998 CGP
	ResidentInitiatives	1408		N/C				InProgress
	ResidentOrganization	1408		N/C				InProgress

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartII:SupportingPages</b>								
PHAName: ScrantonHousingAuthority			<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00370899 ReplacementHousingFactorGrantNo:			<b>FederalFYofGrant:</b> 1999		
Development Number Name/HA-Wide Activities	GeneralDescrip tionofMajor WorkCategories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
	Administration	1410		258,000		258,000	0	InProgressin1998
	A&EFees	1430		50,000		50,000	0	Inprogressin1998
	OfficeEquipment	1475.1		10,000		10,000	0	Notpurchasedyet

<b>AnnualStatement/PerformanceandEvaluationReport</b>							
<b>CapitalFundProgramandCapitalFund ProgramReplacementHousingFactor(CFP/CFPRHF)</b>							
<b>PartIII:ImplementationSchedule</b>							
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramNo: PA26P00370899 ReplacementHousingFactorNo:			FederalFYofGr ant: 1999	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PA3 -1ValleyView	6/30/2001			9/30/2002			
PA3 -2HilltopManor	6/30/2001			9/30/2002			
PA3 -3Bangor Heights	6/30/2001			9/30/2002			
PA3 -8ARiverside	6/30/2001			9/30/2002			
PHA-Wide							
Security	6/30/2001			9/30/2001			
Investigation	6/30/2001			9 /30/2001			
ApplicantScreening	6/30/2001			9/30/2001			
ManagersTraining	6/30/2001			12/31/2001			
MaintenanceTraining	6/30/2001			12/31/2001			
AutomationSystem	6/30/2001			12/31/2001			
Administration	6/30/2001			12/31/2001			
A&EFees	6/30/2001			12/31/2001			
OfficeEquipment	6/30/2001			12/31/2001			



<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHAName:</b> SCRANTON HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00350100 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	205,000		205,000	0
4	1410 Administration	197,500		197,500	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000		20,000	0
10	1460 Dwelling Structures	1,660,864		587,000	0
11	1465.1 Dwelling Equipment — Nonexpendable	269,600		198,600	0
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment	5,000		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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>2,447,964</b>		<b>1,208,100</b>	<b>0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	18,000		0	0
24	Amount of line 21 Related to Security – Soft Costs	185,000		185,000	0

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SCRANTONHOUSINGAUTHORITY		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350100 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2000	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:    )					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:3/31/02 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures	130,000		0	0

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP /CFPRHF)								
PartII:SupportingPages								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PA3 -4								
AdamsApts.	InstallNewRoof	1460	2	50,000		0	0	UnderA/EReview
	RepairExteriorFrontWalls	1460	2	5,000		0	0	UnderA/EReview
	AirConditioningUnitsinApts.	1465.1	64	25,000		0	0	NotPurchasedyet
	ReplaceStoves	1465.1	64	20,000		0	0	Notpurchasedyet
	ReplaceRefrigerators	1465.1	64	26,000		0	0	Notpurchasedyet
	NewFaucets	1460	128	20,000		0	0	UnderA/EReview
	NewAirCompressorBoilerRoom	1460	1	3,000		0	0	UnderA/EReview
	NewKitchens	1460	64	144,000		0	0	UnderA/EReview
	NewEntranceSystems	1460	2	8,000		0	0	UnderA/EReview
	VentilationInHallways	1460	2	16,000		0	0	UnderA/EReview
	NewHardwareonApt.EntranceDoors	1460	64	5,000		0	0	UnderA/EReview
	NewCompactors	1460	2	8,000		0	0	UnderA/EReview
	NewRearExitDoors	1460	3	3,210		0	0	UnderA/EReview
	NewHallwayFlooring	1460	2	24,000		0	0	UnderA/EReview
	<b>Subtotal</b>			<b>357,210</b>		<b>0</b>	<b>0</b>	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHAName: Scranton Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00350100 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	Funds Obligated	Funds Expended	
PA3 -5								
Adams High Rise	Common Area Upgrade	1460	1	20,000		20,000	0	A/E Review
	Air Conditioning Units	1465.1	184	73,600		73,600	0	Not Purchased
	New Stoves	1465.1	184	55,000		55,000	0	Not Purchased
	New Refrigerators	1465.1	184	70,000		70,000	0	Not Purchased
	New Ceilings in Common Areas	1460	8	32,000		32,000	0	A/E Review
	New Heating & Domestic Water Risers	1460	2	15,000		0	0	A/E Review
	New Water Heaters	1460	1	50,000		0	0	A/E Review
	Lighting on Patio	1460	1	3,000		0	0	A/E Review
	Lighting by Main Doors	1460	1	1,000		0	0	A/E Review
	New Garbage Chute Doors	1460	8	2,500		0	0	A/E Review
	New Stairwell Lights	1460	24	4,000		0	0	A/E Review
	New Entrance System	1460	1	10,000		0	0	A/E Review
	New Windows in Community Room	1460	1	6,000		0	0	A/E Review
	Renovate Bathrooms	1460	184	92,000		92,000	0	A/E Review
	Kitchen Countertops & Faucets	1460	184	165,600		165,600	0	A/E Review
	Refinish Kitchen Cabinets	1460	184	55,200		55,200	0	A/E Review
	New Landscaping & Sidewalks	1450	1	20,000		20,000	0	A/E Review
	New Hardware for Interior Doors	1460	184	35,000		35,000	0	A/E Review
	Prepare and Paint Apartments	1460	184	147,200		147,200	0	A/E Review

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartII:SupportingPages</b>								
PHAName: ScrantonHousingAuthority			<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350100 ReplacementHousing FactorGrantNo:			<b>FederalFYofGrant: 2000</b>		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PA3 -5								
	<b>Subtotal</b>			<b>857,100</b>		<b>710,400</b>	<b>0</b>	

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP /CFPRHF)								
PartII:SupportingPages								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PA3 -8A								
Riverside	ReplaceRoofFan s	1460	5	5,554		0	0	A/EReview
	PaintApartments	1460	40	90,000		0	0	Worknotbegun
	InstallExhaustFansin Bathroom	1460	40	11,000		0	0	A/EReview
	NewStormDoors	1460	80	24,000		0	0	A/EReview
	PaintBuildingExter iors	1460	5	40,000		40,000	0	A/EReview
	ReplaceTileFlooringin AllApartments	1460	40	60,000		0	0	A/EReview
	ReplaceLightsonOutsideof Buildings	1460	5	5,000		0	0	A/ERev iew
	NewGutters&Downspouts	1460	5	14,600		0	0	A/EReview
	NewEntranceDoors	1460	80	40,000		0	0	A/EReview
	NewKitchens	1460	40	100,000		0	0	A/EReview
	NewBathrooms	1460	56	162,000		0	0	A/EReview
	InteriorDoors&Hard ware	1460	192	24,000		0	0	A/EReview
	NewWindows	1460	40	130,000		0	0	A/EReview
	<b>Subtotal</b>			<b>706,154</b>		40,000		

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)								
PartII:SupportingPages								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev. AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	ManagementImprovements							
	1.Security	1408		60,000		60,000	0	InProgressin1998CGP
	2.Investigation	1408		125,000		125,000	0	InProgressin1998CGP
	3.ApplicantScreening	1408		5,000		5,000	0	InProgressin1998CGP
	4.ManagementTraining	1408		5,000		5,000	0	Tobeginshortly
	5.MaintenanceTraining	1408		5,000		5,000	0	Tobeginshortly
	6.AutomationSystem Enhancements	1408		5,000		5,000	0	InProgressin1998CGP
	7.ResidentInitiatives	1408		N/C		0	0	InProgress
	8.ResidentOrganizat ion	1408		N/C		0	0	InProgress
PHA-Wide	Administration	1410		197,500		197,500	0	InProgressin1998CGP
	A&EFees	1430		50,000		0	0	InProgressin1998CGP
	Consultant-AgencyPlan	1430		20,000		0	0	InProgressin1998CGP
	Consultant-Demolition,Disposition AndRelocationPlans	1430		20,000		0	0	UnderA/EReview
PHAWide	BackflowPreventors	1460		30,000		0	0	UnderA/EReview
	ComputerEquipment	1475		5,000		0	0	Notpurchasedyet
	<b>Subtotal</b>			<b>527,500</b>		402,500	0	

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartIII:ImplementationSchedule</b>							
PHAName: ScrantonHousingAuthority		<b>GrantT ypeandNumber</b> CapitalFundProgramNo: PA26P00350100 ReplacementHousingFactorNo:				<b>FederalFYofGrant: 2000</b>	
DevelopmentNumber Name/HA-WideActivities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PA3 -4AdamsApts.	9/30/2002			9/30/2003			
PA3 -5AdamsHi -Rise	9/30/2002			9/30/2003			
PA3 -8ARiverside	9/30/2002			9/30/2003			
PHA-Wide							
Management Improvements	9/30/2002			9/30/2003			
Administration	9/30/2002			9/30/2003			
A&EFees	9/30/2002			9/30/2003			
Consultant	9/30/2002			9/30/2003			
PhysicalImprovements	9/30/2002			9/30/2003			
Non-DwellingEquipment	9/30/2002			9/30/2003			



<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SCRANTONHO USINGAUTHORITY		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350101 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: March31,2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements	145,000			
4	1410Administration	225,000			
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	100,000			
8	1440SiteAcquisition				
9	1450SiteImprovement	25,000			
10	1460DwellingStructures	1,998,234			
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment	10,000			
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	2,503,234			
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	30,000			
24	Amountofline21RelatedtoSecurity –SoftCosts	120,000			
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

<b>AnnualStatement/PerformanceandEvaluationReport</b>					
<b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary</b>					
<b>PHAName:</b> SCRANTONHO USINGAUTHORITY		<b>GrantTypeandNumber</b> CapitalFundProgramGrantNo: PA26P00350101 ReplacementHousingFactorGrantNo:		<b>FederalFYofGrant:</b> 2001	
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input checked="" type="checkbox"/> RevisedAnnualStatement(revisionno: 1)					
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: March31,2002 <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
		246,500			

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartII:SupportingPages</b>								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350101 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA3-2Hilltop	NewRoofs	1460	35	550,000				
	NewGuttersandDownspouts	1460	35	70,000				
PA3-3Bangor Heights	UpgradeElectricalService	1460	36	300,000				
PA3-8BJackson Terrace	SiteWork	1450	1	25,000				
	RangeHoods	1460	50	12,500				
	NewKitchens	1460	50	2 00,000				
	NewBathrooms	1460	50	250,000				
	InteriorDoors&Hardware	1460	50	50,000				
	NewHotWaterHeaters	1460	4	4,000				
	ClosetDoors	1460	50	50,000				
	RetroFit3Units -504	1460	3	30,000				
	NewGuttersandDownspouts	1460	4	20,000				
	EntranceDoors	1460	50	37,500				
	StormDoors	1460	50	25,000				

AnnualStatement/PerformanceandEvaluationReport								
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)								
PartII:SupportingPages								
PHAName: ScrantonHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA26P00350101 ReplacementHousingFactorGrantNo :			FederalFYofGrant: 2001		
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajorWork Categories	Dev.Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA3-8BJacksonTerrace	ReplaceTileFloorInApartments	1460	50	100,000				
	ReplaceSideDoors	1460	4	8,000				
	BathroomLightFixtures	1460	50	6,234				
	OtherLightFixtures	1460	50	10,000				
	HeatCovers	1460	50	5,000				
	PaintApartments	1460	50	90,000				
	NewWindows	1460	50	180,000				
PHAWide	Security	1408		70,000				
	Investigation	1408		50,000				
	ApplicantScreening	1408		5,000				
	ManagersTraining	1408		5,000				
	MaintenanceTraining	1408		5,000				
	ComputerSoftwareUpdate	1408		10,000				
	ResidentInitiatives	1408		N/C				
	ResidentOrganization	1408		N/C				
	Administration	1410		225,000				
	A&EFees	1430		75,000				
PlanningConsultant	1430		25,000					
OfficeEquipm ent	1475.		10,000					

<b>AnnualStatement/PerformanceandEvaluationReport</b> <b>CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)</b> <b>PartIII:ImplementationSchedule</b>							
PHAName: ScrantonHousingAuthority		<b>GrantTyp eandNumber</b> CapitalFundProgramNo: PA26P00350101 ReplacementHousingFactorNo:				<b>FederalFYofGrant: 2001</b>	
DevelopmentNumber Name/HA-WideActivities	AllFundObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
PA3-2HilltopManor	9/30/2003			9/30/2004			
PA3-3BangorHeights	9/30/2003			9/30/2004			
PA3-8BJackson Terrace	9/30/2003			9/30/2004			
PHAWide							
Management Improvements	9/30/2003			9/30/2004			
Administration	9/30/2003			9/30/2004			
A&EFees	9/30/2003			9/30/2004			
Consultant	9/30/2003			9/30/2004			
Non-Dwelling Equipment	9/30/2003			9/30/2004			