

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2004

Housing Authority of
Indiana County

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Housing Authority of Indiana County **PHA Number:** PA048

PHA Fiscal Year Beginning: 07/2004

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 187 Number of S8 units: Number of public housing units:
Number of S8 units: 520

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Kelly L. Hicks, Executive Director Phone: 724-473-4745
TDD: 724-463-4730 Email: klhicks_haic@adelphia.net

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

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	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	5
	903.7(g) Statement of Capital Improvements Needed	
<input type="checkbox"/>	3. Section 8(y) Homeownership	
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<input checked="" type="checkbox"/>	4. Project-Based Voucher Programs	6
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? No
If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 0
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)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

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

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

- 24 units, White Township, Indiana County, census tract 9608
- 8 units, West Wheatfield Township, Indiana County, census tract 9615
- 6 units, White Township, Indiana County, census tract 9609
- 30 units, White Township, Indiana County, census tract 9608

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: Commonwealth of Pennsylvania
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: N/A - The PHA has had no program or policy changes since its last Annual Plan submission.
 - The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: N/A - The PHA has had no program or policy changes since its last Annual Plan submission.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	(Designated Housing Plans).	Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Sbpert E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04870104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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	0			
2	1406 Operations	81,900			
3	1408 Management Improvements	0			
4	1410 Administration	32,388			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	23,500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	170,000			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	17,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	324,788			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	70,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	100,000			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2005 PHA FY: 2005	FFY Grant: 2006 PHA FY: 2006	FFY Grant: 2007 PHA FY: 2007	FFY Grant: 2008 PHA FY: 2008
PA 48-1 Conemaugh Terrace	Annual Stmt.	Conversion of two efficiency units into one fully accessible unit; increase accessibility throughout the site			Roof replacement
PA 48-3 Saltsburg Heights		Replace windows, exterior and interior doors			Roof replacement
PA 48-4 Burrell Township			Conversion of two one-bedroom units into one fully accessible unit; increase accessibility throughout the site Replace windows, exterior and interior doors		
PA 48-5 Tate Terrace					Roof replacement
PA 48-6 McGregor Manor				Conversion of two one-bedroom units into one fully accessible unit; increase accessibility throughout the site Replace windows, exterior and interior doors	
HA-Wide		Operations	Operations	Operations	Operations
HA-Wide		Administration	Administration	Administration	Administration
HA-Wide				Purchase Maintenance Vehicle	Purchase Maintenance Vehicle

HA-Wide		A/E Fees	A/E Fees	A/E Fees	A/E Fees
HA-Wide		Environmental Review	Environmental Review	Environmental Review	Environmental Review
HA-Wide		Management Improvements	Management Improvements	Management Improvements	Management Improvements
HA-Wide		Advertising/Sundry	Advertising/Sundry	Advertising/Sundry	Advertising/Sundry
CFP Funds Listed for 5-year planning		\$324,788	\$324,788	\$324,788	\$324,788
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>3</u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 48-1 Conemaugh Terrace	Conversion of two efficiency units into one fully accessible unit; increase accessibility throughout the site	\$ 75,000	PA 48-4 Burrell Township	Conversion of two one-bedroom units into one fully accessible unit; increase accessibility throughout the site Replace windows, exterior and interior doors at Chestnut Ridge Terrace	\$ 80,000 \$100,000
Annual	PA 48-3 Saltsburg Heights	Replace windows, exterior and interior doors	\$100,000			
Statement	HA-Wide	Operations	\$ 95,888	HA-Wide	Operations	\$ 90,388
	HA-Wide	Administration	\$ 32,400	HA-Wide	Administration	\$ 32,400
	HA-Wide	A/E Fees	\$ 17,500	HA-Wide	A/E Fees	\$ 18,000
	HA-Wide	Environmental Rvw.	\$ 2,000	HA-Wide	Environmental Rvw.	\$ 2,000
	HA-Wide	Advertising/Sundry	\$ 2,000	HA-Wide	Advertising/Sundry	\$ 2,000
Total CFP Estimated Cost			\$324,788			\$324,788

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

Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 48-6 McGregor Manor	Conversion of two one-bedroom units into one fully accessible unit; increase accessibility throughout the site Replace windows, exterior and interior doors	\$ 75,000 \$ 50,000	PA 48-1 Conemaugh Terrace	Roof replacement	\$ 40,000
			PA 48-3 Saltsburg Heights	Roof replacement	\$ 40,000
			PA 48-5 Tate Terrace	Roof replacement	\$ 40,000
			PA 48-4 Burrell Township	Replace windows, exterior and interior doors at Black Lick Manor	\$50,000
HA-Wide	Operations	\$118,888	HA-Wide	Operations	\$ 90,388
HA-Wide	Administration	\$ 32,400	HA-Wide	Administration	\$ 32,400
HA-Wide	Purchase Maintenance Vehicle	\$ 16,000	HA-Wide	Purchase Maintenance Vehicle	\$ 16,000
HA-Wide	A/E Fees	\$ 12,500	HA-Wide	A/E Fees	\$ 12,000
HA-Wide	Environmental Rvw.	\$ 2,000	HA-Wide	Environmental Rvw.	\$ 2,000
HA-Wide	Advertising/Sundry	\$ 2,000	HA-Wide	Advertising/Sundry	\$ 2,000
HA-Wide	Management Improvements	\$ 16,000			
Total CFP Estimated Cost		\$324,788			\$324,788

**Housing Authority of Indiana County
FY 2004 Agency Plan**

**FY 2003 Capital Fund Program
Performance and Evaluation Report
PA28P04860103**

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04860103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-03
 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	0	0		
2	1406 Operations	100,000	54,317		
3	1408 Management Improvements	4,147	0		
4	1410 Administration	32,000	27,000		
5	1411 Audit	0	0		
6	1415 Liquidated Damages	0	0		
7	1430 Fees and Costs	15,000	19,500		
8	1440 Site Acquisition	0	0		
9	1450 Site Improvement	17,000	0		
10	1460 Dwelling Structures	161,000	170,000		
11	1465.1 Dwelling Equipment - Nonexpendable	0	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	0	0		
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to Work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1502 Contingency	0	0		
	Amount of Annual Grant: (sum of lines.....)	329,147	270,817		
	Amount of line XX Related to LBP Activities	0	0		
	Amount of line XX Related to Section 504	27,000	0		

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04860103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost				Total Actual Cost		Status of Work
		Dev. Acct No.	Quantity	Original	Revised	Funds Obligated	Funds Expended	
Development Number/Name HA-Wide Activities	General Description of Major Work Categories							
PA 48-3 PA 48-6	HVAC replacements (including central air)	1460	46	161,000	170,000			
PA 48-4 PA 48-5 PA 48-7	Concrete repair/replacement Installation of handicapped ramps	1450		17,000	0			
PHA Wide	Consultant to perform UFAS physical needs assessment	1430		10,000	0			
PHA Wide	Environmental Review	1430		2,000	2,000			
PHA Wide	Advertising / Sundry	1430		3,000	2,500			
PHA Wide	A/E Fees	1430		0	15,000			
PHA Wide	Administration	1410		32,000	27,000			
PHA Wide	Operations	1406		100,000	54,317			
PHA Wide	Management Improvements	1408		4,147	0			

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

PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program No: PA28P04860103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA48-3 PA 48-6	12-31-04			06-30-06				
PA 48-4 PA 48-5 PA 48-7	12-31-04	Deleted		06-30-06			Work Item Deleted	
Consultant	12-31-04	Deleted		06-30-06			Work Item Deleted	
Environmental Review	12-31-04			06-30-06				
A/E Fees	12-31-04			06-30-06				
Advertising / Sundry	12-31-04			06-30-06				
Administration	12-31-04			06-30-06				
Operations	12-31-04			06-30-06				
Management Improvements	12-31-04	Deleted		06-30-06			Work Item Deleted	
Computer Hardware	12-31-03	Deleted		06-30-05			Work Item Deleted	

**Housing Authority of Indiana County
FY 2004 Agency Plan**

**FY 2003 Capital Fund Program
Performance & Evaluation Report
PA28P04850203**

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-03
 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	0			
2	1406 Operations	53,971			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
	Amount of Annual Grant	53,971			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504	0			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	compliance				
	Amount of line XX Related to Security –Soft Costs	0			
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

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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	
PHA Wide	Operations	1406		53,971				

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

PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program No: PA28P04850203 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	12-31-04			06-30-06			

Housing Authority of Indiana County FY 2004 Agency Plan

FY 2003 Capital Fund Program Performance & Evaluation Report PA28P04850203

Annual Statement/Performance and Evaluation Report

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

PHA Name:
Housing Authority of Indiana County

Grant Type and Number
Capital Fund Program Grant No:PA28P04850203
Replacement Housing Factor Grant No:

Federal FY of Grant:
2003

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-03 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	0			
2	1406 Operations	53,971			
3	1408 Management Improvements	0			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	0			
11	1465.1 Dwelling Equipment - Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1502 Contingency	0			
	Amount of Annual Grant	53,971			
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	0			
	Amount of line XX Related to Security –Soft Costs	0			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-03
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Line XX related to Security-- Hard Costs	0			
	Amount of line XX Related to Energy Conservation Measures	0			
	Collateralization Expenses or Debt Service	0			

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	
PHA Wide	Operations	1406		53,971				

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

PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program No: PA28P04850203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	12-31-04			06-30-06			

**Housing Authority of Indiana County
FY 2004 Agency Plan**

**FY 2002 Capital Fund Program
Final Performance & Evaluation Report
PA28P04850102**

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	55,062	102,585	102,585	102,585
3	1408 Management Improvements	6,000	3000	3,000	3,000
4	1410 Administration	34,400	32,900	32,900	32,900
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	15,000	16,499	16,499	16,499
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	15,000	0	0	0
10	1460 Dwelling Structures	180,000	140,065	140,065	140,065
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	35,000	30,000	30,000	30,000
13	1475 Nondwelling Equipment	4,000	4,098	4,098	4,098
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	344,642	329,147	329,147	329,147
	Amount of line XX Related to LBP Activities	0	0	0	0

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No: PA28P04850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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	
PA 48-4 Chestnut Ridge Terrace	Encapsulate asbestos flooring, install carpeting, overhead light fixtures in bedrooms, install additional phone jacks, electrical and cable outlets	1460		180,000	140,065	140,065	140,065	Complete
PA 48-4 Chestnut Ridge Terrace	Redesign existing community & laundry room, expand to include maintenance storage area	1470		35,000	30,000	30,000	30,000	Complete
PA 48-4 Chestnut Ridge Terrace	Repave parking areas, repair & replace concrete, install additional lighting, brick dumpster enclosures	1450		15,000	0	0	0	Work Item Deleted

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No:PA28P04850102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of Indiana County	Grant Type and Number Capital Fund Program Grant No. PA28P048701-02 Replacement Housing Factor Grant No.	Federal FY of Grant: 2002
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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	
PHA Wide	Environmental Review	1430		1,500	680	680	680	Complete
PHA Wide	A/E Fees	1430		11,500	12,900	12,900	12,900	Complete
PHA Wide	Advertising / Sundry	1430		2,000	2,919	2,919	2,919	Complete
PHA Wide	Administration	1410		34,400	32,900	32,900	32,900	Complete
PHA Wide	Operations	1406		55,062	102,585	102,585	102,585	Complete
PHA Wide	Management Improvements	1408		6,000	3,000	3,000	3,000	Complete
PHA Wide	Computer Hardware	1475		4,000	4,098	4,098	4,098	Complete

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program No: PA28P04850102 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA48-4	12-31-03		03-31-03	06-30-05		09-30-03	Complete
Environmental Review	12-31-03		12-31-02	06-30-05		03-31-03	Complete
A/E Fees	12-31-03		12-31-02	06-30-05		09-30-03	Complete
Advertising / Sundry	12-31-03		12-31-02	06-30-05		03-31-03	Complete
Administration	12-31-03		03-31-03	06-30-05		06-30-03	Complete
Operations	12-31-03		12-31-03	06-30-05		12-31-02	Complete
Management Improvements	12-31-03		12-31-03	06-30-05		12-31-03	Complete
Computer Hardware	12-31-03		12-31-03	06-30-05		12-31-03	Complete

**Housing Authority of Indiana County
FY 2004 Agency Plan**

Attachment PA048a01

**Policy for the Deconcentration of Poverty
As Adopted by Resolution #14-2000**

**Housing Authority of Indiana County
FY 2004 Agency Plan - Attachment PA048a01**

DECONCENTRATION AND INCOME MIXING

- a) 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.) Yes
- b) 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.) Yes
(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)]
PA 48-5 Tate Terrace	18	See Below	See Attached Resolution # 14-2000
PA 48-8 Green Valley	20	See Below	See Attached Resolution #14-2000

Summary

During the annual review of income concentrations in our public housing, it was noted that the above listed developments exceed the HUD fifteen percent variation from the PHAY average.

Although Project PA 48-5, Tate Terrace, is identified as a “higher income” development, we have six families residing there currently whose incomes are significantly below the PHAY average (i.e. \$3,660; \$4,800; \$5,538; \$5,796, \$7,598; and \$8,280). However, there are several families who are at maximum income levels. There are only 18 units at this site, so the average calculations are easily skewed.

Project PA 48-8, Green Valley, is identified as a “lower income” development. However, at this development, we were not afforded the opportunity to skip certain families on the waiting lists in an effort to remain within the prescribed PHAY average due to non-existent waiting lists. The number of vacancies at this site exceeded the number of applicants would accept housing there; therefore, we leased the units to families as they applied. It should be noted that we have increased marketing efforts in an attempt to attract the required income-level applicants.

**Policy for the Deconcentration of Poverty
Resolution #14-2000 - Adopted February 22, 2000**

WHEREAS, the Housing Authority of Indiana County (HAIC) desires to comply with the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), and;

WHEREAS, HAIC wishes to meet the needs of its residents and clients by substituting the debilitating fetters of poverty and poor housing with the mantel of opportunity and safe, decent, affordable living conditions;

NOW, THEREFORE, BE IT RESOLVED, that HAIC does hereby adopt the following Policy for the Deconcentration of Poverty:

The Housing Authority of Indiana County will not concentrate very low-income families in any public housing development or in any single building within a development. For this purpose, very low-income families also includes other families with extremely low incomes.

This Authority will annually review its waiting lists and the census tracts in which it has public housing units in order to determine if they reveal an unacceptable concentration of impoverished families. If such a concentration is determined, the authority will take steps consistent with the policy stated below to remedy that inequity.

Where an inequity has been discovered in the distribution of impoverished families within its jurisdiction or on its waiting list, HAIC will take steps to remove that concentration of poverty by bringing higher income families into its lower income developments and lower income families into its higher income developments.

Among the strategies this authority will consider in attempting to remedy the inequity are the following:

- 1). It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.**
- 2). It may make concerted efforts to aid lower-income families to increase their income through offering incentives. These incentives may include but are not required to be or limited to the following:**

- a) **Providing referrals to social service agencies, which provide self sufficiency activities and offer supportive services to improve resident employability;**
- b) **Providing permissive deductions from annual income and other permissive deductions to public housing residents as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;**
- c) **Establishing a rent structure that encourages deconcentration of poverty;**
- d) **Providing certain admissions preferences, such as those for working families;**
- e) **Providing additional applicant consultation and information.**

In pursuing this policy of deconcentration, where a family receiving public assistance is concerned, HAIC will make every reasonable recourse to coordinate its efforts to provide incentives to families that are consistent with programs administered by the office administering such public assistance.

HAIC will pursue this policy of deconcentration of poverty in a way that affirmatively furthers fair housing, and that ensures for both our applicants and our residents an equitable treatment devoid of discrimination.

The HUD *Public Housing Agency Plans Final Rule*, 24 CFR Part 903, published on October 21, 1999, indicates that Housing Authorities with any concentration of high or low income families at their developments must employ skipping applicants on a waiting list as a means to redress such inequity in income distributions at any specific development with an identified income concentration; therefore, the Housing Authority of Indiana County will act as follows.

Our efforts to reduce the number of higher income families concentrated at any family development will rely on judicious administration of our waiting lists. In order to reach lower income applicants on our waiting lists for admission to that particular site, we will develop a process to “skip” applicants as needed to reach other applicants that will better redress any income imbalances at said public housing developments.

As a further strategy, our Authority will pursue outreach efforts to attract more higher income families to our waiting lists for residence at any developments with a concentration of lower income families.

**Housing Authority of Indiana County
FY 2004 Agency Plan**

**Attachment PA048b01
Resident Assessment Sub-System
Resident Survey Follow-Up Plan**

HOUSING AUTHORITY OF INDIANA COUNTY FY 2004 AGENCY PLAN – ATTACHMENT PA048b01

RESIDENT ASSESSMENT SUB-SYSTEM RESIDENT SURVEY FOLLOW-UP PLAN

This follow up plan details corrective action to address problem areas identified by the REAC Customer Service and Satisfaction Surveys submitted by residents of the Housing Authority of Indiana County (HAIC).

As a result of survey responses, HAIC had only one area – SAFETY – in which our score was below the threshold, thus requiring a follow-up plan.

Of the eight public housing sites surveyed, responses were received from only three communities, for a total of 13 surveys received. As a result of this extremely low response rate, our Resident Assessment states “*Insufficient survey returns for statistically-valid score issuance. Issued prior year’s score.*” Thus, any improvements made throughout this past fiscal year are not reflected in our current score, which is outlined below.

When reviewing the “Results by Question”, we see that only one-half of the safety related questions were “scoreable”. However, our average scores in the six scoreable areas ranged from 83.3% to 100%.

Reviewing the “Results by Development” shows scores of 91.6%, 91.9%, and 83.5% at the three sites from which results were received.

As evidenced by the above statistics, those residents who responded to the survey are satisfied with our services in the area of safety. The lack of resident response and issuance of our prior year’s score penalizes our housing authority despite the success of past efforts made to improve our safety rating, which have included:

- **Discussion with each resident household at annual recertification to address any safety concerns;**
- **Partnership with local and State police to quickly report and follow-up on any criminal activity at our sites;**
- **Requests for more frequent patrolling of our sites by local and State police;**
- **Centralized master keying system for entry door hardware;**
- **Semi-annual preventive maintenance checks of all entry door hardware;**
- **Accessing after-school activities or drug prevention programs that local social service agencies may have available for our residents;**

More effective and efficient lease enforcement policies.