

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

PHA Plans

5 Year Plan for Federal Fiscal Years 2001 – 2005

5 Year Plan for Authority Fiscal Years 2002-2006

Federal Fiscal Year 2004

PHA Fiscal Year 2005

AGENCY PLAN

HOUSING AUTHORITY OF THE COUNTY OF LEBANON

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the County of Lebanon

PHA Number: PA052

PHA Fiscal Year Beginning: (07/2004)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

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

Year one accomplishment – Applied for 50 additional Section 8 Vouchers.

Year two accomplishments – Received the 50 Vouchers applied for in the preceding year.

Year five – Apply for special needs vouchers if feasible.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)

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- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below) – *convert 40 efficiencies in Stevens Towers to one-bedroom units.*

Year one accomplishment – modernization activity was maintained on schedule.

Year two accomplishment – modernization activity remained on schedule.

Year three accomplishment – modernization activity remained on schedule.

Year five goals – create expanded capital funds by utilizing energy financing and loans utilizing Capital Fund Program dollars as collateral.

- PHA Goal: Increase assisted housing choices

Objectives:

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

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

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

Year three accomplishments – Continued active involvement with the county wide Rental Property Owner’s Association. Staff member served as President. Authority provided training on lead base paint abatement.

Year four accomplishment – Appointed full-time person to coordinate the Voucher program and to place more emphasis on locating housing resources.

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

*Year one accomplishment – the regulatory restrictions and opportunities were reviewed.
Year three – the Authority has determined not to seek to designate a high rise building for elderly only at this time.*

Year five goal – consider whether it is appropriate to designate either of the high-rise buildings for elderly only.

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

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

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

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

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Objectives:

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

Year one accomplishments – the Authority continues to ensure access to assisted housing to all those in need. Close working relationships are maintained with several Spanish speaking organizations to assure that language is not an impediment to full access to the Authority’s resources. The Authority has constant contact with the Latino Community through the Hispanic Outreach Program, which it operates for the County of Lebanon. In the past year, the Authority has also added two bi-lingual receptionists to its staff.

Year two accomplishments – continued programs noted above for year one.

Year three accomplishments – continued programs noted above.

Year four accomplishments – continued programs noted above.

Other PHA Goals and Objectives: (list below)

The Authority plans to leverage its annual appropriation of Capital Funds by participating in a state wide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities. Additional details will be provided in Annual Statements.

**Annual PHA Plan
PHA Fiscal Year 2004**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Eliminated as a requirement.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – Attachment 1
- FY 2004 Capital Fund Program Annual Statement – Attachment 11 (*Computer file pa052e01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program and 5 Year Action Plan – Attachments 11 and 12 (*Computer files pa052e01 and pa052f01*)

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- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*Included in Text, Section 18*)
- Other (List below, providing each attachment name)
 - DECONCENTRATION, Attachment 1
 - VOLUNTARY CONVERSION, Attachment 2
 - RESIDENT ADVISORY BOARD MEMBERS, Attachment 3
 - RESIDENT APPOINTED TO BOARD OF COMMISSIONERS, Attachment 4
 - DEFINITION OF SIGNIFICANT CHANGE, Attachment 5
 - PROJECT BASED SECTION 8 VOUCHERS, Attachment 6
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2001, Attachment 7 (computer file pa052a01)
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2002, Attachment 8 (computer file pa052b01)
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2003, Attachment 9 (computer file pa052c01)
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2003 SUPPLEMENT, Attachment 10 (computer file pa052d01).
 - CAPITAL FUND PROGRAM ANNUAL STATEMENT – 2004, Attachment 11 (computer file pa052e01)
 - CAPITAL FUND PROGRAM FIVE-YEAR PLAN – 2005-2008, Attachment 12 (computer file pa052f01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Consolidated Plan for the jurisdiction/s in which the PHA is	Annual Plan:

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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	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 Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology 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
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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 HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Included in Admission and Occupancy Policy
X	Deconcentration review	Included in Trends and Comparisons

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	742	5	5	5	3	4	4
Income >30% but <=50% of AMI	364	4	4	4	3	4	4
Income >50% but <80% of AMI	483	4	4	4	3	4	3
Elderly	675	2	2	3	3	5	3
Families with Disabilities	N/A	3	3	3	2	3	3
African-American	24	4	3	3	3	3	3
Hispanic	219	4	3	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 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) *Housing Authority of the County of Lebanon*

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	958		
Extremely low income <=30% AMI	695	73%	
Very low income (>30% but <=50% AMI)	258	27%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	565	59%	
Elderly families	45	5%	
Families with Disabilities	188	20%	
Race/ethnicity - White	831	87%	
Race/ethnicity - Black	112	12%	
Race/ethnicity - Indian	2	<1%	
Race/ethnicity - Asian	3	<1%	
Race/ethnicity - Hispanic	464	48%	
Race/ethnicity - Other	10	1%	
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	6	1%	15
1BR	351	37%	11
2 BR	327	34%	18
3 BR	218	23%	23
4 BR	47	5%	10
5 BR	9	1%	2
5+ BR	0	0%	0

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1300		
Extremely low income <=30% AMI	865	67%	
Very low income (>30% but <=50% AMI)	431	33%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	842	65%	
Elderly families	109	8%	
Families with Disabilities	249	19%	
Race/ethnicity - White	1145	88%	
Race/ethnicity - Black	135	10%	
Race/ethnicity - Indian	4	<1%	
Race/ethnicity - Asian	6	<1%	
Race/ethnicity - Hispanic	590	45%	
Race/ethnicity - Other	10	1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>since 12/31/2003</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" 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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

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- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$582,968	
b) Public Housing Capital Fund	\$636,530	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,942,006	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,702,710	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$5,864,214	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (*two months*)
 - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- Criminal or Drug-related activity
 - Rental history
 - Housekeeping
 - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- Community-wide list
 - Sub-jurisdictional lists
 - Site-based waiting lists
 - Other (describe)
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
 - PHA development site management office

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Other (list below)

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

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

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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

yes within categories Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

See attachment 1 for additional information.

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

If no member of the family is a U.S. citizen or eligible immigrant.

If any member of the family has been evicted from federally assisted housing for a serious violation of the lease, the PHA must deny admission for 5 years after the eviction occurred.

The family violates any family obligation under the program as listed in 24 CFR 982.551.

Any member of the family has ever been evicted from public housing.

If any PHA has ever terminated assistance under the program for any member of the family.

If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.

The family currently owes rent or other amounts to the PHA or to another PHA or other assisted housing provider in connection with Section 8 or public housing or other housing assistance under the 1937 Act.

The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.

The family breaches an agreement with a PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA.

The family has engaged in or threatened abusive or violent behavior toward PHA personnel.

Any member of the family whose drug or alcohol abuse interferes with the health, safety or peaceful enjoyment of other project residents.

Other (list below)

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

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

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- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)
Violations of program requirements.

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

Emergencies

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

(4) Admissions Preferences

- a. Income targeting

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

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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, ***or are attending school in the jurisdiction.***
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

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

Date and Time, within categories

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Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply) – ***The following are the number of points granted for the indicated priorities. Applicants with the highest number receive priority consideration subject to the noted limitations.***

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

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- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

N/A

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) 20%
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) pa052d01 (Attachment 6 in printed out document)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at (state name pa052e01). (Attachment 6 in printed out document.)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance 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

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 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: (DD/MM/YY)
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

[24 CFR Part 903.7 9 (i)]

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

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

-- The Authority will consider the advisability of such a designation and make a submission if determined to be appropriate.

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Washington Arms and/or Steven Towers
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> <i>If determined to be appropriate.</i>
4. Date this designation approved, submitted, or planned for submission: <i>not known</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

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6. Number of units affected:
7. Coverage of action (select one) -- *not determined*.
- Part of the development
- Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

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submitted or approved:

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

LEBANON COUNTY 2004 AGENCY PLAN – FINAL– April 14, 2004

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES

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

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

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

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

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

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

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

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

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

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

PHAs eligible for FY 2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2003 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- 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 changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

LEBANON COUNTY 2004 AGENCY PLAN – FINAL– April 14, 2004

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) – *City of Lebanon and State*

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

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

Other: (list below)

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

Certifications are attached

D. Other Information Required by HUD

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

Attachments

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

Attachment 1

DECONCENTRATION

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

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [See step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24CFR 903.2(c)(1)(v)]
City Units (81%)	40	The other 4 family developments have average incomes within 15% of the median. The Modular Units do have average annual incomes that are \$13 above 30% of the median for the Lebanon Metropolitan area, which we judge to be insignificant. The Modular units are larger than average. When the average is compared to the area median by bedroom size, then the Modular average is well below the area median.	

Attachment 2

VOLUNTARY CONVERSION

- a. How many of the PHA’s developments are subject to the Required Initial Assessment? 5
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many assessments were conducted for the PHA’s covered developments? 5
- d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

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

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

Attachment 3

RESIDENT ADVISORY BOARD MEMBERS

Ms. Charlotte Smith – Stevens Towers
Mr. Lawrence Maher – Stevens Towers
Ms. Betty Kollé – Washington Arms
Mr. John Hodges – Washington Arms
Mr. Daniel Martes – Cedar Court
Mr. Edwin Bates – Gloninger Meadows
Ms. Leslie Wilson – Gloninger Meadows
Ms. Kathleen Flory – Webster Manor
Ms. Beverly Elseaidy – Webster Manor
Ms. Marian James – Section 8

Ms. Francis Torres – Section 8
Ms. Evelyn Soria – Lafayette Street Modulars
Ms. Linda Mellow – City Scattered Sites

Attachment 4

RESIDENT APPOINTED TO BOARD OF COMMISSIONERS

Ms. Neva Luttmann, resident of Stevens Towers was appointed by the County Commissioners for a term that expired on February 9, 2004, and was then reappointed for another 5-year term that expires on February 9, 2009.

Attachment 5

DEFINITION OF SIGNIFICANT CHANGE

A significant change is defined as:

1. Changes 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 expands options for residents.
2. Addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan).
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment 6

PROJECT BASED SECTION 8 VOUCHERS

The Housing Authority is considering and may implement a Project-based Section 8 Voucher program during the Plan year. This is being considered in conjunction with the Lebanon County Mental Health/Mental Retardation organization as a possibility for group homes.

Attachment 7

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2001

Attached as a separate computer file pa052a01. See the following printed version.

Attachment 8

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2002

Attached as a separate computer file pa052b01. See the following printed version.

Attachment 9

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2003

Attached as a separate computer file pa052c01. See the following printed version.

Attachment 10

SUPPLEMENTAL STATEMENT -- 2003

Attached as a separate computer file pa052d01. See the following printed version.

Attachment 11

CAPITAL FUND PROGRAM ANNUAL STATEMENT - 2004

Attached as a separate computer file pa052e01. See the following printed version.

The Authority has included its plan to leverage its annual appropriation of Capital Funds by participating in a state wide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities.

Attachment 12

CAPITAL FUND PROGRAM FIVE-YEAR PLAN – 2005-2008

Attached as a separate computer file pa052f01. See the following printed version.

The Authority has included its plan to leverage its annual appropriation of Capital Funds by participating in a state wide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities.

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input checked="" 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 Soft Costs	32,443	32,443	32,443	32,443
	Management Improvements Hard Costs				
4	1410 Administration	71,708	71,708	71,708	71,708
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	31,709	31,709	31,709
8	1440 Site Acquisition				
9	1450 Site Improvement	110,000	137,157	137,157	137,157
10	1460 Dwelling Structures	371,100	472,445	472,445	472,445
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	90,000	37,610	37,610	37,610
13	1475 Nondwelling Equipment	43,500	30,787	30,787	30,787
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	65,108	-	-	-
	Amount of Annual Grant: (sum of lines.....)	813,859	813,859	813,859	813,859
	Amount of line XX Related to LBP Activities				

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4) X Performance and Evaluation Report for Period Ending: 12/31/03 X Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	-	-	-
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security—Hard Costs		5,656	5,656	5,656
	Amount of line XX Related to Energy Conservation Measures	176,000	46,005	46,005	46,005
	Collateralization Expenses or Debt Service				

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON			Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Resident Initiatives Coordinator		1408		\$28,443	30,414	30,414	30,414	
	Resident Initiatives Program Costs		1408		1,000	934	934	934	
	Training-Mgmt., Computer and Maint.		1408		<u>3,000</u>	<u>1,095</u>	<u>1,095</u>	<u>1,095</u>	
	Sub Total Management Imp.				32,443	32,443	32,443	32,443	
PHA Wide	Administration		1410		71,708	71,708	71,708	71,708	
PHA Wide	Fees and Costs		1430		20,000	31,709	31,709	31,709	
	Annual Agency Plan Update		1430		<u>10,000</u>	=	=	-	
	Sub Total 1430				30,000	31,709	31,709	31,709	
PHA Wide	Computer Upgrades		1475		5,000	-	-	-	
	Replace Copier		1475		15,000	11,421	11,421	11,421	
	Pickup Truck – Maintenance		1475		<u>20,000</u>	<u>19,366</u>	<u>19,366</u>	<u>19,366</u>	
	Sub Total Equipment				40,000	30,787	30,787	30,787	

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	Paint Vacant Rehab Units		1460		\$20,000	16,903	16,903	16,903	Completed
	Reasonable Accommodations		1460		10,000	-	-	-	Deleted
	Contingency		1502		<u>65,108</u>	<u>-</u>	-	-	
	Sub Total 1460 and 1502				95,108	16,903	16,903	16,903	
PA52-1A Webster	Seal & Repair Parking Lots		1460		-	-	-	-	
	Landscaping		1450		20,000	21,198	21,198	21,198	Completed
	Hand Rails		1450		8,000	13,036	13,036	13,036	Completed
	Entry Modification & Controls		1450		15,000	3,780	3,780	3,780	Completed
	Sidewalk Repairs		1450		10,000	31,781	31,781	31,781	Completed
	Cap Trim		1460		-	<u>39,400</u>	<u>39,400</u>	<u>39,400</u>	F/02Completed
	Sub Total Webster				53,000	109,195	109,195	109,195	
PA52-1B Stevens	Occupancy Office Modifications		1460		-	197,043	197,043	197,043	Completed
	Replace Toilets		1460		75,000	39,567	39,567	39,567	"
	Replace Dumpster Containers		1475		3,500	-	-	-	To FY 2000
	Extend Parking		1450		22,000	-	-	-	Deleted
	Redecorate Public Spaces		1470		50,000	13,799	13,799	13,799	Completed
	Replace Tele Entry System		1460		-	<u>1,876</u>	<u>1,876</u>	<u>1,876</u>	Completed.
					150,500	251,785	251,785	251,785	

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON			Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PA52-2 Modulares	Replace Windows also FY 00		1460		-	5,625	5,625	5,625	Completed
	New Clothes Drying Poles		1450		7,500	16,965	16,965	16,965	Completed
	Replace Bathroom Wash Bowls		1460		18,000	50,902	50,902	50,902	Completed
	Replace Medicine Cabinets		1460		6,000	29,187	29,187	29,187	Completed
	Replace VCT		1460		30,000	65,706	65,706	65,706	Completed
	Sidewalk Repairs		1450		<u>8,000</u>	<u>12,199</u>	<u>12,199</u>	<u>12,199</u>	Completed
	Sub Total Modulares				69,500	180,584	180,584	180,584	
PA52-3 Washington	Add Fin Tube Radiation		1460		15,000	813	813	813	Completed
	Waste Line Mod. & Clean Out Points		1460		8,600	4,245	4,245	4,245	Completed
	Repoint/Recaulk Exterior Masonry		1460		20,000	-	-	-	To 03
	Redecorate Public Spaces		1470		40,000	24,311	24,311	24,311	Completed
	Replace Gaskets of Main Heating Loop		1460		<u>5,000</u>	<u>813</u>	<u>813</u>	<u>813</u>	Completed
	Sub Total Washington				88,600	30,182	30,182	30,182	

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON			Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PA52-5 Gloninger	Landscaping		1450		5,000	17,686	17,686	17,686	Completed
	Electrical Upgrades (GFI's)		1460		8,000	-	-	-	To 02
	Sidewalk Repairs		1450		7,000	14,112	14,112	14,112	Completed
	Repair/replace Subsidied Patio Slabs		1460		15,000	-	-	-	To 02
	Clean Furnaces		1460		-	<u>2,050</u>	<u>2,050</u>	<u>2,050</u>	Complete F/03
	Sub Total Gloninger				35,000	33,848	33,848	33,848	
PA52-6 Scattered	Replace VCT		1460		97,500	-	-	-	To FY 02
	Sewer Pump Controls		1450		-	-	-	-	FY00
	Clean Furnaces		1460		-	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>	Complete F/03
	Sub Total Scattered Sites				97,500	4,000	4,000	4,000	
PA52-8 Cedar Court	Landscaping/Wind Screen @ Street		1450		7,500	6,400	6,400	6,400	Underway
	Replace Bath Faucets		1460		7,000	-	-	-	See 02
	Replace Bath Vanities		1460		34,000	3,729	3,729	3,729	Completed
	Replace WS @ Front and Rear Doors		1460		2,000	8,536	8,536	8,536	Underway
	Clean Furnaces		1460		-	<u>2,050</u>	<u>2,050</u>	<u>2,050</u>	Complete f/03
	Sub Total Cedar Court				50,500	20,715	20,715	20,715	
	TOTAL				\$813,859	813,859	813,859	813,859	

ATTACHMENT 7 – 2001 PERFORMANCE AND EVALUATION REPORT (pa052a01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program No: PA26P05250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Management Improve	June 2003		9/01	June 2004		12/02	
Administration	June 2003		9/01	June 2004		11/03	
Fees and Costs	June 2003		12/02	June 2004		6/03	
Nondwelling Equip.	June 2003		1/03	June 2004		12/02	
Paint and Accommod.	June 2003		3/03	June 2004		6/03	
PA 52-1A Webster	June 2003		12/02	June 2004		8/03	
PA 52-1B Stevens	June 2003		3/03	June 2004		6/03	
PA 52-2 Modulars	June 2003		12/02	June 2004		12/03	
PA 52-3 Washington	June 2003		3/03	June 2004		6/03	
PA 52-5 Gloninger	June 2003		6/03	June 2004		12/03	
PA 52-6 Scattered	June 2003		6/03	June 2004		12/03	
PA 52-8 Cedar Court	June 2003		6/03	June 2004		12/03	

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 12/31/03 <input checked="" type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	33,865	40,767	40,767	40,767
	Management Improvements Hard Costs				
4	1410 Administration	73,000	69,872	69,872	69,872
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000	48,740	48,740	20,026
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500	-	-	-
10	1460 Dwelling Structures	549,490	608,232	608,232	529,908
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	12,000	-	-	-
13	1475 Nondwelling Equipment	55,768	6,012	6,012	6,012
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	773,623	773,623	773,623	666,585
	Amount of line XX Related to LBP Activities				

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	-	-	-
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	90,000	-	-	-
	Amount of line XX Related to Energy Conservation Measures	202,450	123,402	123,402	123,402
	Collateralization Expenses or Debt Service				

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102 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	
PHA Wide	Resident Initiatives Coordinator		1408		29,865	38,636	38,636	38,636	
	Resident Initiatives Program Costs		1408		1,000	94	94	94	
	Staff Training		1408		<u>3,000</u>	<u>2,037</u>	<u>2,037</u>	<u>2,037</u>	
	Sub Total				33,865	40,767	40,767	40,767	
PHA Wide	Administration		1410		73,000	69,872	69,872	69,872	
PHA Wide	Fees and Costs		1430		20,000	34,326	34,326	15,526	
	Agency Plan Update		1430		10,000	13,800	13,800	4,500	
	Energy Audit		1430		12,000	-	-	-	
	Utility Analysis		1430		<u>5,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	
	Sub Total				47,000	48,740	48,740	20,026	
PHA Wide	Replace Copier		1475		7,000	-	-	-	
	Computer Upgrades		1475		6,268	-	-	-	
	Used Dump Truck (Maintenance)		1475		25,000	-	-	-	Deleted
	Occupancy office Phone System		1475		<u>7,500</u>	<u>6,012</u>	<u>6,012</u>	<u>6,012</u>	Complete
					45,768	6,012	6,012	6,012	

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the Co. of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05250102 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	
PHA Wide	Paint Vacant Rehab Units		1460	30	25,000	24,565	24,565	11,765	U'way
	Reasonable Accomodations		1460		10,000	-	-	-	Deleted
	Contingency		1502		<u>0</u>	<u>0</u>	-	-	
					35,000	24,565	24,565	11,765	
Webster Manor	Replace electric Transformer		1460		-	-	-	-	To 03
PA 52-1A	Clean & Inspect Boilers		1460	51	4,000	-	-	-	To 03
	Replace Water Heaters		1460	51	35,000	52,227	52,227	52,227	Complete
	Project ID Sign		1450		2,500	-	-	-	To 03
	Paint or Cap exposed woodwork		1460		28,000	-	-	-	To 01
	Remodel Community Building		1470		10,000	-	-	-	To 03
	Replace Phone System		1475		<u>10,000</u>	<u>-</u>	-	-	To 01
					89,500	52,227	52,227	52,227	
Stevens Towers	Replace Fire Alarm System		1460		90,000	-	-	-	5yr plan
PA 52-1B	Office Renovations		1460		-	<u>322</u>	<u>322</u>	<u>322</u>	W/o1
	Sub Total Stevens Towers				90,000	322	322	322	
Modular Units	Exterior Modifications		1460	60	6,000	-	-	-	Deleted
PA 52-2	Replace Entry Doors & Frames		1460	120	70,000	104,550	104,550	104,550	Complete
	Replace Water Heaters & pans		1460	60	30,000	35,985	35,985	35,985	"
	Replace 1 st Floor Tile & Subfloor		1460	60	93,720	84,095	84,095	84,095	"
	Replace kitchen Cabinet Fronts & Range Hoods		1460	60	<u>93,720</u>	<u>65,524</u>	<u>65,524</u>	-	U'way
					293,440	290,154	290,154	224,630	

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Washington Arms PA 52-3	New Shower Heads & Surrounds		1460	57	<u>45,600</u>	<u>69,634</u>	<u>69,634</u>	<u>69,634</u>	Complete
					45,600	69,634	69,634	69,634	
Cedar Court PA 52-8	Replace Water Heaters		1460	42	18,450	25,190	25,190	25,190	Complete
	Redecorate Community Building		1470		2,000	-	-	-	To 03
	Vanities & Faucets		1460	39	-	<u>18,850</u>	<u>18,850</u>	<u>18,850</u>	W/ 01
	Sub Total Cedar Court				20,450	44,040	44,040	44,040	
Scattered Sites PA 52-6	Replace VCT		1460		-	<u>126,266</u>	<u>126,266</u>	<u>126,266</u>	Complete
	Sub Total Scattered Sites				-	126,266	126,266	126,266	
Gloninger Mdw. PA 52-5	Replace Concrete		1460		-	<u>1,024</u>	<u>1,024</u>	<u>1,024</u>	Complete
	Sub Total Gloninger					1,024	1,024	1,024	
	TOTAL				773,623	773,623	773,623	666,585	

ATTACHMENT 8 – 2002 PERFORMANCE AND EVALUATION REPORT (pa052b01)

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program No: PA052 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Management Improve	June 2004		3/03	June 2005		9/03	
Administration	June 2004		3/03	June 2005			
Fees and Costs	June 2004		3/03	June 2005			
Nondwelling Equip.	June 2004		3/03	June 2005			
Paint and Accommod.	June 2004		5/03	June 2005			
PA 52-1A Webster	June 2004		6/03	June 2005			
PA 52-1B Stevens	June 2004		6/03	June 2005			
PA 52-2 Modulares	June 2004		6/03	June 2005			
PA 52-3 Washington	June 2004		6/03	June 2005		9/03	
PA 52-8 Cedar Court	June 2004		7/03	June 2005			
PA 52-5 Gloninger		6/03	6/03		6/05	11/03	Activity Added

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 1)					
X Performance and Evaluation Report for Period Ending: 12/31/03 <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	41,139		41,139	41,139
3	1408 Management Improvements Soft Costs	3,000			
	Management Improvements Hard Costs				
4	1410 Administration	63,500		53,845	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	100,500			
10	1460 Dwelling Structures	357,686	356,578		
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	16,000	28,000		
13	1475 Nondwelling Equipment	13,813		6,818	6,818
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	10,892	-		
	Amount of Annual Grant: (sum of lines.....)	636,530	636,530	101,802	47,957

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) X Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities	-			
	Amount of line XX Related to Section 504 compliance	5,117			
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	-0-			
	Amount of line XX Related to Energy Conservation Measures	166,000			
	Collateralization Expenses or Debt Service				

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Operations		1406		41,139	41,139	41,139	41,139	
	Staff Training		1408		3,000	3,000			
PHA Wide	Administration		1410		63,500	63,500	53,845	-	
PHA Wide	Fees and Costs		1430		20,000	20,000			
	Agency Plan Update		1430		<u>10,000</u>	<u>10,000</u>			
	Sub Total				30,000	30,000			
PHA Wide	Computer Upgrades		1475		6,813	6,813			
	Replace Copier		1475		<u>7,000</u>	<u>7,000</u>	<u>6,818</u>	<u>6,818</u>	
	Sub Total				13,813	13,813	6,818	6,818	
PHA Wide	Paint Vacant Rehab Units		1460		25,000	12,500			
	Reasonable Accommodations		1460		5,117	5,117			
	Contingency		1502		<u>10,892</u>	-			
	Sub Total				41,009	17,617			

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Webster Manor	Install canopy at Loading Dock		1470		7,500	7,500			
PA 52-1A	Replace Unit Load Centers		1460	5	20,000	20,000			
	Replace Boiler Room Doors		1460	50	-0-	-0-			
	Replace Shower Surrounds		1460	100	96,250	71,250			
	Replace Refrigerators		1465.1	100	-0-	-0-			
	Sidewalk Repairs		1450		10,000	10,000			
	ID Sign		1450		2,500	2,500			F/ FY 02
	Remod. Community Bldg.		1470		-	10,000			F/ FY 02
	Clean & Inspect Boilers		1460	51	-	4,000			F/ FY 02
	Replace electric transformer		1460	1	-	<u>25,000</u>			F/ FY 02
	Sub Total Webster Manor				136,250	150,250			
Stevens Towers	Replace Concrete in Breezway		1450		<u>10,000</u>	<u>10,000</u>			
PA 52-1B					10,000	10,000			
Modular Units	Replace 2 nd Floor Tile		1460	60	90,000	83,392			
PA 52-2	Replace Security Lights		1460		-0-	-0-			
	Dryer Vents & Washing Mach.Cabinets		1460	60	24,000	24,000			
	Replace 1500' Sewer Lafayette St		1450		<u>40,000</u>	<u>40,000</u>			
	Sub Total Modular				154,000	147,392			
Washington Arms	Replace Refrigerators		1465.1	60	-0-				
PA 52-3	Repoint/caulk masonry		1460		<u>-0-</u>	<u>20,000</u>			F FY/01
	Sub Total Washington Arms				-0-	20,000			

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0952103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
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	
Gloninger Mdws.	Paint Storage Sheds		1470		5,000	5,000			
PA 52-5	Sidewalk Repairs		1450		10,000	10,000			
	Clean & Inspect Furnaces		1460		<u>2,000</u>	<u>-0-</u>			To FY 01
					17,000	15,000			
Scattered Sites	Sidewalk Repairs		1450		10,000	10,000			
PA 52-6	Clean & Inspect Furnaces		1460		<u>2,000</u>	<u>-0-</u>			To FY 01
					12,000	10,000			
Cedar Court	Paint Storage Sheds		1470		3,500	3,500			
PA 52-8	Replace Sewage Pump		1475		-0-	-0-			
	Clean & Inspect Furnaces		1460		2,000	-0-			To FY 01
	Replace Sidewalks		1450		18,000	18,000			
	Replace entry & storm doors		1460		91,319	91,319			
	Redecorate Community Building		1470		<u>-0-</u>	<u>2,000</u>			F FY 02
	Sub Total Cedar Court				114,819	114,819			
	TOTAL FY 2003				636,530	636,530	101,802	47,957	

ATTACHMENT 9—2003 PERFORMANCE AND EVALUATION REPORT (pa052c01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program No: PA26P052103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide							
Management Improve.	Sept 2005			Sept 2007			
Administration	Sept 2005			Sept 2007			
Fees and Costs	Sept 2005			Sept 2007			
Nondwelling Equip.	Sept 2005			Sept 2007			
Paint & Accomoda.	Sept 2005			Sept 2007			
PA 52-1A Webster	Sept 2005			Sept 2007			
PA 52-1B Stevens	Sept 2005			Sept 2007			
PA 52-2 Modulars	Sept 2005			Sept 2007			
PA 52-3 Wash. Arms	Sept 2005			Sept 2007			
PA 52-5 Gloninger	Sept 2005			Sept 2007			
PA 52-6 Scat. Sites	Sept 2005			Sept 2007			
PA 52-8 Cedar Court	Sept 2005			Sept 2007			

ATTACHMENT 10 – 2003 BUDGET SUPPLEMENT (pa052d01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05250203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 Supplemental	
<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				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	12,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	109,358			
10	1460 Dwelling Structures	5,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	126,858			

ATTACHMENT 10 – 2003 BUDGET SUPPLEMENT (pa052d01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1:					
Summary					
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P05250203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 Supplemental	
<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	
	Amount of line XX Related to LBP Activities	0			
	Amount of line XX Related to Section 504 compliance	5,000			
	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			

ATTACHMENT 10 – 2003 BUDGET SUPPLEMENT (pa052d01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003 Supplemental		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Administration		1410		12,500				
PHA Wide	Reasonable Accommodations		1460		5,000				
Webster Manor PA52-1A	Sidewalk Repairs		1450		59,358				
Scattered Sites PA 52-6	Sidewalk Repair		1450		17,500				
Cedar Court PA 52-9	Sidewalk Replacement		1450		32,500				
	Total				126,858				

ATTACHMENT 10 – 2003 BUDGET SUPPLEMENT (pa052d01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program No: PA26P0525023 Replacement Housing Factor No:			Federal FY of Grant: 2003 Supplemental	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	2/06			2/08			
Webster Manor	2/06			2/08			
Scattered Sites	2/06			2/08			
Cedar Court	2/06			2/08			

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P0520104 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	\$3,800,000			
2	1406 Operations				
3	1408 Management Improvements Soft Costs	37,025			
	Management Improvements Hard Costs				
4	1410 Administration	76,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	595,500			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	1,500			
13	1475 Nondwelling Equipment	7,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	6,363			
	Sub Total 2004 CF Grant	763,388			
	Amount of Annual Grant: (sum of lines 2-19)	763,388			
	Total including non-CFP Funds	4,563,388			

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P0520104 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	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	10,000			
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	490,000			
	Amount of line XX Related to Energy Conservation Measures	585,000			
	Collateralization Expenses or Debt Service				

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program Grant No: PA26P0520104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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
PHA Wide	Resident Int. Staff		1408		\$32,925			
	Resident Int. Program Costs		1408		1,100			
	Staff Training		1408		<u>3,000</u>			
					37,025			
PHA Wide	Administration		1410		76,000			
PHA Wide	Fees & Costs		1430		20,000			
	Agency Plan Update		1430		<u>10,000</u>			
					30,000			
PHA Wide	Computer Upgrades		1475		7,000			
	Paint Vacant Rehab Units		1460	30	25,000			
	Replace Floor Tile Vacant Rhb. Units		1460	13	13,000			
	Reasonable Accomodations		1460		10,000			
	Contingency		1502		<u>6,363</u>			
	Sub Total				61,363			
Webster Manor	Electri. Upgrade (transform. & services		1460	101	350,000			
PA 52-1A	Boost Room Lighting		1470		<u>1,500</u>			
	Sub Total Webster Manor				351,500			

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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
Modular Units	Replace Closet Doors		1460	60 units	60,000				
PA 52-2	Replace Gas Line @ Lafayette St.		1450	1500'	10,000				
	Inspect & Clean Furnaces		1460	60	2,500				
	Install Crawl Space Vents		1460	-	<u>10,000</u>				
	Sub Total Modular Units				82,500				
Washington Arms	Elevator Modifications		1460	2	<u>125,000</u>				
PA 52-3	Sub Total Washington Arms				125,000				
	Sub Total FY 2004 Capital Fund Grant				\$763,388				
	Total all Costs – counting non-Capital				\$3,563,388				

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

ALL WORK TO BE PRIVATELY FINANCED WITH FUTURE CAPITAL ALLOCATIONS USED FOR REPAYMENTS.

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	
Stevens Towers	Convert 40 Eff.Apts to 1 BR		1460	40 to 20	400,000				
PA52-1B	Architect Fee		1430	ST	75,000				
	Temporary Relocation Costs		1495.1	80	100,000				
	Extend Sprinkler System into Apts.		1460	80	130,000				
	Replace Fire Alarm System		1460	1	275,000				
	Replace Apt. Carpeting		1460	80	150,000				
	Replace Kitchen Cabinet & C'tops		1460	80	300,000				
	Replace Gas Ranges with electric		1465.1	80	50,000				
	New electric service for ranges/rfgr.		1460	80	15,000				
	Install Drop Ceilings		1460	50,000 sq ft	129,000				
	Remove Asbestos f/Ceilings 2-11 floors		1460	10 floors	100,000				
	New vanities with drop in sinks		1460	80	75,000				
	Replace Closet Doors		1460	300	75,000				
	Replace Entry Doors & hardware		1460	80	125,000				
	Repaint Apartments		1460	80	70,000				
	Building Electrical Upgrade		1460	1	170,000				
	Security Cameras		1460	24	30,000				
	Create 2 nd entrance at rear of building & extend loading dock to sidewalk		1460	1	150,000				
	Replace roll-up and man doors		1460	3	35,000				
	Restore old school tower		1460	1	100,000				
	Restore stone wall		1450	400 lf	40,000				

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the Co. of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	
	Replace/Retrofit Fire doors		1460	30	40,000				
	Replace/Expand exterior lights		1450	10	15,000				
	Pave Parking Areas		1450	8750 sq ft	20,000				
	Construct Shell for new Mechanical Rm.		1470	1	106,000				
	Install air conditioning		1460	Entire Bldg.	1,000,000				
	Provide access to crawl space		1460	1	<u>25,000</u>				
	Sub Total Stevens Towers				3,800,000				

Note: All work on this and previous page will be privately financed with repayment from future Capital allocations or reserves.

ATTACHMENT 11 – 2004 ANNUAL PLAN (pa052e01)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program No: PA25P0520104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/06			9/08			
Management Improve.	9/06			9/08			
Administration	9/06			9/08			
Fees and Costs	9/06			9/08			
Nondwelling Equip.	9/06			9/08			
PA52-1A Webster	9/06			9/08			
PA52-1B Stevens	9/06			9/08			
PA52-2 Modulares	9/06			9/08			
PA52-3 Washington Arm	9/06			9/08			

ATTACHMENT 12 – 2005 TO 2008 FIVE YEAR PLAN (pa052f01)

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the County of Lebanon				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant:2006 PHA FY:2007	Work Statement for Year 4 FFY Grant: 2007 PHA FY:2008	Work Statement for Year 5 FFY Grant: 2008 PHA FY:2009
	Annual Statement				
PHA Wide		491,888	513,888	522,713	523,388
Webster PA52-1A		214,000	242,500	40,000	90,000
Stevens PA52-1B		-	-	-	-
Modulars PA52-2		-	-	-	25,000
Washington PA52-3		17,500	-	123,500	-
Gloninger PA 52-5		15,000	-	16,250	-
Scattered PA 52-6		10,000	3,500	12,675	25,000
Cedar PA 52-8		15,000	3,500	48,250	100,000
Total CFP Funds (Est.)		763,388	763,388	763,388	763,388
Total Replacement Housing Factor Funds					

ATTACHMENT 12 – 2005 TO 2008 FIVE YEAR PLAN (pa052f01)

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:2006			Activities for Year: <u>2</u> _____ FFY Grant:2005 PHA FY:2006		
See	PHA Wide					
Annual	Administration	76,000		Gloninger Mdws. 52-5		
Statement	Debt Service	250,000		Playground Equipment	<u>15,000</u>	
	Fees & Costs	30,000		Sub Total Gloninger	15,000	
	Contingency	10,218				
	Resident Int. Staff	34,570		Scattered Sites 52-6		
	Resident Int.Prgm.Costs	1,100		Seal Parking Areas	8,500	
	Computer Upgrades	7,000		Replace Wash Poles @ Weidman St	<u>1,500</u>	
	Staff Training	3,000		Sub Total Scattered	10,000	
	Paint Vacant Rhb. Units	25,000				
	Replace Flr.Tile Rhb.Uts	15,000				
	Reasonable Accomod.	10,000		Cedar Court 52-8		
	Sports Utility w/plow	20,000		Playground equipment	<u>15,000</u>	
	<u>Addition to Maint. Bldg.</u>	<u>10,000</u>				
	Sub Total PHA Wide	491,888		Sub Total Cedar	15,000	
	Webster Manor 52-1A					
	Recaulk Window Open.	40,000		Total FY 2005	763,388	
	Sidewalk Repairs	65,000				
	Pave Paved Areas	75,000				
	Playground Equipment	30,000				
	Clean/inspect boilers	4,000				
	Sub Total Webster	214,000				
	Washington Arms 52-3					
	Ball valves @ toilet	7,500				
	Replace curb & s'walk	<u>10,000</u>				
	Sub Total Washington	17,500				

ATTACHMENT 12 – 2005 TO 2008 FIVE YEAR PLAN (pa052f01)

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>3</u> FFY Grant:2006 PHA FY:2007			Activities for Year: <u>3</u> FFY Grant:2006 PHA FY:2007		
See	PHA Wide			Scattered Sites 52-6		
Annual	Administration	76,000		Clean & Inspect Furnace	<u>3,500</u>	
Statement	Debt Service	250,000		Sub Total Scattered	3,500	
	Fees & Costs	40,000				
	Contingency	8,488		Cedar Court 52-8		
	Resident Int. Staff	36,300		Clean & Inspect Furnace	<u>3,500</u>	
	Resident Int. Prgm.Csts.	1,100		Sub Total Cedar	3,500	
	Computer Upgrades	7,000				
	Staff Training	3,000		Total FY 2006	763,388	
	Paint Vacant Rhb.Units	25,000				
	Replace Flr.Tile Rhb.Uts	15,000				
	Reasonable Accomoda.	10,000				
	¾ Pickup Truck w/plow	28,000				
	Lawn Tractor	<u>14,000</u>				
	Sub Total PHA Wide	513,888				
	Webster Manor 52-1A					
	Convert 2 units ADA	60,000				
	Washer Cabinets	40,000				
	Replace Clothespoles	37,500				
	Replace Boiler Rm. Doors	30,000				
	L'scape & found. Rpr.	<u>75,000</u>				
	Sub Total Webster	242,500				

ATTACHMENT 12 – 2005 TO 2008 FIVE YEAR PLAN (pa052f01)

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__4__ FFY Grant:2007 PHA FY:2008			Activities for Year: __4__ FFY Grant:2007 PHA FY:2008		
See	PHA Wide			Washington Arms 52-3		
Annual	Administration	76,000		Convert 10 Efficen to 5 one bedroom apts	100,000	
Statement	Debt Service	250,000		Roof overhang @ north stair door	2,500	
	Fees & Costs	30,000		Rear entry vestibule	15,000	
	Contingency	4,613		Card reader @ doors	<u>6,000</u>	
	Resident Int. Staff	38,000		Sub Total Washington	123,500	
	Resident Int. Prgm.Cst	1,100				
	Computer Upgrades	7,000		Gloninger Mdws. 52-5		
	Staff Training	3,000		New Range Hoods	6,250	
	Paint Vacant Rhb.Unts.	25,000		New Ranges	<u>10,000</u>	
	Replace Flr.Tile Rhb.Uts	15,000		Sub Total Gloninger	16,250	
	Reasonable Accomoda.	10,000				
	Addition to Garage	<u>63,000</u>		Scattered Sites 52-6		
	Sub Total PHA Wide	522,713		Rpl. Bath Exhaust Fans	4,875	
				Repaint Entry Doors	<u>7,800</u>	
				Sub Total Scattered	12,675	
	Webster Manor 52-1A			Cedar Court 52-8		
	New Range Hoods/Sofit	<u>40,000</u>		Foundation L'scaping	30,000	
	Sub Total Webster	40,000		Overhead Door	3,500	
				Replace Stair Railings	<u>14,750</u>	
				Sub Total Cedar	48,250	
				Total FY 2007	763,388	

ATTACHMENT 12 – 2005 TO 2008 FIVE YEAR PLAN (pa052f01)

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

Activities for Year 1	Activities for Year : <u>5</u> FFY Grant:2008 PHA FY:2009			Activities for Year: <u>5</u> FFY Grant:2008 PHA FY:2009		
See	PHA Wide			Scattered Sites 52-6		
Annual	Administration	76,000		Grade at Foundations	<u>25,000</u>	
Statement	Debt Service	250,000		Sub Total Scattered	25,000	
	Fees & Costs	30,000				
	Contingency	7,288		Cedar Court 52-8		
	Resident Int. Staff	39,000		Gravity Sewer System	<u>100,000</u>	
	Resident Int. Prgm.Cst	1,100		Sub Total Cedar	100,000	
	Computer Upgrades	7,000				
	Staff Training	3,000				
	Paint Vacant Rhb.Units	25,000		Total FY 2008	763,388	
	General Adminis. Bldg.	60,000				
	Replae Flr.Tile Rhb.Uts	15,000				
	Reasonable Accomoda.	10,000				
	Sub Total PHA Wide	523,388				
	Webster Manor 52-1A					
	Paint Storage Sheds	20,000				
	Replace Closet Doors	<u>70,000</u>				
	Sub Total Webster	90,000				
	Modular Units 52-2					
	Regrade sites	<u>25,000</u>				
	Sub Total Modular	25,000				