

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

PHA Plans

5 Year Plan for Federal Fiscal Years 2000 - 2004
5 Year Plan for Authority Fiscal Years 2001 - 2005
Annual Plan for Federal Fiscal Year 2004
Annual Plan for Authority Fiscal Year 2005

PA003v01

Scranton Housing Authority

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**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: Scranton Housing Authority

PHA Number: PA003

PHA Fiscal Year Beginning: (10/2004)

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
FEDERAL FISCAL YEARS 2001 - 2005
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)

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

B. Goals

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

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During year one, the number of vacancies has been stabilized and occupancy within our developments has been increasing. The Scranton Housing Authority has promoted our units through various social service agencies and is developing a comprehensive advertisement campaign which will be promoted through the newspaper and television.

Year two, implemented comprehensive advertisement campaign through newspaper and television. Vacancies are decreasing.

Year three, the Authority expanded its comprehensive advertisement campaign. Vacancies are continuing to decrease.

Year four, waiting lists now exist for Section 8 and public housing. Section 8 now has a solid 373 and public housing 18. Occupancy of the downtown senior buildings remains a problem that will receive focused attention during the coming year.

- PHA Goal: Improve the quality of assisted housing
- Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

Year three, major progress has been made through the Capital Fund Program.

Year four, steady progress continues to be made.

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

Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

Year three, income statistics again reviewed for all family developments. In accordance with the HUD Regulations there is no issue that needs to be addressed.

Year four, same as year three.

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Other: (list below)

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

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

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below) Continue to provide suitable living environments regardless of race, color, religion, national origin, sex, familial status, or disability and to mix our public housing development populations as much as possible with respect to these items.

Other PHA Goals and Objectives: (list below)

PHA Goal: To provide housing for the community and decrease the vacancies that currently exist.

**Objectives: Advertise our units through the newspaper, radio, television and church bulletins. Continue to upgrade our housing stock through modernization.
Analyze the demand and promote homeownership within our neighborhoods.
Promote our units through various social service agencies.
Provide supportive services within our developments.**

Annual PHA Plan
Federal Fiscal Year 2003
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.

Not Required

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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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (*See Page 49*)
- FY 2004 Capital Fund Program Annual Statement (*See Attachment 11 – computer file pa003d01*)
- 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 5 Year Action Plan (*See Attachment 12 – computer file pa003e01*)

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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) (*See Attachment 7*)
- Other (List below, providing each attachment name)
 - Deconcentration – Attachment 1
 - Voluntary Conversion – Attachment 2
 - Definition of Significant Change – Attachment 3
 - Conversion of Efficiency to One-Bedroom Apartments – Attachment 4
 - Resident Advisory Board Members – Attachment 5
 - Resident Appointed to Board of Commissioners – Attachment 6
 - Resident Advisory Board Comments and Authority Response – Attachment 7
 - FY 2002 Capital Fund Program Performance and Evaluation Report – Attachment 8 (computer file pa003a01)
 - FY 2003 Capital Fund Program Performance and Evaluation Report – Attachment 9 (computer file pa003b01)
 - FY 2003 Supplement Capital Fund Program Performance and Evaluation Report – Attachment 10 (computer file pa003c01)
 - FY 2004 Capital Fund Program Annual Statement – Attachment 11 (computer file pa003d01)
 - FY 2005-2008 Capital Fund Program Five Year Plan – Attachment 12 (computer file pa003e01)

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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources:
	Public Housing Admissions and (Continued) Occupancy	Annual Plan:

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	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
X	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
X	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
X	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 & Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The 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:

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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)	Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeowner-ship
N/A	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeowner-ship
None	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	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
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	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

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Pet Policy	Occupancy Policy
X	Deconcentration Computation	
X	Voluntary Conversion Review	

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	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2581	1	1	3	3	2	3
Income >30% but <=50% of AMI	1930	1	1	3	3	2	3
Income >50% but <80% of AMI	812	1	1	2	2	1	2
Elderly	2362	1	1	2	2	1	2
Families with Disabilities	140	1	3	3	3	3	3
African-American	150	1	1	3	3	2	3
Hispanic	56	1	1	3	3	2	3
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
Experience of housing authority.

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

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

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	18		
Extremely low income <=30% AMI	14	78%	
Very low income (>30% but <=50% AMI)	4	22%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	10	56%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
Single non-elderly, non-disabled	8	44%	
White/Non Hispanic	11	61%	
White/Hispanic	4	22%	
Black/Non Hispanic	3	17%	
Black/Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	50%	
2 BR	5	28%	
3 BR	2	11%	
4 BR	1	5.5%	
5 BR	1	5.5%	
5+ BR	0	0%	
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	373		
Extremely low income <=30% AMI	270	72%	
Very low income (>30% but <=50% AMI)	103	28%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	226	61%	
Elderly families	24	6%	
Families with Disabilities	51	14%	
Single non-elderly, non-disabled	72	19%	
White/Non Hispanic	238	64%	
White/Hispanic	63	17%	
Black/Non Hispanic	56	15%	
Black/Hispanic	2	0.5%	
Asian/Non Hispanic	2	0.5%	
Multi-Racial/Non Hispanic	5	1%	
Multi-Racial/Hispanic	7	2%	
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below) **Promote our units through various social service agencies. Provide supportive services within our developments.**

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) **Promote our units through various social service agencies.**

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below) **Advertise our units through the newspaper, radio, television and church bulletins . Promote our units through various social service agencies.**

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[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	4,422,657	
b) Public Housing Capital Fund	2,357,142	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,136,526	
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	2,378,910	
4. Other income (list below)		
Excess Utilities	\$55,800	
4. Non-federal sources (list below)		
Total resources	\$13,351,035	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe) *As soon as they apply.*
- 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
 - Other (list below)

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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

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- 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) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
Rental History
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 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)

2.

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

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
 - Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 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?

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

Adopted the Regulatory Policy

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

Earned Income Exclusions:

a. *State Wage Tax*

b. *Local Wage Tax*

c. *Federal Insurance Contributions Act (FICA)*

d. *Employee Paid Health Insurance*

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

For all developments

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

For specified general occupancy developments

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

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

Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
Flat rents were determined by a comparability study. Through the use of this comparability study, flat rents were determined by bedroom size for the various sections of the city.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

d. How often are 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)

Adopted the Regulatory Policy.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

Not required for High Performers

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

Not required for High Performers

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA 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 11 (Computer file pa003d01)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment 12 (computer file pa003e01)

-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: (_____)
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.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[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 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: Scattered Sites
1b. Development (project) number: PA003-012, PA003-013
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(01/10/1996)</u>
5. Number of units affected: 45
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

Not required for High Performers.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

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- 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 required for High Performers.

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the 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 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Program has been discontinued by Congress.

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

Not required for High Performers

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[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) – *Attachment 7*.
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)
See Authority response to each comment in Attachment 7.

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
City of Scranton
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

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- 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)

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

Homeownership and demolition

B. Other information Required by HUD

RESOLUTION NO. 99-6

**ADOPTING AN ADMISSIONS POLICY
TO PROVIDE FOR DECONCENTRATION OF
POVERTY AND INCOME MIXING**

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

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

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

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

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

Attachments:

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

Attachment 1. Deconcentration

- Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? Yes
- Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? 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)]
Riverside Apartments	40	All below 30% of median.	

Attachment 2. Voluntary Conversion

- a. How many of the PHA’s developments are subject to the Required Initial Assessment? 8
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 4
- c. How many assessments were conducted for the PHA’s covered developments? 8
- d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

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

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

Attachment 3. Definition of Significant Change

A significant change is defined as:

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

Attachment 4. Conversion of Efficiency to One-Bedroom Apartments

During the year the Authority will review the feasibility of converting some of the efficiency units in Washington West into one-bedroom units. Funds are being budgeted under the Capital Fund Program to accomplish these improvements if a positive determination is made.

The conversion of 15 efficiency units into 10 one-bedroom units at Jackson Heights has been approved by HUD.

Attachment 5 – Resident Advisory Board Members

Washington Plaza – Rev. Wilhelmina Coleman
Washington West – Ms. Jane McCarthy
Section 8 – Mr. Clarence Henderson
Adams Highrise – Ms. Doris Chase
Hilltop Manor – Ms. Nellie Vega
Jackson Heights – Ms. Thelma Wheeler
Valley View Terrace – Ms. Rosemary Ferguson
Section 8 – Ms. Maryann Wheeler
Adams Apartments – Mr. Richard Williams
Riverside Apartments – Ms. Mae Frankowski

Attachment 6 – Resident on Board of Commissioners

Ms. Jane McCarthy is the resident on the Board of Commissioners.

- *Her term began in October of 2003.*
- *The term expires in September of 2008.*

Attachment 7 – Resident Advisory Board (RAB) Recommendations and Scranton Housing Authority (SHA) Responses

Resident Advisory Board (RAB) and Authority staff met on January 22, 2004, February 17, 2004, March 19, 2004, April 15, 2004, May 4, 2004 and May 25, 2004. The RAB met on May 18, 2004 to formulate Recommendations and Comments. Those Recommendations and Comments are listed below along with the Scranton Housing Authority’s Response to each one.

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

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

Resident Advisory Board-Comments and Recommendations- Adams Apartments

1. Install new mailboxes.

Authority Response: SHA will install new mailboxes

Resident Advisory Board-Comments and Recommendations-Adams High Rise

1. Clean outside panes of all windows

Authority Response: SHA will clean all accessible outside window panes.

2. Install satellite dish on roof for television broadcasts

Authority Response: The residents have access to television broadcasts through the existing cable system.

Resident Advisory Board-Comments and Recommendations-Jackson Heights

1. Install new mailboxes.

Authority Response: SHA will install new mailboxes.

2. Install new patio and benches on west side of building.

Authority Response: SHA will consider this recommendation.

3. Install a second shelf in kitchen closet for storage where only one exists.

Authority Response: SHA will consider this recommendation.

Resident Advisory Board-Comments and Recommendations-Riverside Apartments

1. Install a basketball court.

Authority Response: SHA will consider this recommendation.

2. Provide handicapped parking spots

Authority Response: Maintenance will address this recommendation.

3. Provide computers in the community room for the residents.

Authority Response: SHA will consider this recommendation.

4. Install doors on kitchen closets.

Authority Response: Interior renovations have been complete. Kitchen closet doors will not be installed.

5. Install doors on bedroom closets.

Authority Response: Interior renovations have been complete. Bedroom closet doors will not be installed.

Attachment 8 – FY 2002 Capital Fund Program Performance and Evaluation Report (computer file pa003a01)

Attachment 9 – FY 2003 Capital Fund Program Performance and Evaluation Report (computer file pa003b01)

Attachment 10– FY 2003 Supplement Capital Fund Program Performance and Evaluation Report (computer file pa003c01)

Attachment 11 – FY 2004 Capital Fund Program Annual Statement (computer file pa003d01)

Attachment 12 – FY 2005-2009 Capital Fund Program Five Year Plan (file pa003e01)

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <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	207,185	28,521	28,521	0
3	1408 Management Improvements	151,000	182,695	182,695	31,695
4	1410 Administration	225,000	278,762	238,762	13,762
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	95,000	136,000	136,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	680,234	268,684	268,684	0
10	1460 Dwelling Structures	1,045,000	1,605,757	1,605,757	133,208
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	57,000	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,460,419	2,460,419	2,460,419	178,665
22	Amount of line 21 Related to LBP Activities				

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	10,000	28,512	28,512	6,957
24	Amount of line 21 Related to Security – Soft Costs	130,000	130,000	130,000	31,695
25	Amount of Line 21 Related to Security – Hard Costs	20,000	26,200	26,200	0
26	Amount of line 21 Related to Energy Conservation Measures	171,000	557,138	557,138	12,330

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PA3-1 Valley View	Site Work		1450	1	0	76,708	76,708	0	In Progresss-2002 CP
PA3-2 Hilltop Manor	New Light Poles		1450	6	18,000	0	0	0	Under Review
	Benches		1450	4	2,000	0	0	0	Under Review
	New Fencing		1450	2,500 L.F.	39,500	40,500	40,500	0	In Progress-2002 CP
	New Clothes Poles		1450	12	3,000	0	0	0	Under Review
	New Sidewalks		1450	4,300 S.F.	34,500	0	0	0	Under Review
	Site Work		1450	1	0	19,442	19,442	0	In Progress-2002 CP
	Resurface Blacktop Areas		1450	27,540 S.F.	29,000	0	0	0	Under Review
	Replacement Windows		1460	35 Bldgs.	610,000	0	0	0	Under Review
	New Boilers and Hot Water Heaters		1460	35	0	557,139	557,139	0	In Progress-2000 CP
	Install A/C-Administration Bldg.		1475	1	12,000	0	0	0	Under Review
PA3-3 Bangor Hts.	New Clothes Poles		1450	75	19,234	0	0	0	Under Review
	Fencing		1450	1005 L.F.	0	26,500	26,500	0	In Progress 2001-CP
	New Entry Locks		1460	150	0	3,086	3,086	3,086	In Progress 2001 CP
	504 Units		1460	8	0	28,512	28,512	5,118	In Progress 2001-CP
	Site Work		1450	1	0	13255	13,255	0	In Progress-2002-CP

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PA3-4 Adams Apts	Security Access Cards		1460	1	0	11,786	11,786	0	Completed 2001
	Refurbish Exterior Building		1460	1	0	234,634	234,634	0	In Progress 2001-CP
	New Trash Compactors		1460	2	0	35,080	35,080	30,960	In progress 2001-CP
PA3-5 Adams High Rise	Resurface Blacktop Areas		1450	5,800 S.F.	6,000	0	0	0	Under Review
	New Electrical Emergency Generator		1460	1	27,000	0	0	0	Under Review
	New Fire Alarm System		1460	1	10,000	0	0	0	Under Review
	New Security Access System		1460	1	4,000	8,034	8,034	0	Completed 2001
	Sprinkler System Drain Line		1460	1	15,000	0	0	0	Under Review
	New Garbage Compactor		1460	1	10,000	17,570	17,540	14,400	In Progress 2001-CP
	A/C-Elevator Mechanical Room		1460	1	3,500	0	0	0	Under Review
	Ventilation in Stairways		1460	3	15,000	0	0	0	Under Review
	Common Area Upgrade		1460	0	0	3,380	3,380	3,380	In Progress 2001-CP
	Replace Heating System		1460	1	75,000	0	0	0	Under Review
	Install Storm Doors-Balconies		1460	16	16,000	0	0	0	Under Review
	Recaulk Expansion Joints		1460	1	15,000	249,866	249,866	0	In Progress-2002 CP

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Jackson Heights	New Card Access		1460	1	0	6,120	6,120	0	Completed 2001
PA3-6	Trash Compactors		1460	1	0	17,540	17,540	14,400	In Progress 2001
	New Kitchens		1460	14	0	24,000	24,000	2,190	In Progress 2001
	New Bathrooms		1460	14	0	24,000	24,000	510	In Progress 2001
	504 Units		1460	4	0	210	210	210	In Progress 2001
	VCT Apartments		1460	14	0	1,956	1,956	1,956	In Progress 2001
Washington West	Landscaping		1450	1	5,000	0	0	0	Under Review
PA3-7	Replace Front and Back Steps		1450	2	15,000	0	0	0	Under Review
	Resurface Blacktop Areas		1450	21,865 S.F.	22,000	0	0	0	Under Review
	New Fencing		1450	450 L. F.	7,000	0	0	0	Under Review
	Parking Lot Security Gates		1450	2	14,000	0	0	0	Under Review
	New Front Railings		1450	1	4,000	0	0	0	Under Review
	New Compactor		1460	1	10,000	17,540	17,540	14,400	In Progress 2001
	New Card Access System		1460	1	2,500	6,380	6,380	0	Completed 2001
	New Front Access Doors		1460	1	13,000	0	0	0	Under Review
	New Rear Exit Doors		1460	2	4,000	0	0	0	Under Review
	New Common Area Restrooms		1460	2	10,000	0	0	0	Under Review
	New Roof Fans		1460	5	2,500	0	0	0	Under Review
	A/C-Roof Top Mechanical Room		1460	1	3,500	0	0	0	Under Review
	A/C / Heater-Community Room		1475	1	25,000	0	0	0	Under Review
	Carpet Hallways		1460	7	25,000	0	0	0	Under Review

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PA3-8A Riverside	Resurface Blacktop Areas		1450	34,600 S.F.	34,000	34,000	0	0	Under Review
	Restripe Parking Lot		1450	2	2,000	2,000	0	0	Under Review
	Install New Fencing		1450	1,150 L.F.	14,000	17,300	17,300	0	In Progress-2001 CP
	New Stoves		1460	40	10,000	7,140	7,140	0	In Progress-2001 CP
	New Refrigerators		1460	40	14,000	0	0	0	Under Review
	Retrofit Two Units		1460	2	0	1,628	1,628	1,628	In Progress 2001
Jackson Terrace	Replace Site Lighting		1450	5	12,000	0	0	0	Under Review
PA3-8B	Resurface Blacktop Areas		1450	26,250 S.F.	26,000	0	0	0	Under Review
	Install New Sidewalks		1450	14,180 S.F.	110,000	74,979	74,979	0	In Progress-2002 CP
	Install New Playground		1450	1	7,000	0	0	0	Under Review
	New Fencing		1450	1,940 L.F.	22,000	0	0	0	Under Review
	New Hot Water Heaters		1460	16	10,000	0	0	0	Under Review
	New Ranges		1460	40	12,500	0	0	0	Under Review
	New Refrigerators		1460	40	17,500	0	0	0	Under Review
	New Boilers		1460	16	80,000	12,330	12,330	12,330	In Progress 2001
	New Kitchens		1460	40	0	95,521	95,521	18,373	In Progress 2001
	New Bathrooms		1460	40	0	31,268	31,268	10,267	In Progress 2001
	New Windows		1460	203	0	71,469	71,469	0	In Progress 2001
	New Tile Floors		1460	40	0	28,982	28,982	0	In Progress 2001

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA Wide	Operations		1406		207,185	30,731	30,731	0	Ongoing
	Security		1408		75,000	75,000	75,000	30,939	In Progress-2001 CP
	Investigation		1408		55,000	55,000	55,000	756	In Progress-2001 CP
	Applicant Screening		1408		5,000	5,000	5,000	0	In Progress-2002 CP
	Management Training		1408		5,000	5,000	5,000	0	In Progress-2002 CP
	Maintenance Training		1408		5,000	5,000	5,000	0	In Progress-2002 CP
	Computer Software Update		1408		6,000	6,000	6,000	0	In Progress-2002 CP
	Administration		1410		225,000	225,000	225,000	13,762	In Progress-2001 CP
	A & E Fees		1430		75,000	136,000	136,000	0	In Progress-2002 CP
	Consultant		1430		20,000	20,000	0	0	Under Review
	Computer Hardware		1475.1		20,000	0	0	0	Under Review

ATTACHMENT 8: FY 2002 PERFORMANCE AND EVALUATION REPORT – pa003a01

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: Scranton Housing Authority		Grant Type and Number Capital Fund Program No: PA26P00350102 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	
PA3-2 Hilltop Manor	9/30/2004		1/31/2004	9/30/2006			
PA3-3 Bangor Heights	9/30/2004		1/31/2004	9/30/2006			
PA3-5 Adams Highrise	9/30/2004		1/31/2004	9/30/2006			
PA3-7 Washington West	9/30/2004		1/31/2004	9/30/2006			
PA3-8A Riverside Apts	9/30/2004		1/31/2004	9/30/2006			
PA3-8B Jackson Terrace	9/30/2004		1/31/2004	9/30/2006			
PHA Wide							
Operations	9/30/2004		1/31/2004	9/30/2006			
Management Improvements	9/30/2004		1/31/2004	9/30/2006			
Administration	9/30/2004		1/31/2004	9/30/2006			
A & E Fees	9/30/2004		1/31/2004	9/30/2006			
Consultant	9/30/2004		1/31/2004	9/30/2006			
Computer Hardware	9/30/2004		1/31/2004	9/30/2006			

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <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	\$65,642	\$65,642	0	0
3	1408 Management Improvements	\$376,000	\$126,000	0	0
4	1410 Administration	\$175,000	\$33,295	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$80,000	\$80,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$295,000	\$248,389	0	0
10	1460 Dwelling Structures	\$1,259,000	\$1,305,611	\$99,111	0
11	1465.1 Dwelling Equipment—Nonexpendable	\$59,500	\$59,500	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$37,000	\$37,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$10,000	\$10,000	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,357,142	\$1,965,437	\$99,111	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$92,000	\$92,000	0	0

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
24	Amount of line 21 Related to Security – Soft Costs	\$300,000	\$300,000	0	0	
25	Amount of Line 21 Related to Security – Hard Costs	\$2,500	\$2,500	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	\$51,000	\$67,455	\$67,455	0	

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350103 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	
Bangor Heights	New Playground		1450	1	10,000	10,000	0	0	Under Review
PA 3-3	Resurface Driveway		1450	1,600 sq. ft.	2,000	2,000	0	0	Under Review
	Resurface Parking Lot		1450	4,500 sq. ft.	5,000	5,000	0	0	Under Review
	Resurface Tennis and Basketball Areas		1450	41,000 sq. ft.	45,000	45,000	0	0	Under Review
	Replace Fencing		1450	2,210 l.f.	35,000	3,000	0	0	In Progress 2002
	Replace Basement Grates		1460	66	20,000	20,000	0	0	Under Review
Jackson Heights	Landscaping		1450	1	10,000	10,000	0	0	Under review
PA 3-6	Resurface Parking Area		1450	18,000 sq. ft.	20,000	20,000	0	0	Under review
	New Sidewalks		1450	600 sq. ft.	5,000	5,000	0	0	Under review
	Drain Line-Sprinkler System		1450	1	10,000	10,000	0	0	Under review
	Outside Lighting		1450	11	5,000	5,000	0	0	Under review
	Common Area Upgrade		1460	1	5,000	5,000	0	0	Under review
	Hallway Heating System		1460	1	7,000	7,000	0	0	Under review
	Floor Covering-Hallways		1460	6	20,000	20,000	0	0	Under Review
	Temperature Controls – Apts.		1460	101	45,000	45,000	0	0	Under Review
	New Roof		1460	1	100,000	100,000	0	0	Under Review
	New Compactor		1460	1	10,000	0	0	0	In Progress 2002
	New Windows		1460	101	190,000	190,000	0	0	Under review
	New Interior Doors		1460	101	40,000	40,000	0	0	Under review
	New Closet Doors		1460	101	40,000	40,000	0	0	Under Review
	New Peep Holes		1460	101	5,000	5,000	0	0	Under review

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00350103 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	
Jackson Heights	New Tub Faucets		1460	101	20,000	20,000	0	0	Under Review
PA3-6 (continued)	New Kitchen Lights		1460	101	10,000	10,000	0	0	Under Review
	New Toilets		1460	101	25,000	25,000	0	0	Under Review
	New Medicine Cabinets		1460	101	15,000	15,000	0	0	Under review
	Exhaust Vents–Kitchen, Bathrooms		1460	202	11,000	11,000	0	0	Under review
	New Kitchens		1460	101	271,500	271,500	0	0	Under Review
	Tile (VCT) in Apartments		1460	101	81,000	81,000	0	0	Under Review
	New Roof Fans		1460	5	2,500	2,500	0	0	Under Review
	New Main Entrance Doors		1460	1	12,000	12,000	0	0	Under review
	New Security Card Access System		1460	1	2,500	0	0	0	Completed
	A/C Elevator Mechanical Room		1460	1	3,500	3,500	0	0	Under review
	Lighting-Boiler Room		1460	1	1,000	1,000	0	0	Under Review
	504 Units		1460	5	62,000	62,000	0	0	Under review
	Community Restrooms		1460	2	10,000	10,000	0	0	Under review
	Emergency Exit Doors		1460	3	10,000	10,000	0	0	Under review
	New Refrigerators		1465.1	101	34,000	34,000	0	0	Under review
	New Stoves		1465.1	101	25,500	25,500	0	0	Under review
	New A/C - Office		1475	1	1,000	1,000	0	0	Under review
	A/C & Heat Unit-Community Room		1475	1	20,000	20,000	0	0	Under review
Jackson Terrace									
PA 3-8B	New Boiler & Hot water Heaters		1460	11	0	67,455	67,455	0	In Progress
	New Kitchens		1460	40	0	31,656	31,656	0	In Progress

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350103 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	
Washington Pl	Resurface Parking Lot		1450	17,300 sq. ft.	19,000	19,000	0	0	Under review
PA3-9	New Playground		1450	1	10,000	10,000	0	0	Under review
	New Fencing		1450	1,500 l.f.	19,000	19,000	0	0	Under review
	New Sidewalks		1450	11,250 sq. ft.	90,000	75,389	0	0	Under review
	New Concrete Stairways		1450	6	10,000	10,000	0	0	Under review
	Gutters and Downspouts		1460	5	10,000	10,000	0	0	Under Review
	New Porches		1460	5	120,000	80,000	0	0	Under Review
	New Lights		1460	60	8,000	8,000	0	0	Under review
	New Thermostats		1460	60	6,000	6,000	0	0	Under review
	504 Apartments		1460	3	30,000	30,000	0	0	Under Review
	Range Hoods		1460	60	6,000	6,000	0	0	Under review
	New Boilers		1460	5	40,000	40,000	0	0	Under review
	Hot Water Heaters		1460	5	5,000	5,000	0	0	Under Review
	A/C Community Room		1475	1	6,000	6,000	0	0	Under Review
	Replace Building Lights		1460	5	15,000	15,000	0	0	Under review

ATTACHMENT 9: FY 2003 PERFORMANCE AND EVALUATION REPORT – pa003b01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350103 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		65,642	65,642	0	0	Under Review
	Security		1408		300,000	50,000	0	0	Under review
	Investigation		1408		55,000	55,000	0	0	Under Review
	Applicant Screening		1408		5,000	5,000	0	0	Under review
	Management Training		1408		5,000	5,000	0	0	Under Review
	Maintenance Training		1408		5,000	5,000	0	0	Under review
	Computer Software Update		1408		6,000	6,000	0	0	Under Review
	Administration		1410		175,000	33,295	0	0	Under review
	A & E Fees		1430		70,000	70,000	0	0	Under review
	Consultant		1430		10,000	10,000	0	0	Under Review
	Computer Hardware		1475		10,000	10,000	0	0	Under Review
	Relocation		1495.1		10,000	10,000	0	0	Under review

ATTACHMENT 10: FY 2003 SUPPLEMENTAL PERFORMANCE AND EVALUATION REPORT – pa003c01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <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	250,000	0	0	0
4	1410 Administration	141,705	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
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	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	391,705	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

ATTACHMENT 10: FY 2003 SUPPLEMENTAL PERFORMANCE AND EVALUATION REPORT – pa003c01

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2004 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

ATTACHMENT 11: FY 2004 ANNUAL STATEMENT – pa003d01

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350104 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				
2	1406 Operations				
3	1408 Management Improvements	376,000			
4	1410 Administration	175,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures	1,687,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	9,000			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,357,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

ATTACHMENT 11: FY 2004 ANNUAL STATEMENT – pa003d01

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: SCRANTON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26P00350104 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	
24	Amount of line 21 Related to Security – Soft Costs	300,000				
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures	1,025,000				

ATTACHMENT 11: FY 2004 ANNUAL STATEMENT – pa003d01

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350104 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	
Bangor Hts PA3-3	New Mechanical Rooms, Boilers and Hot Water Heaters		1460	150 apts.	800,000				
	SUB-TOTAL				800,000				
Washington Plaza PA3-9	New Entrance Doors		1460	60	55,000				
	New Kitchens		1460	60	150,000				
	New Bathrooms		1460	60	230,000				
	Interior Doors and Hardware		1460	60	35,000				
	New Windows		1460	60	160,000				
	New Closet Doors		1460	60	60,000				
	New Storm Doors		1460	60	25,000				
	Site Work		1450	1	25,000				
	New Stoves		1460	60	18,000				
	New Refrigerators		1460	60	24,000				
	New Floor Tile		1460	60	90,000				
	New Baseboard Radiators		1460	60	40,000				
	Sub-TOTAL				912,000				

ATTACHMENT 11: FY 2004 ANNUAL STATEMENT – pa003d01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Scranton Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00350104 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	
PHA Wide	Security		1408		300,000				
	Investigation		1408		55,000				
	Applicant Screening		1408		5,000				
	Management Training		1408		5,000				
	Maintenance Training		1408		5,000				
	Computer Software		1408		6,000				
	Administration		1410		175,000				
	A & E Fees		1430		65,000				
	Consultant		1430		10,000				
	Computer Hardware		1475		10,000				
	Relocation		1495.1		9,000				
	SUB-TOTAL				645,000				
	TOTAL				2,357,000				

ATTACHMENT 12: FY 2005-2008 FIVE-YEAR PLAN – pa003e01

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Scranton Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1 2003	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
PA 3-1 Valley View				1,609,000	1,621,000
PA 3-2 Hilltop			57,000	34,000	
PA 3-3 Bangor Hts.		1,222,000			
PA 3-4 Adams Apts.		338,500	27,500		
PA 3-5 Adams Highrise			47,000		
PA 3-6 Jackson Hts.			185,000		
PA 3-7 Wash. West			1,055,500		
PA 3-8A Riverside				46,000	
PA 3-8B Jack. Terr.					
PA 3-9 Wash Plaza					
PA 3-12, 3-13 Scat Sites				22,000	
PHA Wide			75,000		
Operations		151,500	200,000		
Management Improv.		376,000	376,000	376,000	376,000
Administration		175,000	205,000	175,000	175,000
A & E Fees		65,000	100,000	65,000	65,000
Consultant		10,000	10,000	10,000	10,000
Computer Hardware		10,000	10,000	10,000	10,000
Relocation		9,000	9,000	10,000	100,000
CFP Funds Listed for 5- year planning		2,357,000	2,357,000	2,357,000	2,357,000

ATTACHMENT 12: FY 2005-2008 FIVE-YEAR PLAN – pa003e01

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1 2004	Activities for Year : <u> 2 </u> FFY Grant: 2005 PHA FY: 2006			Activities for Year: <u> 3 </u> FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	Bangor Heights PA 3-3	New Mechanical Rooms, Boilers and Hot Water Heaters	1,222,000	Hilltop Manor PA 3-2	New Steps and Railings	10,000
					New Basketball Poles and Baskets	5,000
Annual Statement	Adams Apts. PA 3-4	Replace underground Heat Lines	25,000		Replace Basement doors	34,000
		Resurface Parking Lot	5,000		Replace Admin. Bldg. Doors	8,000
		Replace Sidewalks	5,000			
		New Concrete/ Picnic Areas	10,000	Adams Apts. PA 3-4	Replace Exterior Lighting	11,000
		Install Fire Hoses	2,000		Emergency Lighting/ Hallways & Stairs	4,500
		New Bathrooms	171,000		Replace Porches and Steps- Two Bldgs.	12,000
		Interior Apartment Doors	15,000			
		New Roof Fans	2,000	Adams Hirise PA3-5	Emergency Generator	27,000
		VCT/ All Apartments	47,500		Replace Two Exit Doors	5,000
		New Apartment Entrance Doors	30,000		New Roof Fans	15,000
		New Closet Doors	8,000			
		New Kitchen Lights	5,000	Jackson Hts. PA 3-6	Install Two New Sheds	5,000
		New Bedroom Lights	5,000		New Parking Lot and Site Work	180,000
		New Fire Alarm System	8,000			
				Wash. West PA 3-7	Community Room, Common Area Const.	700,000
					Replace HVAC in Three Offices	6,000
					Convert Eff. Apts. into One BR. Apts.	300,000
					Replace Front Entrance Doors	12,000
					Replace Three Exit Doors	7,500
					Heaters in Stairtowers and Storage Areas	30,000

ATTACHMENT 12: FY 2005-2008 FIVE-YEAR PLAN – pa003e01

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2007 PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2009		
	PHA Wide			PHA Wide		
See		Security	300,000		Security	300,000
Annual		Investigation	55,000		Investigation	55,000
Statement		Applicant Screening	5,000		Applicant Screening	5,000
		Management Training	5,000		Management Training	5,000
		Maintenance Training	5,000		Maintenance Training	5,000
		Computer Software	6,000		Computer Software	6,000
		Administration	175,000		Administration	175,000
		A & E Fees	65,000		A & E Fees	65,000
		Consultant	10,000		Consultant	10,000
		Computer Hardware	10,000		Computer Hardware	10,000
		Relocation	10,000		Relocation	100,000
		Total CFP Estimated Cost	\$2,357,000		Total CFP Estimated Cost	\$2,357,000