

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

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# PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010  
Annual Plan for Fiscal Year 2006

## FINAL

Board Approved by Resolution #05-10: September 21, 2005  
Submitted to HUD (v.1): September 22, 2005  
Submitted to HUD (v.2): November 23, 2005  
Approved by HUD:

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

Version 2: 11/23/05  
To include Homeownership Program Policies  
and convert file from a RTF to Word doc  
file so Plan checkboxes would print.

**PHA Plan  
Agency Identification**

**PHA Name: Housing Authority of the County of Armstrong**

**PHA Number: PA039**

**PHA Fiscal Year Beginning: (mm/yyyy) 01 / 2006**

**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 – **located @ Warren Manor & Friendship Apts.**
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2006 - 2010**  
[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 Housing Authority of the County of Armstrong is to provide decent, safe and affordable housing to low-income citizens, without discrimination, and to do so with compassion and empathy. We are committed to operating in a professional, ethical, and fiscally responsible manner.**

**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)

**Collaborate with private sector for additional tax credit housing, and; Maintain at least a 98% occupancy rate in Public Housing**

- 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)

**Maintain high-performer status for Public Housing and Voucher management. FY2004 PHAS score - 95. FY2004 SEMAP score - 100%**

- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards - **dependent on FMRs, utility costs, & financial appropriations**
  - Implement voucher homeownership program: **policy reviewed by Field Office**
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**Maintain public housing site-based waiting lists**

**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)

**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)

**Continue administration of the Voucher Family Self-Sufficiency Program  
And implement a Voucher Homeownership Program**

**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)

**Other PHA Goals and Objectives: (list below)**

**Goal One: Manage the Housing Authority of the County of Armstrong's public housing program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS.**

**Objectives: The Housing Authority of the County of Armstrong shall promote a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency in the public housing industry.**

**The Housing Authority of the County of Armstrong shall strive to increase the marketability features of our communities, and thereby potentially increase our waiting list.**

**Goal Two: Manage the Housing Authority of the County of Armstrong's tenant-based program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP.**

**Objectives: The Housing Authority of the County of Armstrong shall focus on maintaining at least a 98% occupancy level.**

**The Housing Authority of the County of Armstrong shall maintain open and frequent communication with its participants and landlords, i.e. monthly newsletters.**

**Goal Three:** Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices.

**Objectives:** The Housing Authority of the County of Armstrong shall strenuously attempt to maintain a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, in order to maintain a FASS score of at least 27 points.

**The Housing Authority of the County of Armstrong shall attempt to increase its non-HUD income by acting as a management agent to additional Tax Credit Housing projects, should funding be received through Pennsylvania Housing Finance Agency.**

**Goal Four:** Strategically plan for the transition to Project-Based Accounting and Management to secure the future viability of the Housing Authority of the County of Armstrong.

**Objectives:** Establish an effective decision-making environment encompassing Housing Authority staff and Board of Directors.

**Assess organizational structure and individual viability of existing housing Complexes, and provide training to assist staff in transitioning to the concept of Asset Management practices.**

**Our Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.**

**The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives, and are consistent with the Consolidated Plan.**

**Annual PHA Plan**  
**PHA Fiscal Year 2006**  
[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.

**The Housing Authority of the County of Armstrong has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.**

**We have adopted the following mission statement to guide the activities of the Housing Authority of the County of Armstrong:**

**"The mission of the Housing Authority of the County of Armstrong is to provide decent, safe and affordable housing to low-income citizens, without discrimination, and to do so with compassion and empathy. We are committed to operating in a professional, ethical, and fiscally responsible manner."**

**We have also adopted the following goals and objectives for the next five years:**

**Goal One: Manage the Housing Authority of the County of Armstrong's public housing program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS.**

**Objectives: The Housing Authority of the County of Armstrong shall promote a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency in the public housing industry.**

**The Housing Authority of the County of Armstrong shall strive to increase the marketability features of our communities, and thereby potentially increase our waiting list.**

**Goal Two:** Manage the Housing Authority of the County of Armstrong's tenant-based program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP.

**Objectives:** The Housing Authority of the County of Armstrong shall focus on maintaining at least a 98% occupancy level.

The Housing Authority of the County of Armstrong shall maintain open and frequent communication with its participants and landlords, i.e. monthly newsletters.

**Goal Three:** Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices.

**Objectives:** The Housing Authority of the County of Armstrong shall strenuously attempt to maintain a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, in order to maintain a FASS score of at least 27 points.

The Housing Authority of the County of Armstrong shall attempt to increase its non-HUD income by acting as a management agency to additional Tax Credit Housing projects, should funding be received through Pennsylvania Housing Finance Agency.

**Goal Four:** Strategically plan for the transition to Project-Based Accounting and Management to secure the future viability of the Housing Authority of the County of Armstrong.

**Objectives:** Establish an effective decision-making environment encompassing Housing Authority staff and Board of Directors.

Assess organizational structure and individual viability of existing housing Complexes, and provide training to assist staff in transitioning to the concept of Asset Management practices.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives, we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.



### **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 (pa039a01)
- Resident Membership on Board (pa039b01)
- Membership of Resident Advisory Board (pa039c01)
- FFY 2006 Capital Fund Program Annual Statement (pa039d01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Initial Assessment – Conversion of Public Housing to Tenant-Based Vouchers (pa039e01)
- Progress and Meeting Five-Year Plan Goals (pa039f01)

Optional Attachments:

- PHA Management Organizational Chart
- FFY 2006 Capital Fund Program 5-Year Action Plan (pa039g01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Housing and Welfare Collaboration MOA (pa039h01)
  - Demographic Changes in PH with Sub-Jurisdictional Waiting List (pa039i01)
  - Homeownership Program (pa039j01)
  - FFY 2004 Capital Fund Program Performance & Evaluation Statement (pa039k01)
  - FFY 2005 Capital Fund Program Annual Statement (pa039l01)
  - Reserved Attachment (pa039m01)
  - FFY 2003 Capital Fund Program Performance & Evaluation Statement (pa039n01)
  - Flat Rent Schedule (pa039o01)
  - FFY 2003 Capital Fund Program Performance & Evaluation Statement Bonus Set-Aside (pa039p01)

## Supporting Documents Available for Review

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	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
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	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	
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional): Pet Policy (included in A & O) Comments of Resident Advisory Board Implementation of Public Housing Residents Community Service Requirements (included in A & O)	(specify as needed) Annual Plan: Policies Annual Plan: Collaboration Annual Plan: Policies

## **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	1,355	5	NA	NA	NA	NA	NA
Income >30% but <=50% of AMI	1,396	4	NA	NA	NA	NA	NA
Income >50% but <80% of AMI	1,647	2	NA	NA	NA	NA	NA
Elderly	1,768	3	NA	NA	NA	NA	NA
Families with Disabilities	1,506	3	NA	NA	NA	NA	NA
White/Non-Hisp	6,476	2	NA	NA	NA	NA	NA
Black/Non-Hisp	62	2	NA	NA	NA	NA	NA
Hispanic	40	5	NA	NA	NA	NA	NA
Nat Amer/Non-Hisp	0	0	NA	NA	NA	NA	NA
Asian/Non-Hisp	15	0	NA	NA	NA	NA	NA
Pac Isl/Non-Hisp	0	0	NA	NA	NA	NA	NA

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: **FY2004-2008**
- 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)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	218		
Extremely low income <=30% AMI	158	72	
Very low income (>30% but <=50% AMI)	48	22	
Low income (>50% but <80% AMI)	12	6	
Families with children	87	40	
Elderly families	47	22	
Families with Disabilities	41	19	
Race/ethnicity			
White/Non-Hispanic	203	93	
White/Hispanic	3	1	
Race/ethnicity			
African American/Non-Hispanic	9	4	
Race/ethnicity			
Amer Indian/Alaska Nat/Non-Hispanic	2	1	
Race/ethnicity			
Asian/Non-Hispanic	1	<1	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	102	47	
1 BR	25	11	
2 BR	67	31	
3 BR	22	10	
4 BR	2	1	
4+ BR			

<b>Housing Needs of Families on the Waiting List</b>	
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	

<b>Housing Needs of Families on the Waiting List</b>			
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	300		
Extremely low income <=30% AMI	198	66	
Very low income (>30% but <=50% AMI)	102	34	
Low income (>50% but <80% AMI)	0	0	
Families with children	141	47	
Elderly families	40	13	
Families with Disabilities	87	29	
Race/ethnicity			
White/Non-Hispanic	281	94	
White/Hispanic	2	1	
Race/ethnicity			
African American/Non-Hispanic	10	3	
Race/ethnicity			
American Indian/Non-Hispanic	3	1	
Race/ethnicity			
Asian/Non-Hispanic	1	<1	
Race/ethnicity			
Nat Hawaii/Pac Islander/Non-Hispanic	1	<1	
Nat Hawaii/Pac Islander/Hispanic	1	<1	
Race/ethnicity			
Multi-Racial/Non-Hispanic	1	<1	



Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1 BR			
2 BR			
3 BR			
4 BR			
4+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 8 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

**Collaborate with private sector for additional tax credit housing**

**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)

**Meet, at least, the federal targeting requirements for families at or below 30% of AMI both the Public Housing and Housing Choice Vouchers programs**

**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)

**Employ the Singles Preference in both Public Housing and Voucher programs**

**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)

**Employ the Singles Preference in both Public Housing and Voucher programs**

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants)</b>		
a) Public Housing Operating Fund	<b>\$907,511</b>	
b) Public Housing Capital Fund	<b>\$708,565</b>	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>\$1,092,159</b>	
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)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>FY2004 CFP</b>	<b>\$405,258 (as of 6/30/054)</b>	<b>See attached P &amp; E Statement for detailed work items</b>
<b>FY2005 CFP</b>	<b>\$708,565 (as of 8/18/05)</b>	<b>Funding notice rec'd 7/25/05. See attached P &amp; E Statement for detailed work items</b>
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$1,295,051</b>	<b>Public Housing Operations</b>
<b>4. Other income (list below)</b>		
<b>Investment Income</b>	<b>\$63,000</b>	<b>Public Housing Operations</b>

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>Entrepreneurial Activities</b>	<b>\$13,475</b>	<b>Pub. Hsg. Support Services</b>
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$5,193,584</b>	

### **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)

**Top 5-10 in each sub-jurisdictional waiting list**

When families are within a certain time of being offered a unit: (state time)

Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

##### **Credit Check**

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

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

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

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

PHA main administrative office

PHA development site management office

Other (list below)

c. If the PHA 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?

**six (6) Sub-jurisdictional lists**

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?

**No Limitations**

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 – **Refusals without good cause moves name to bottom of list. The 3<sup>rd</sup> refusal results in removal from list**
- 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:

1. **It is our policy to maintain all one-person head of households on the 0-bedroom waiting list, regardless of the applicant's desire to lease a 0-bedroom or 1-bedroom unit. An applicant who desires to lease a 1-bedroom only, and rejects an offer to lease a 0-bedroom unit, will not be penalized by having their name moved to the bottom of the wait list, or removed.**



2. Refusals due to the Authority's deconcentration efforts are not subject to the refusal policy.

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

**Transfers to mobility/sensory accessible units as a reasonable accommodation**

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)

**Singles Preference**

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.

**3 Date and Time**

Former Federal preferences:

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

Other preferences (select all that apply)

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

**Singles Preference**

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

**Phone and e-mail inquiries, resident/management meetings, Authority Newsletter**

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

**South Apartments**

- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

**South Apartments**

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

**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)

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)

**Current and prior addresses and landlords**

**(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:

1. **Hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial 60-day period.**
2. **The HA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the HA, throughout the initial 60-day period. A completed search record is required. The search record is found in the back of *The Family Handbook*.**
3. **The family was prevented from finding a unit due to disability accessibility requirements or large size (3 or more) bedroom unit requirement. The search record must also be completed as documentation.**

**(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)

**Singles Preference**

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.

**5 Date and Time**

Former Federal preferences

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

Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- 3** Working families and those unable to work because of age or disability  
 Veterans and veterans' families
- 2** 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)
- 1** Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes
- 4** Other preference(s) (list below)

#### **Singles Preference**

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 - **Monthly Newsletter**



(Reserved)



## **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? **A minimum rent of \$0 has been adopted.**

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

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

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

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

**Residents may opt to select the Flat Rent at each annual recertification.  
(See Attachment pa039o01)**

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)

**The Housing Authority employs the Mandatory Earned Income Disallowance**

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit

Other (list below)

f. 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)

**All changes in family composition must be reported at the time of occurrence. Changes in type and source of income are to be reported at the time of 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)

**Operating costs, HUD FMR/PS, vacancy data, market characteristics, and independent real estate analysis**

**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)

Availability of funding

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

### **B. HUD Programs Under PHA Management**

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

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

### **C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)



## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

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

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The FFY 2006 Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **pa039d01**

-or-

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

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

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **pa039g01**

-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.)

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

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

[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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (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.

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

submitted or approved:

- 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 (Voluntary Conversions)**

SEE ATTACHMENT pa039e01

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

## **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.)

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



Total development

## B. Section 8 Tenant Based Assistance

SEE ATTACHMENT pa039j

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 (I)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

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

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

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

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

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

##### 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. )

<b>Services and Programs</b>				
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

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

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

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

**Attachment not required due to high-performer status; however, the implementation of Public Housing Resident Community Service Requirements is part of the Admissions and Continued Occupancy Policy, which is provided as a supporting document to the Agency Plan.**

### **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.

#### **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 use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing 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.

- 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)]

**Attachment not required due to high-performer status; however, a Pet Policy has been implemented affording pet ownership rights to all public housing residents and is part of the Admissions and Continued Occupancy Policy, which is provided as a supporting document to the Agency Plan.**

## **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**

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

**Not required to submit as an attachment due to high-performer status; however, the Resident Advisory Board Meeting Minutes are available for review and are included as a supporting document to the Agency Plan.**

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

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

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

#### 3. Description of Resident Election Process

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

**Commonwealth of Pennsylvania**

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

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

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

**The Consolidated Plan provides for various State and Federal funds that may be available to the Housing Authority. To date, the Housing Authority has not participated in any programs funded through the Consolidated Plan process. Upon request, the State will provide technical assistance to the Housing Authority.**

**D. Other Information Required by HUD**

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

**SUBSTANTIAL DEVIATION and/or SIGNIFICANT AMENDMENT OR MODIFICATION TO AGENCY PLAN**

**Definition:**

**The Housing Authority of the County of Armstrong will consider the following items to be a Substantial Deviation or Significant Amendment or Modification to the Agency Plan:**

- 1. changes to rent or admissions policies;**
- 2. changes in the organization of the waiting lists;**
- 3. addition of any non-emergency modernization work items that were not included in the current Annual Statement or Five-Year Plan, which exceed 10% of the total Capital Fund Program grant for any particular year; and,**
- 4. any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities.**

**Any and all Substantial Deviations or Significant Amendments or Modifications to the Agency Plan require formal Housing Authority Board approval, Resident Advisory Board involvement, and formal revision and resubmission of the subject Agency Plan.**

## **Attachments**

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	



**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				

## Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

<b>Public Housing Asset Management</b>								
<b>Development Identification</b>		<b>Activity Description</b>						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

ARMSTRONG COUNTY HOUSING AUTHORITY  
PUBLIC HOUSING DECONCENTRATION POLICY  
NOVEMBER, 1999

STATUTORY BASIS

Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) imposes income targeting requirements in public housing. Forty percent of all new admissions must be families with incomes at the time of their admission that does not exceed 30% of the area median income.

In complying with this income targeting requirement, a PHA may not concentrate very low income families in public housing dwelling units in certain public housing communities or certain buildings within communities. Each PHA is required to adopt an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

In implementing this requirement, a PHA may offer incentives for eligible families having higher incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having lower incomes. The PHA may also offer incentives for eligible families having lower incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having higher incomes.

These incentives may be made available by a PHA only in a manner that allows for the eligible family to have the sole discretion in determining whether to accept the incentive. A PHA may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a development. However, the skipping of a family on a waiting list to reach another family to implement a deconcentration policy shall not be considered an adverse action. The PHA must implement this policy in a manner that does not prevent or interfere with the use of site based waiting lists.

FACT FINDING

In order for the Armstrong County Housing Authority to implement Section 513 of QHWRA, an analysis of household income will be undertaken and updated at least annually. The analysis will include an evaluation of the average family income in each family public housing community.

## DECONCENTRATION POLICY

The Armstrong County Housing Authority's Deconcentration Policy shall be incorporated into the Agency's Admissions and Continued Occupancy Policy (ACOP).

It is the Armstrong County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Armstrong County Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each family public housing community and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

## DECONCENTRATION INCENTIVES

The Armstrong County Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

## OFFER OF UNIT

When the Armstrong County Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal.

The Armstrong County Housing Authority will attempt to contact the family first by telephone. If the family cannot be reached by telephone, the family will be notified via first class mail. The family will be given ten (10) business days from the date the letter was mailed to contact the Armstrong County Housing Authority.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the applicant file. If the family rejects the offer of the unit, the Armstrong County Housing Authority will send the family a letter documenting the offer and the rejection.

pa039a01

REJECTION OF UNIT

If in making the offer to the family the Armstrong County Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Armstrong County Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time will be changed to the date and time the unit was rejected. The family will be offered the right to an informal review of the decision to alter their application status

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school).

**DESIGNATED FAMILY COMMUNITIES  
TARGETED FOR DECONCENTRATION**

**FY2005**

**Higher Income Community**

It is not necessary to designate a higher income community. Actual average income at Luxemburg Manor is above the Established Income Range, but is below 30% of the Area Median Income. It would not be practical to place lower income families in this development in which the average family income is in fact at the extremely low-income level.

**Lower Income Community**

South Apartments  
Third & Fifth Avenues, 300 Block  
Ford City, PA 16226

pa039a01



## **ATTACHMENT TO THE FY2006 ANNUAL AGENCY PLAN**

### **RESIDENT MEMBER ON THE PHA GOVERNING BOARD**

The governing board of the Housing Authority of the County of Armstrong includes Ms. June Renfro, a Section 8 Voucher participant.

The Armstrong County Board of Commissioners appointed Ms. Renfro for a 5 year term, commencing on February 1, 2005 and expiring on January 31, 2010. The Housing Authority will seek Ms. Renfro's re-appointment

## ATTACHMENT TO THE FY2006 ANNUAL AGENCY PLAN

### MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The Housing Authority of the County of Armstrong actively collaborates with a Resident Advisory Board in the preparation of its Agency Plans.

The members of the Resident Advisory Board are former Resident Council officers, or residents/participants who have volunteered to participate. The members, who include residents of the Public Housing and Section 8 Voucher Programs, are as follows:

<b>Program</b>	<b>Development Name</b>	<b>Member Name</b>
Public Housing	Armstrong Court / Allegheny Manor	No Representative
	Parkview Apts. / South Apts.	No Representative
	Luxemburg Manor	No Representative
	Lee Haven Towers	Ms. Barb Antoniono
	Warren Manor	Ms. Beryl Harley
	Garden Towers	No Representative
	South McKean Way	No Representative
	Friendship Apts.	Ms. Shirley Tomko
	Freeport Towers	Ms. Karen Lentz
Section 8 Voucher	Valley View Apartments I	Mary Ramsey

The Housing Authority is actively soliciting residents, of the developments that are not currently represented, for interest to serve on the Resident Advisory Board.

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

PHA Name: <b>Housing Authority of the County of Armstrong</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-06</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2006</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending     
  Final Performance and Evaluation Report

6/30/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	100000.00	0.00	0.00	0.00
3	1408 Management Improvements	6500.00	0.00	0.00	0.00
4	1410 Administration	79500.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	43000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	532400.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	10000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	10000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3600.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	10000.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	805000.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	492400.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of the County of Armstrong</b>		Capital Fund Program Grant No: <b>PA28-P039-501-06</b> Replacement Housing Factor Grant I <b>0</b>				<b>2006</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>								
<b>Mgmt</b>	Administrative Staff Training	1408		3,000.00	0.00	0.00	0.00	
<b>Improvmts</b>	Maintenance Staff Training	1408		3,000.00	0.00	0.00	0.00	
	Financial Consultant	1408		500.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>6,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Admin</b>	PHA Wages & Benefits	1410		76,000.00	0.00	0.00	0.00	
	Phone			1,500.00	0.00	0.00	0.00	
	Advertising			1,000.00	0.00	0.00	0.00	
	Solicitor			1,000.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>79,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Audit</b>	Audit fee	1411		0.00	0.00	0.00	0.00	
<b>Fees and Costs</b>	A&E Services @ 7% of the 1460 mod work, based on actual scope of design work	1430		43,000.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>43,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>H A Wide</b>								
	Landscape,paving,concrete repairs	1450		20,000.00	0.00	0.00	0.00	
"	Nonroutine Vacancy Prep	1460		10,000.00	0.00	0.00	0.00	
	504 Accessibility	1460		10,000.00				
"	Appliances	1465		10,000.00	0.00	0.00	0.00	
	NonDwelling Structures	1470		10,000.00				
"	NonDwelling Equipment	1475		10,000.00	0.00	0.00	0.00	
"	Relocation expenses	1495		3,600.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-06</b>				<b>2006</b>		
		Replacement Housing Factor Grant I <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-1A</b>	Powered Entry Doors	1460		15,000.00	0.00	0.00	0.00	
<b>Armstrong Court</b>								
<b>PA 39-1B</b>				0.00	0.00	0.00	0.00	
<b>Allegheny Manor</b>								
<b>PA 39-2A</b>				0.00	0.00	0.00	0.00	
<b>Parkview Apartmnts</b>								
<b>PA 39-2B</b>				0.00	0.00	0.00	0.00	
<b>South Apartmnts</b>								

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-06</b>				<b>2006</b>		
		Replacement Housing Factor Grant I <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-3</b>	Modify units into accessible 2-br&4-br	1460		277,400.00	0.00	0.00	0.00	
<b>Luxemburg Manor</b>	units for 504 compliance							
<b>PA 39-4</b>				0.00	0.00	0.00	0.00	
<b>Lee Haven Towers</b>								
<b>PA 39-5</b>	Upgrade Fire Alarm System	1460		50,000.00	0.00	0.00	0.00	
<b>Warren Manor</b>	Replace Roof	1460		30,000.00	0.00	0.00	0.00	
	Modify units for 504 compliance	1460		40,000.00	0.00	0.00	0.00	
	<b>TOTAL</b>			<b>120,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>PA 39-6A</b>				0.00	0.00	0.00	0.00	
<b>Garden Towers</b>								

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-06</b>			<b>2006</b>			
		Replacement Housing Factor Grant I <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-6B</b>				0.00	0.00	0.00	0.00	
<b>S McKean</b>								
<b>Way</b>								
<b>PA 39-7</b>				0.00	0.00	0.00	0.00	
<b>Friendship</b>								
<b>Apartment</b>								
<b>PA 39-8</b>	Add an additional 504 unit; correct	1460		100,000.00	0.00	0.00	0.00	
<b>Freeport</b>	3 Kitchens & T-turn in bathrooms							
<b>Towers</b>								
	<b>TOTAL 1460</b>			<b>532,400.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-06</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2006</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	6/30/2007			6/30/2009			
PA 39-1B Allegheny Manor	6/30/2007			6/30/2009			
PA 39-2A Parkview Apartments	6/30/2007			6/30/2009			
PA 39-2B South Apartments	6/30/2007			6/30/2009			
PA 39-3 Luxemburg Manor	6/30/2007			6/30/2009			
PA 39-4 Lee Haven Towers	6/30/2007			6/30/2009			
PA 39-5 Warren Manor	6/30/2007			6/30/2009			
PA 39-6A Garden Towers	6/30/2007			6/30/2009			
PA 39-6B South McKean Way	6/30/2007			6/30/2009			
PA 39-7 Firendship Apartments	6/30/2007			6/30/2009			
PA 39-8 Freeport Towers	6/30/2007			6/30/2009			





**Voluntary Conversion of Public Housing  
Developments to Tenant-Based Assistance**

The Housing Authority conducted its required Initial Assessment in July 2001, certified that the implications of converting to tenant-based assistance was considered, and concluded that the conversion is inappropriate based on the following factors:

- 1) Financial feasibility of a conversion was not conclusive at that time; and,
- 2) Conversion would not benefit the residents or the community, and would eliminate the availability of the Mandatory Earned Income Disregard and the option to choose a Flat Rent, which would deter self-sufficiency efforts. Additionally, due to the mandate to house 75% of new admissions with incomes within the Extremely Low Income range, a concentration of the “poorest of the poor” in small residential areas would occur; and,
- 3) The availability of affordable housing in the community would be adversely affected if the residents chose to utilize portability.

**Component 10 (B)**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? Four (4)
- 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)? Seven (7)
- c. How many Assessments were conducted for the PHA’s covered developments? Four (4)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
N/A	N/A

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

The Housing Authority continues to monitor the vacancy rate at each of the developments that may be considered for conversion, and as shown in the chart below, the vacancy rates remain consistently low:

Project Name	Total # Units	# Vacant Units / Vacancy Rate		
		6/30/2005	6/30/2004	6/30/2003
Allegheny Manor	34	1 / 2.94%	0 / 0%	0 / 0%
South Apartments	18	0 / 0%	0 / 0%	1 / 5.55%
Luxemburg Manor	30	2 / 6.67%	0 / 0%	0 / 0%
South McKean Way	16	0 / 0%	0 / 0%	1 / 6.25%

## ATTACHMENT TO THE FY2006 ANNUAL AGENCY PLAN

### SUMMARY OF PROGRESS MADE TOWARD ACHIEVING GOALS OUTLINED IN THE AGENCY PLAN

In our FY2004 Agency Plan, the Housing Authority of the County of Armstrong listed nine (9) major goals. Six (6) of these goals were HUD Strategic Goals and three (3) were PHA goals. During this year, we have made progress toward accomplishing all of these nine (9) goals.

#### HUD STRATEGIC GOALS:

1. Expand the supply of existing housing – The construction of twenty additional tax credit Housing units (Valley View IV) was completed in June 1005 and was fully occupied by the end of July 2005. The Authority continues to maintain a Public Housing vacancy rate of less than 2%.
2. Improve the quality of assisted housing – On-going modernization of public housing units has met all HUD obligation and expenditure requirements. The Authority has maintained a High-Performer status for both PHAS and SEMAP for FY2004. Our FY2004 RASS survey indicates that resident satisfaction levels have remained approximately the same as the FY2003 survey, averaging an overall 90% satisfaction rate.
3. Increase assisted housing choices – The Housing Authority maintains sub-jurisdictional Public Housing waiting lists, and continues to provide Voucher mobility counseling during all briefings and as part of our on-going program. The Authority continues outreach efforts to potential landlords.
4. Provide an improved living environment – The Deconcentration Policy was adopted by the Board of Directors and has been implemented. The Authority continues to modernize its Public Housing developments and units.
5. Promote self-sufficiency and asset development of families and individuals – The Authority has adopted policies to afford a working preference to applicants of the Housing Choice Voucher program, and also manages a Family Self-Sufficiency program. Mandatory Earned Income Disregards were implemented in the Public Housing and Housing Choice Voucher programs, as required, which encourages residents to work without penalty of an increased rent. In FY2004 there was an average of 74 Public Housing households with employed members.
6. Ensure equal opportunity and affirmatively further fair housing – The Housing Authority continues to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Modifications/accommodations are made, as needed, to satisfy any reasonable accommodation requests. Renovations, utilizing the Capital Fund Program, are being made to existing Public Housing units to assure full compliance with UFAS.

#### PHA GOALS:

1. Manage the Housing Authority of the County of Armstrong's Public Housing program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS – The Housing Authority has received High-Performer status for FY2004, with a score of 95%.

2. Manage the Housing Authority of the County of Armstrong's tenant-based Voucher program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP – The Housing Authority has received a “High” rating status for FY2004, with a score of 100%.
3. Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices – The Housing Authority has converted to the Generally Accepted Accounting Practices (GAAP) format, as required. The FY2004 independent audit contained no findings. The Authority maintained a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, to maintain a FASS score of 29 points for the fiscal year ending December 31, 2004.

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name **Hsg Auth of the County of Armstrong**  Original 5-Year  Revision No. 6/16/2005

Development Number/Name/HA- Wide	Year 1 2006	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: <b>2007</b> PHA FY: <b>12/31/2007</b>	FFY Grant: <b>2008</b> PHA FY: <b>12/31/2008</b>	FFY Grant: <b>2009</b> PHA FY: <b>12/31/2009</b>	FFY Grant: <b>2010</b> PHA FY: <b>12/31/2010</b>
	<b>Annual Statement</b>				
PA39-1A Armstrong Court		175,000	0	50,000	50,000
PA 39-1B Allegheny Manor		70,000	0	120,000	0
PA 39-2A Parkview Apts		80,000	50,000	0	0
PA 39-2B South Apartments		120,000	30,000	70,000	0
PA 39-3 Luxemburg Manor		145,000	125,000	40,000	0
PA 39-4 Lee Haven Towers		25,000	107,000	0	75,000
PA 39-5 Warren Manor		80,000	190,000	35,000	0
PA 39-6A Garden Towers		110,000	88,000	70,000	0
PA39-6B South McKean Way		40,000	0	85,000	0
PA 39-7 Friendship Apts		0	170,000	0	0
PA 39-8 Freeport Towers		130,000	130,000	155,000	0
PHA Wide Activities		0	85,000	350,000	850,000
CFP Funds Listed for 5-year planning		975,000	975,000	975,000	975,000
Replacement Housing Factor Funds					

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

Activities for Year 1 2006	Activities for Year: <u>2</u> FFY Grant: <u>2007</u> PHA FY: <u>12/31/2007</u>			Activities for Year: <u>3</u> FFY Grant: <u>2008</u> PHA FY: <u>12/31/2008</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	PA 39-1A	Replace closet/interior doors	50,000	PA 39-2A	Upgrade unit flooring	50,000
<b>Annual</b>	Armstrong Ct.	upgrade apt. & halll flooring	50,000	Parkview Apartments		
<b>Statement</b>		Renovate Bathrooms	75000			
	PA 39-1B			PA 39-2B	Renovate bldg. exteriors	30,000
	Allegheny Manor	Construct Laundry Room	10,000	South Apartments		
		Renovate Bathrooms	60,000	PA 39-3	convert electric service	50,000
				Luxemburg Manor	Renovate bldg. exteriors	25,000
	PA 39-2A	Renovate Bathrooms	60,000		construct laundry bldg	50,000
	Parkview Apartments	Powered entry doors	20,000			
				PA 39-4	repl. drains/add cleanouts	67,000
	PA 39-2B	Upgrade Bathrooms	50,000	Lee Haven Towers	upgrade apt flooring	40,000
	South Apartments	UFAS Renovations	70,000			
				PA 39-5	Reconfigure heat pumps & lines	40,000
	PA 39-3	Mark sewer lines/install cleanouts	25,000	Warren Manor	replace roof	50,000
	Luxemburg Manor	correct water lines/int. plumb.	30,000		unit conversion/marketability	100,000
		Renovate Bathrooms	50,000			
		Repl outside lighting	10,000	PA 39-6A	replace roof	40,000
		Upgrade Interior lighting	30,000	Garden Towers	A&E study/unit conversion	48,000
	PA 39-4			PA 39-7	Upgrade apt flooring	40,000
	Lee Haven Towers	Replace toilets	25,000	Friendship Apartments	Replace windows	40,000
					Repl hall lights,floor&ceiling tile,	
	PA 39-5	Upgrade apartment breakers	40,000		1st floor tile	50,000
	Warren Manor	Upgrade lighting & floor tile	40,000		replace closet doors	40,000
	PA 39-6A	Upgrade flooring, apartments,	30,000	PA 39-8	Replace roof	50,000
	Garden Towers	Upgrade flooring hallways & 1st f	40,000	Freeport Towers	upgrade apt flooring	50,000
		Repl interior doors	40,000		1st floor ceiling tile (units)	30,000
	PA 39-6B			PHA Wide	sidewalk & concrete repairs	25,000
	South McKean Way	renovate bldg. exteriors	40,000		Landscaping/site improv.	10,000
					Parking lot repairs	50,000
	PA 39-8	Renovate bldg. exterior & a/c par	50,000			
	Freeport Towers	Repl apartment doors	40,000			
		Upgrade heating system	40,000			
		<b>Total CFP Estimated Cost</b>	<b>975,000</b>		<b>Total CFP Estimated Cost</b>	<b>975,000</b>

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

Activities for Year: <u>4</u> FFY Grant: <u>2009</u> PHA FY: <u>12/31/2009</u>			Activities for Year: <u>5</u> FFY Grant: <u>2010</u> PHA FY: <u>12/31/2010</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			39-1A	Repl Heating-Boiler	50000
			Armstrong Court		
PA 39-1A	Kitchen Appliances	40000			
Armstrong Court	Boiler room door & lights	10000			
			PA 39-4	Convert stoves to elec & replace	75,000
PA 39-1B	Upgrade Kitchens	70,000	Lee Haven		
Allegheny Manor	Renovate Bldg exteriors	50,000			
			PHA Wide	Upgrade Stairwell lights	20,000
PA 39-2B	Kitchen Appliances	40000	AS NEEFED:	Upgrade Hallway lights	20,000
South Apartments	New walkways/landscape	30000		Repl Hall ceiling/floor tile	60,000
				Upgrade community room flooring	50,000
PA 39-3	Kitchen Appliances	40,000		Install new locks	20,000
Luxemburg Manor				upgrade fire containment system	20,000
				Investigate & reconfigure ac	20,000
PA 39-5	Modify Public Restrooms	15,000		Upgrade Lightning restrictors	15,000
Warren Manor	Investigate Trash Rooms/504	20,000		Upgrade electric service	25,000
				Upgrade hot water; repl riser valves	25,000
PA 39-6A	upgrade med cabinet/lights	20000		Upgrade air handlers & heating units	50,000
Garden Towers	repl closet doors	50,000		Upgrade water&sewer lines	30,000
				Renovate building exteriors	40,000
PA 39-6B	Kitchen Appliances	15000		Replace Roofing	70,000
South McKean Way	Upgrade Bathrooms	60,000		Replace Windows	20,000
	Closet Doors	10000		Convert electric service /indiv meters	50,000
				Repl interior doors & closet doors	10,000
PA 39-8	Closet Doors	50000		Upgrade apt lighting/fans	10,000
Freeport Towers	Upgrade Kitchens	75000		Upgrade Kitchens & appliances	25,000
	Upgrade Apt Lighting	30000		Upgrade Bathrooms	10,000
				Upgrade apartment flooring	10,000
PHA Wide	Hot Water Tank Replacemen	50000		Site Improv./Landscaping	10,000
	Repair/replace Boilers	100000		Sidewalk repairs/Concrete work	10,000
	Repair/replace Roof Drains	50000		Renovate/Replace Sheds	10,000
	Upgrade outside lighting	50,000		Replace Awnings	10,000
504 Accessibility				Repl. indiv unit entrance doors	10,000
PHA Wide	Modify Community rooms	50,000		Upgrade Emergency Call Systems	100,000
	Upgrade signs/braille	50,000		Unit conversion/Marketability	100,000
		975,000			975,000

**MEMORANDUM OF AGREEMENT  
COOPERATION AGREEMENT FOR ECONOMIC SELF-SUFFICIENCY  
BETWEEN THE PUBLIC HOUSING AND WELFARE AGENCIES**

This Memorandum of Agreement (MOA) is made and entered into between the **Housing Authority of the County of Armstrong (PHA)**, a governmental entity corporation, and the local **Department of Public Assistance (Welfare Agency)**. The parties hereto agree as follows:

**WHEREAS**, the Quality Housing and Work Responsibility Act of 1998 (PHRA, Public Housing Reform Act) envisions that the PHA and the Welfare Agency will target services to families who receive housing assistance, and will work together to help these families to become self-sufficient;

**WHEREAS**, the PHA and the Welfare Agency recognize the significant overlap in the population receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance;

**WHEREAS**, the PHA and the Welfare Agency recognize that these families have the potential to succeed and become economically self-sufficient where adequate supportive services are provided;

**WHEREAS**, the PHA and the Welfare Agency recognize that coordinated administrative practices support participant self-sufficiency and it is in the best interest of all parties concerned to coordinate efforts aimed at jointly assisting these families in becoming economically self-sufficient so that efforts are not duplicated and so that the strengths of both the PHA and the Welfare Agency can be used to benefit all families; and,

**WHEREAS**, the PHA and the Welfare Agency recognize the need for a streamlined process to collect, verify and provide information as necessary to either party in a timely manner to ensure efficient delivery of service, and to detect and deter participant fraud and program noncompliance;

**THEREFORE**, be it resolved that the parties agree to the following:

**I. PURPOSE OF MEMORANDUM OF AGREEMENT (MOA)**

The purpose of this MOA is to carry out, on a local level, Sec. 512(d)(7) of the Public Housing Reform Act of 1998 (PHRA) implemented at 24 CFR 5.613. That section states, in relevant part, the following:



*“A public housing agency...shall make its best efforts to enter into such cooperation agreements, with State, local, and other agencies providing...welfare or public assistance..., as may be necessary, to provide...information to facilitate administration (of their program requirements) and other information regarding rents, income, and assistance that may assist a public housing agency or welfare or public assistance agency in carrying out its functions.”*

*“A public housing agency shall seek to include in a cooperation agreement... requirements and provisions designed to target assistance under welfare and public assistance programs to families residing in public housing projects and families receiving tenant-based assistance under section 8, which may include providing for economic self-sufficiency services within such housing, providing for services designed to meet the unique employment-related needs of residents of such housing and recipients of such assistance, providing for placement of workfare positions on-site in such housing, and such other elements as may be appropriate.”*

This MOA carries out this provision by identifying common goals and purposes of both the PHA and the Welfare Agency that support the economic self sufficiency efforts of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance. The PHA and the Welfare Agency agree to the following goals:

1. Targeting services and resources to families to assist them in achieving economic self-sufficiency;
2. Coordinating and streamlining the administrative functions to ensure the efficient delivery of services to families; and,
3. Reducing and discouraging fraud and noncompliance with welfare and housing program requirements.

## **II. TARGETING SERVICES AND RESOURCES**

The PHA and Welfare Agency agree to target services and resources to families receiving federal housing assistance through programs that support the economic self-sufficiency of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance.

Programs that support this economic self-sufficiency include, but is not limited to: pre- and post-employment and training activities, job search activities, job development, case management, mentoring, counseling, childcare, transportation, and provide meeting space for workshops.

## **III. COORDINATING DELIVERY OF ASSISTANCE AND SERVICES**

The PHA and Welfare Agency agree to coordinate and streamline the delivery of services to joint recipients of assistance.

Coordination efforts will include, but not be limited to: a joint program resource and

referral system, and verification of information to determine program eligibility and/or eligibility for continued assistance.

#### **IV. REDUCING FRAUD AND NONCOMPLIANCE WITH PROGRAM REQUIREMENTS**

Target Supportive Services - The PHA and Welfare Agency will share information for families jointly served in order to verify participant information used to determine program eligibility and/or compliance and to target supportive services.

Provide Welfare to Work Incentives - The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing is eligible for a “disallowance of earned income” from rent because of an increase in income due to employment during the 12-month period beginning on the date on which the employment began and a phase-in of fifty percent of the total rent increase for the next 12-month period (PHRA, Sec. 508(d)).

The eligible family must:

1. Reside in public housing; and,
2. Have experienced an increase in income as a result of employment of a member of the family who was previously unemployed for one or more years; or,
3. Have experienced an increase in income during participation of a family member in any family self-sufficiency or other job training program; or,
4. Have or has, within six months, been assisted under any State program for TANF under part A of title IV of the Social Security Act and whose earned income increases.

Encourage Welfare Compliance -The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing or receiving section 8 tenant-based assistance that has experienced a decrease in income is eligible for a rent decrease.

The Welfare Agency will provide information to the PHA whether the jointly served family’s welfare benefits/assistance has been reduced or terminated, and if this reduction or termination was due to fraud or noncompliance with an economic self-sufficiency program or work activity requirement as defined in Sec. 512(d)(2)(A) and (3)– not including any reduction of benefits due to an expiration of lifetime time limit benefits.

Determining exemptions from Public Housing Community Service Requirement – The PHA and Welfare Agency will share information for jointly served families so that the PHA may determine if adult members of a family residing in public housing are exempt from Community Service because they are:

1. Engaged in a work activity as defined in Sec. 407(d) of the Social Security Act [42 U.S.C. 607(d)], as in effect on and after July 1, 1997; or,

2. Engaged in a work activity under the State program funded under part A of title IV of the Social Security Act [42 U.S.C. 601, et seq.] or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or,
3. Receiving assistance under a State program funded under part A of title IV of the Social Security Act [42 U.S.C 601, et seq.] or under any other welfare program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA and Welfare Agency will implement a process for timely verification, including written verification forms, and will take into consideration all applicable privacy requirements.

**WHEREAS**, both parties herein fully understand and agree to the roles and responsibilities outlined in this agreement, to be effective on the date of the last signature attested below.

**HOUSING AUTHORITY OF THE  
COUNTY OF ARMSTRONG:**

**DEPARTMENT OF PUBLIC  
ASSISTANCE:**

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Karen Rega  
Executive Director

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Joseph Valasek  
Director

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Date

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Date

(This agreement was effective on July 15, 2003.)

**ATTACHMENT TO THE FY2006 ANNUAL AGENCY PLAN**

**ASSESSMENT OF DEMOGRAPHIC CHANGES IN PUBLIC HOUSING DEVELOPMENTS WITH SUB-JURISDICTIONAL WAITING LISTS**

The implementation of sub-jurisdictional waiting lists has not impacted the racial, ethnic or disability-related resident composition at the Housing Authority's Public Housing developments. This assessment has been based on current (March 2005) resident characteristics data compared to data prior to implementation of sub-jurisdictional waiting lists (December 1999 Resident Characteristics Report from MTCS):

<b>Family Type/Status</b>	<b>Description</b>	<b>March 2005</b>	<b>December 1999</b>
Distribution by Family Type	Age 62 and over	54%	54%
	Under 62 with disabilities	33%	28%
	Other families with dependents	10%	12%
	Other families without dependents	3%	6%
	All families with dependents	13%	14%
Distribution by Race	White	98%	97%
	Black	2%	3%
	American Indian or Alaska Native	<1%	0%
	Asian or Pacific Islander	0%	0%
Distribution by Ethnicity	Non-Hispanic	100%	100%
	Hispanic	<1%	0%
Distribution by Family Subsidy Type	Full Assistance	100%	100%
	Prorated Assistance	0%	0%

## CHAPTER 21 HOMEOWNERSHIP

[24 CFR 982.625 through 982.643]

### A. OVERVIEW [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. A PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance a PHA may offer under this option: monthly homeownership assistance payments, or a single down payment assistance grant. PHA's may choose to offer either or both forms of homeownership assistance, or choose not to offer either. If a PHA offers both forms of assistance, a family must choose which form of assistance to receive.

The PHA must offer either form of homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the PHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The PHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. The PHA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where the PHA has otherwise opted not to implement a homeownership program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

**In order to demonstrate its capacity to successfully operate a Section 8 homeownership program, the Armstrong County Housing Authority requires that financing for purchase of a home under its Section 8 homeownership program be provided, insured, or guaranteed by the state or Federal government, comply with secondary mortgage market underwriting requirements, or comply with generally accepted private sector underwriting standards.**

**The type of homeownership assistance the Armstrong County Housing Authority will offer is monthly homeownership assistance payments to qualified families.**

### B. FAMILY ELIGIBILITY [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

- **The family must have been admitted to the Housing Choice Voucher program and must have completed at least a one-year lease under the HCV Program in Armstrong County.**
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. The PHA may establish a higher

- income standard for families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- **The PHA will not establish a higher minimum income standard for disabled and/or non-disabled families.**
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family. **Families will be considered “continuously employed” if the break in employment does not exceed four months. The PHA will count self-employment in a business when determining whether the family meets the employment requirement.**
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that it is needed as a reasonable accommodation.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option.
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

**The PHA has established the following additional requirements a family must meet to participate in the homeownership program:**

- **The family has had no family-caused violations of HUD’s Housing Quality standards within the past year.**
- **The family does not owe money to the PHA.**
- **The family has not committed any serious or repeated violations of a PHA-assisted lease within the past year.**

- **The family must be a participant in or graduate of the PHA’s Family Self-Sufficiency Program.**

### **C. SELECTION OF FAMILIES [24 CFR 982.626]**

Unless otherwise provided (under the homeownership option), the PHA may limit homeownership assistance to families or purposes defined by the PHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in the PHA administrative plan.

If the PHA limits the number of families that may participate in the homeownership option, the PHA must establish a system by which to select families to participate.

**The PHA may administer up to 10 homeownership units per year. The PHA reserves the right to limit or expand this number.**

**All families must meet eligibility requirements as defined in Section B of this plan.**

### **D. ELIGIBLE UNITS [24 CFR 982.628]**

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD’s “eligible housing” requirements. The unit may not be any of the following:
  - A public housing or Indian housing unit;
  - A unit receiving Section 8 project-based assistance;
  - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
  - A college or other school dormitory;
  - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by the PHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards.
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.
- For PHA-owned units all of the following conditions must be satisfied:

- The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering;
- The unit is not ineligible housing;
- The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any PHA provided financing. All of these actions must be completed in accordance with program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

#### **E. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE [24 CFR 982.629]**

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The PHA may establish a maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home.

**The PHA has not established a maximum time for the location and purchase of a home. As eligible families must be participants in the Housing Choice Voucher program, the family will continue to receive HCV rental assistance in accordance with any applicable lease and HAP contract until the family vacates the rental unit for its purchased home.**

**In order to keep the PHA informed of any obstacles the family is facing, the family will be required to report progress on locating and purchasing a home every 30 days until the home is purchased.**

#### **F. HOMEOWNERSHIP COUNSELING [24 CFR 982.630]**

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;



- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The PHA may adapt the subjects covered in pre-assistance counseling (as listed) to local circumstances and the needs of individual families.

**The PHA will require that pre-assistance counseling be conducted by a HUD-certified housing counseling agency, or the PHA will confirm that all required topics are covered by the chosen agency.**

The PHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If the PHA offers a program of ongoing counseling for participants in the homeownership option, the PHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

**If required by the PHA, families must attend and complete post-purchase ongoing homeownership counseling.**

## **G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER [24 CFR 982.631]**

### **Home Inspections**

The PHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until the PHA has inspected the unit and has determined that the unit passes HQS. **When the family locates a home they wish to purchase and submits a copy of their purchase offer/contract, the PHA will conduct a housing quality standards (HQS) inspection within 10 business days. Any items found not to meet HQS must be repaired before the unit can be determined eligible for the homeownership program. While the family is receiving homeownership assistance, the PHA will conduct an HQS inspection on an annual basis. Any inspection the PHA conducts after the initial inspection will be done on an advisory basis. The family will be encouraged to make the repairs, but will not be required to do so as a condition of ongoing assistance.**

An independent professional inspector selected by and paid for by the family must also inspect the unit. The inspector's report must be submitted to the PHA for review.

The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option. **This inspector must be a member of the**

**American Society of Home Inspectors (ASHI) or other recognized professional society, or a licensed engineer.**

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS. **The PHA will review the professional report in a timely fashion and, based on the presence of major physical problems, may disapprove the purchase of the home.**

**If the PHA disapproves the purchase of a home, the family will be notified in writing of the reasons for the disapproval.**

### **Contract of Sale**

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the **HQS inspection and independent inspection** are satisfactory to the purchaser **and the PHA**.
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

### **Disapproval of a Seller**

In its administrative discretion, the PHA may deny approval of a seller for the same reasons a PHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].

## **H. FINANCING [24 CFR 982.632]**

The PHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The PHA must establish policies describing these requirements in the administrative plan.

**The PHA will review the loans for features, such as balloon payments, adjustable rate mortgages, and unusually high interest rates, all of which are prohibited. Seller financing will not be permitted. Beyond these basic criteria, the PHA will rely on the lenders to determine that the loan will be affordable to program participants.**

A PHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

**The PHA will approve a family's request to utilize its Family Self-Sufficiency escrow account for down payment and/or closing costs when purchasing a unit under the HCV homeownership option.**

#### **I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS [24 CFR 982.633]**

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member **without PHA approval**. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

#### **J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE [24 CFR 982.634]**

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or

- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

#### **K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES [24 CFR 982.635]**

The monthly homeownership assistance payment is the **lower** of:

the voucher payment standard minus the total tenant payment, or

the family's monthly homeownership expenses minus the total tenant payment.

**The payment standard for a family is the lower of:**

**the payment standard for the family unit size; or**

**the payment standard for the size of the home.**

**The payment standard for a family is the greater of:**

**the payment standard as determined in accordance with the above at the commencement of homeownership assistance for occupancy of the home or;**

**the payment standard as determined in accordance with the above at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for occupancy of the home.**

In determining the amount of the homeownership assistance payment, the PHA must use the same payment standard schedule, payment standard amounts, and subsidy standards as those described elsewhere in this plan for the Housing Choice Voucher program.

The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family.

The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

The PHA will allow the following homeownership expenses:

- Monthly homeownership payment. This includes principal and interest on initial mortgage debt, taxes and insurance, and any mortgage insurance premium, if applicable.
- Utility allowance. The PHA's utility allowance for the unit, based on the current HCV utility allowance schedule.
- Monthly maintenance allowance. **The monthly maintenance allowance will be \$50.00 per month.**
- Monthly major repair/replacement allowance. **The monthly major repair/replacement allowance will be \$50.00 per month.**
- Monthly co-op/condominium assessments. If applicable, the monthly amount of co-op or condominium association operation and maintenance assessments.
- Monthly principal and interest on debt for improvements. Principal and interest for major home repair, replacements, or improvements, if applicable.
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].

#### **L. PORTABILITY [24 CFR 982.636, 982.637, 982.353(b) and (c), 982.552, 982.553]**

Subject to the restrictions on portability included in HUD regulations and PHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

#### **M. MOVING WITH CONTINUED ASSISTANCE [24 CFR 982.637]**

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the PHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the PHA's policy regarding number of moves within a 12-month period.

The PHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and
- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

#### **N. DENIAL OR TERMINATION OF ASSISTANCE [24 CFR 982.638]**

At any time, the PHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The PHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633.

The PHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such debt.

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

PHA Name:  <b>Housing Authority of the County of Armstrong</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>PA28-P039-501-04</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2004</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending 6/30/2005     
  Final Performance and Evaluation Report 6/30/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	155000.00	155000.00	155000.00	155000.00
3	1408 Management Improvements	10000.00	3000.00	0.00	0.00
4	1410 Administration	77795.00	77795.00	77795.00	77795.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	45000.00	25215.00	22715.00	1946.25
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	5000.00	0.00	0.00
10	1460 Dwelling Structures	443038.00	511943.00	117184.96	13267.06
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
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 Collateralization or Debt Service				
20	1502 Contingency	47120.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	777953.00	777953.00	372694.96	248008.31
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	397038.00	447398.00	109379.96	11087.06
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

pa039k01



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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of the County of Armstrong</b>		Capital Fund Program Grant No: <b>PA28-P039-501-04</b>			<b>2004</b>			
		Replacement Housing Factor Grant No: <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>								
<b>Mgmt</b>	Administrative Staff Training	1408		5,000.00	1000.00	0.00	0.00	
<b>Improvmts</b>	Maintenance Staff Training	1408		4,000.00	1000.00	0.00	0.00	
	Financial Consultant	1408		1,000.00	1000.00	0.00	0.00	
			<b>TOTAL</b>	<b>10,000.00</b>	<b>3000.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Admin</b>	PHA Wages & Benefits	1410		75,295.00	77795.00	77795.00	77795.00	complete
	Phone	1410		1,500.00	0.00	0.00	0.00	complete
	Advertising	1410		250.00	0.00	0.00	0.00	complete
	Solicitor	1410		750.00	0.00	0.00	0.00	complete
			<b>TOTAL</b>	<b>77,795.00</b>	<b>77,795.00</b>	<b>77,795.00</b>	<b>77,795.00</b>	
<b>Audit</b>	Audit fee	1411		0.00	0.00	0.00	0.00	
<b>Fees and Costs</b>	A&E Services							
	Weaver	1430		45,000.00	22715.00	22715.00	1946.25	
	Senate	1430		0.00	0.00	0.00	0.00	
	Labor & Industry fees	1430		0.00	2500.00	0.00	0.00	
			<b>TOTAL</b>	<b>45,000.00</b>	<b>25,215.00</b>	<b>22,715.00</b>	<b>1,946.25</b>	
<b>H A Wide</b>								
"	Nonroutine PM repairs	1460		0.00	0.00	0.00	0.00	
"	Appliances	1465		0.00	0.00	0.00	0.00	
"	Vehicle replacement	1475		0.00	0.00	0.00	0.00	
"	Relocation expenses	1495		0.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-04</b>			<b>2004</b>			
		Replacement Housing Factor Gr: <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-1A</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Armstrong</b>	Emergency Generator repairs	1460		0.00	2000.00	1260.00	1260.00	
<b>Court</b>								
<b>PA 39-1B</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Allegheny</b>								
<b>Manor</b>								
<b>PA 39-2A</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Parkview</b>	Replace Hall floor tile	1460		40,000.00	0.00	0.00	0.00	move to CFP2005
<b>Apartment</b>	(incl. relocation, removal & repl.)							
	Upgrade stairtower/Fire wall	1460		0.00	10000.00	0.00	0.00	from CFP2003
<b>PA 39-2B</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>South</b>								
<b>Apartment</b>								

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-04</b>			<b>2004</b>			
		Replacement Housing Factor Grant No: <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-3</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Luxemburg Manor</b>	Replace Locks	1460		6,000.00	6000.00	0.00	0.00	funge from'06
	Landscape/tree removal	1450		0.00	4000.00	0.00	0.00	funge from'06
<b>PA 39-4</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Lee Haven Towers</b>	Upgrade Fire Alarm	1460		0.00	20142.76	20142.76	11087.06	Carryover CFP03B
	Emergency Drain repairs	1460		0.00	5000.00	0.00	0.00	emergency item adde
<b>PA 39-5</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Warren Manor</b>								
<b>PA 39-6A</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CPF2002
<b>Garden Towers</b>	emergency water storage tank repl	1460		0.00	920.00	920.00	920.00	carryover/complete
	emergency boiler repairs	1460		0.00	5625.00	5625.00	0.00	emergency item adde

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

PHA Name:			Grant Type and Number			Federal FY of Grant:		
<b>Housing Authority of Armstrong Co</b>			Capital Fund Program Grant No: <b>PA28-P039-501-04</b>			<b>2004</b>		
			Replacement Housing Factor Gr			<b>0</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-6B</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>S McKean Way</b>								
<b>PA 39-7</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Friendship</b>	Upgrade Fire Alarm(504 Comp)	1460		92,038.00	81403.00	0.00	0.00	funge from '05
<b>Apartment</b>	Replace 1st Floor Ceiling	1460		0.00	15000.00	0.00	0.00	funge from '08
<b>PA 39-8</b>	resurface/reseal parking lot	1450		0.00	0.00	0.00	0.00	CFP2002
<b>Freeport</b>	Upgrade Fire Alarm(504 Comp)	1460		103,000.00	90000.00	0.00	0.00	
<b>Towers</b>	Replace 1st Floor Ceiling	1460		0.00	20000.00	0.00	0.00	funge from '08
	Landscape/tree removal	1450		0.00	1000.00	0.00	0.00	funge from '06
	<b>SUB TOTAL 1460</b>			<b>241,038.00</b>	<b>256,090.76</b>	<b>27,947.76</b>	<b>13,267.06</b>	
	<b>504 Accessibility:</b>							
<b>South Apts</b>	Modify 2-story unit	1460		0.00	0.00	0.00	0.00	moved to future year
<b>Lee Haven</b>	Modify units	1460	3	55,000.00	55000.00	0.00	0.00	
<b>Warren Manor</b>	Modify units	1460		40,000.00	0.00	0.00	0.00	moved to future year
<b>Garden Towers</b>	UFAS bath modifications	1460		0.00	89237.20	89237.20	0.00	carryover from '03
<b>S McKean Way</b>	Modify 2-story unit,incorporate a	1460		95,000.00	100000.00	0.00	0.00	
	resident storage area & van acces. park.							
<b>PHA Wide</b>								
<b>Armstrong Ct.</b>	Replace Trash shute doors -	1460		3,000.00	3000.00	0.00	0.00	
<b>Garden Towers</b>	Replace Trash shute doors -	1460		3,000.00	3000.00	0.00	0.00	
<b>Parkview Apts.</b>	Replace Trash shute doors -	1460		3,000.00	3000.00	0.00	0.00	
<b>Lee Haven</b>	Replace Trash shute doors -	1460		3,000.00	2615.04	0.00	0.00	
	<b>504 Accessibility</b>			<b>202,000.00</b>	<b>255,852.24</b>	<b>89,237.20</b>	<b>0.00</b>	
	<b>TOTAL 1460</b>			<b>443,038.00</b>	<b>511,943.00</b>	<b>117,184.96</b>	<b>13,267.06</b>	

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-04</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2004</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	9/13/2006			9/13/2008			
PA 39-1B Allegheny Manor	9/13/2006			9/13/2008			
PA 39-2A Parkview Apartments	9/13/2006			9/13/2008			
PA 39-2B South Apartments	9/13/2006			9/13/2008			
PA 39-3 Luxemburg Manor	9/13/2006			9/13/2008			
PA 39-4 Lee Haven Towers	9/13/2006			9/13/2008			
PA 39-5 Warren Manor	9/13/2006			9/13/2008			
PA 39-6A Garden Towers	9/13/2006			9/13/2008			
PA 39-6B South McKean Way	9/13/2006			9/13/2008			
PA 39-7 Firendship Apartments	9/13/2006			9/13/2008			
PA 39-8 Freeport Towers	9/13/2006			9/13/2008			

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-04</b> Replacement Housing Factor Grant No:					Federal FY of Grant:  <b>2004</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improv	9/13/2006			9/13/2008			
Admin	9/13/2006		12/31/2004	9/13/2008		3/31/2005	
Fees & Costs	9/13/2006			9/13/2008			
Audit	9/13/2006			9/13/2008			
Operations	9/13/2006		9/30/2004	9/13/2008		12/31/2004	

# Annual Statement / Performance and Evaluation Report

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

PHA Name:  <b>Housing Authority of the County of Armstrong</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>PA28-P039-501-05</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2005</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending     
  Final Performance and Evaluation Report

7/28/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	135000.00	0.00	0.00	0.00
3	1408 Management Improvements	6500.00	0.00	0.00	0.00
4	1410 Administration	70856.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25022.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	5331.00	0.00	0.00	0.00
10	1460 Dwelling Structures	432256.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	5000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	5000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	5000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3600.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	15000.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	708565.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	380002.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

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

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-05</b> Replacement Housing Factor Grant I <b>0</b>			Federal FY of Grant: <b>2005</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>								
<b>Mgmt</b>	Administrative Staff Training	1408		3,000.00	0.00	0.00	0.00	
<b>Improvmts</b>	Maintenance Staff Training	1408		3,000.00	0.00	0.00	0.00	
	Financial Consultant	1408		500.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>6,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Admin</b>								
	PHA Wages & Benefits	1410		67,856.00	0.00	0.00	0.00	
	Phone	1410		1,000.00	0.00	0.00	0.00	
	Advertising	1410		1,000.00	0.00	0.00	0.00	
	Solicitor	1410		1,000.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>70,856.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Audit</b>								
	Audit fee	1411		0.00	0.00	0.00	0.00	
<b>Fees and Costs</b>								
	A&E Services	1430		25,022.00	0.00	0.00	0.00	
			<b>TOTAL</b>	<b>25,022.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>H A Wide</b>								
"	Sidewalk & Concrete repairs	1450		5,331.00	0.00	0.00	0.00	
"	Nonroutine Vacancy Prep	1460		5,000.00	0.00	0.00	0.00	
	504 Accessibility	1460		10,000.00				
"	Appliances	1465		5,000.00	0.00	0.00	0.00	
	NonDwelling Structures	1470		5,000.00				
"	NonDwelling Equipment	1475		5,000.00	0.00	0.00	0.00	
"	Relocation expenses	1495		3,600.00	0.00	0.00	0.00	



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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-05</b>				<b>2005</b>		
		Replacement Housing Factor Grant I <b>0</b>						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-1A</b>	Modify 3-units for 504 compliance	1460	3	100,000.00	0.00	0.00	0.00	
<b>Armstrong Court</b>								
<b>PA 39-1B</b>	Renovate units to obtain a 3-br and a 4-br accessible unit	1460		201,002.00	0.00	0.00	0.00	
<b>Allegheny Manor</b>								
<b>PA 39-2A</b>	Replace generator room doors	1460		8,000.00	0.00	0.00	0.00	
<b>Parkview</b>	Replace hall floor tile	1460		34,000.00	0.00	0.00	0.00	from CFP04
<b>Apartmentm</b>	UFAS kitchen & bath modifications	1460	2	36,000.00	0.00	0.00	0.00	from CFP03
<b>PA 39-2B</b>	Covert 4-BR units to obtain a 3-BR Accessible unit	1460		0.00	0.00	0.00	0.00	to future year
<b>South</b>								
<b>Apartmentm</b>								

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-05</b>			<b>2005</b>			
		Replacement Housing Factor Grant I			<b>0</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-3</b>				0.00	0.00	0.00	0.00	
<b>Luxemburg Manor</b>								
<b>PA 39-4</b>	Upgrade Fire Alarm	1460		0.00	0.00	0.00	0.00	moved to 03B
<b>Lee Haven Towers</b>	Powered Entry Doors	1460		8,500.00	0.00	0.00	0.00	
	Replace Closet Doors	1460		5,254.00	0.00	0.00	0.00	
<b>PA 39-5</b>				0.00	0.00	0.00	0.00	
<b>Warren Manor</b>								
<b>PA 39-6A</b>				0.00	0.00	0.00	0.00	
<b>Garden Towers</b>								

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of Armstrong Co</b>		Capital Fund Program Grant No: <b>PA28-P039-501-05</b>			<b>2005</b>			
		Replacement Housing Factor Grant I			<b>0</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-6B</b>				0.00	0.00	0.00	0.00	
<b>S McKean</b>								
<b>Way</b>								
<b>PA 39-7</b>	Upgrade Fire Alarm System	1460		0.00	0.00	0.00	0.00	moved to 2004
<b>Friendship</b>	Powered Entry Doors	1460		8,500.00				
<b>Apartment</b>								
<b>PA 39-8</b>					0.00	0.00	0.00	
<b>Freepoint</b>	Powered Entry Doors	1460		16,000.00	0.00	0.00	0.00	
<b>Towers</b>								
	<b>TOTAL 1460</b>			<b>432,256.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-05</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2005</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	8/17/2007			8/17/2009			
PA 39-1B Allegheny Manor	8/17/2007			8/17/2009			
PA 39-2A Parkview Apartments	8/17/2007			8/17/2009			
PA 39-2B South Apartments	8/17/2007			8/17/2009			
PA 39-3 Luxemburg Manor	8/17/2007			8/17/2009			
PA 39-4 Lee Haven Towers	8/17/2007			8/17/2009			
PA 39-5 Warren Manor	8/17/2007			8/17/2009			
PA 39-6A Garden Towers	8/17/2007			8/17/2009			
PA 39-6B South McKean Way	8/17/2007			8/17/2009			
PA 39-7 Firendship Apartments	8/17/2007			8/17/2009			
PA 39-8 Freeport Towers	8/17/2007			8/17/2009			

**Annual Statement / Performance and Evaluation Report**

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

**Part III: Implementation Schedule**

<b>PHA Name:</b> Housing Authority of the County of Armstrong	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA28-P039-501-05 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  2005
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Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Management Improv	8/17/2007			8/17/2009			
Admin	8/17/2007			8/17/2009			
Fees & Costs	8/17/2007			8/17/2009			
Audit	8/17/2007			8/17/2009			
Operations	8/17/2007			8/17/2009			

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

PHA Name: <b>Housing Authority of the County of Armstrong</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending 6/30/2005     
 Final Performance and Evaluation Report 6/30/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	134300.00	134300.00	134300.00	134300.00
3	1408 Management Improvements	44.50	44.50	44.50	44.50
4	1410 Administration	67174.00	67174.00	67174.00	67174.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50000.00	16741.19	16741.19	10881.77
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	418905.50	453486.31	453486.31	231144.71
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 Collateralization or Debt Service				
20	1502 Contingency	1322.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	671746.00	671746.00	671746.00	443544.98
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	281850.65	208358.50	208358.50	156416.90
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

pa039n01

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

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-03</b> Replacement Housing Factor Grant I			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>								
<b>Operations</b>	Operations	1406		134300.00	134300.00	134300.00	134300.00	Complete
	<b>TOTAL LINE 1406</b>			<b>134300.00</b>	<b>134300.00</b>	<b>134300.00</b>	<b>134300.00</b>	
<b>Mgmt. Imp</b>	Admin. staff training	1408		44.50	44.50	44.50	44.50	Complete
	maintenance staff training	1408		0.00	0.00	0.00	0.00	deleted
	<b>TOTAL LINE 1408</b>			<b>44.50</b>	<b>44.50</b>	<b>44.50</b>	<b>44.50</b>	
<b>Admin Costs</b>	Wages & Benefits	1410		64674.00	64674.00	64674.00	64674.00	complete
	Solicitor	1410		1000.00	1000.00	1000.00	1000.00	complete
	Telephone	1410		1500.00	1500.00	1500.00	1500.00	complete
	<b>TOTAL LINE 1410</b>			<b>67174.00</b>	<b>67174.00</b>	<b>67174.00</b>	<b>67174.00</b>	
<b>Audit</b>	Audit Fees	1411		0.00	0.00	0.00	0.00	
	<b>TOTAL LINE 1411</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>A&amp;E Services</b>							
<b>Fees/Costs</b>	Senate Engineering	1430		50000.00	9531.19	9531.19	6195.27	
	Roger A. Weaver, Architect	1430		0.00	7210.00	7210.00	4686.50	
	<b>TOTAL LINE 1430</b>			<b>50000.00</b>	<b>16741.19</b>	<b>16741.19</b>	<b>10881.77</b>	

Annual Statement / Performance and Evaluation Report								
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Armstrong Co		Capital Fund Program Grant No: <b>PA28-P039-501-03</b>			2003			
		Replacement Housing Factor Grant I			0			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Garden T.	Garden Towers UFAS Modifications	1460	6	108,500.00	45,310.80	45,310.80	0.00	bal paid from CFP2004
Parkview A.	Kitchen & Bath Modifications	1460	2	36,250.00	0.00	0.00	0.00	moved to future year
	<b>504-Accessibility</b>			<b>144750.00</b>	<b>45310.80</b>	<b>45310.80</b>	<b>0.00</b>	
<b>PA39-1A</b>								
Armstrong	Upgrade Fire Alarm(504 Comp)	1460		84,000.00	85,919.56	85,919.56	85,919.56	from CFP01/complete
Court	HA supplemental cov. for elev work	1460		3,100.65	4,092.79	4,092.79	4,092.79	re: 2002 work item/complete
	E merg Plumbing repairs	1460		0.00	2,919.33	2,919.33	2,919.33	emerg work added/complete
	<b>Armstrong Court Total</b>			<b>87100.65</b>	<b>92931.68</b>	<b>92931.68</b>	<b>92931.68</b>	
<b>PA39-2A</b>								
Parkview A.	Upgrade Fire Alarm(504 Comp)	1460		50,000.00	64,553.00	64,553.00	57,922.20	item added
	Upgrade Stair tower/fire wall	1460		9,955.50	0.00	0.00	0.00	moved to CFP04
	HA supplemental cov. for elev work	1460		3,099.00	4,305.19	4,305.19	4,305.19	re: 2002 work item/complete
	Emergency Gas Line Repair	1460		5,000.00	3,965.83	3,965.83	3,965.83	emergency item added/com
	<b>Parkview Apts Total</b>			<b>68054.50</b>	<b>72824.02</b>	<b>72824.02</b>	<b>66193.22</b>	
<b>PA39-3</b>								
Mark sewer lines & install cleanouts		1460		0.00	0.00	0.00	0.00	moved to future year
Luxemburg	Renovate Bathrooms	1460	30	0.00	0.00	0.00	0.00	moved to future year
Manor	Correct Water Lines-Int plumbing	1460		0.00	0.00	0.00	0.00	moved to future year
	Replace outside lighting	1460		0.00	0.00	0.00	0.00	moved to future year
	<b>Luxemburg Manor Total</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>PA39-5</b>								
Upgrade Apt breakers		1460		0.00	0.00	0.00	0.00	moved to future year
Warren	Upgrade Apt lighting	1460		0.00	0.00	0.00	0.00	moved to future year
Manor	Repl drains/add cleanouts-Int plum	1460		63,591.80	189,300.00	189,300.00	18,900.00	
	<b>Warren Manor Total</b>			<b>63,591.80</b>	<b>189,300.00</b>	<b>189,300.00</b>	<b>18,900.00</b>	
<b>PA39-6A</b>								
Emergency water storage tank		1460		0.00	500.00	500.00	500.00	emerg. work added/complete
Garden T	<b>Garden Towers Total</b>			<b>0.00</b>	<b>500.00</b>	<b>500.00</b>	<b>500.00</b>	
<b>PA39-7</b>								
Replace windows		1460		0.00	0.00	0.00	0.00	moved to future year
Friendship	Repl hall lights, floor & ceiling tile;							
Apts	and 1st fl tile	1460		0.00	0.00	0.00	0.00	moved to future year
	Repl 6th floor hall ceiling tile	1460		4,200.00	5,336.12	5,336.12	5,336.12	from CFP'08/complete
	Replace closet doors	1460		0.00	0.00	0.00	0.00	moved to future year
	504 Kitchen modifications	1460	3	16,500.00	12,575.14	12,575.14	12,575.14	carryover02/complete
	Renovate Bathrooms (02&03)	1460	50	34,708.55	34,708.55	34,708.55	34,708.55	carryover02/complete
	<b>Friendship Apts Total</b>			<b>55,408.55</b>	<b>52,619.81</b>	<b>52,619.81</b>	<b>52,619.81</b>	
<b>PA39-8</b>								
Replace interior doors		1460		0.00	0.00	0.00	0.00	moved to future year
Freeport	Upgrade heating system	1460		0.00	0.00	0.00	0.00	moved to future year
Towers	(boiler pumps & riser valves)							
	<b>Freeport Towers Total</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL LINE 1460</b>			<b>418905.50</b>	<b>453486.31</b>	<b>453486.31</b>	<b>231144.71</b>	



# Annual Statement / Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
PA 39-1A Armstrong Court	9/16/2005		6/30/2004	9/16/2007		12/31/2004	
PA 39-2A Parkview Apartments	9/16/2005		3/31/2005	9/16/2007			
PA 39-3 Luxemburg Manor	9/16/2005		n/a	9/16/2007		n/a	
PA 39-5 Warren Manor	9/16/2005		3/31/2005	9/16/2007			
PA 39-6A Garden Towers	9/16/2005		6/30/2005	9/16/2007			
PA 39-7 Friendship Apartments	9/16/2005		12/31/2004	9/16/2007		12/31/2004	
PA 39-8 Freeport Towers	9/16/2005		n/a	9/16/2007		n/a	
Admin Costs	9/16/2005		6/30/2004	9/16/2007		6/30/2004	
Fees/Costs	9/16/2005		3/31/2005	9/16/2007			
Management Improv	9/16/2005		6/30/2004	9/16/2007		6/30/2004	

**FLAT RENT SCHEDULE – FY2006**

<b>Community</b>	<b>Bedroom Size</b>	<b>Flat Rent</b>
Armstrong Court Kittanning, PA	Efficiency Units	\$229
	1 Bedroom Units	\$407
	2 Bedroom Units	\$453
Allegheny Manor Kittanning, PA	1 Bedroom Units	\$407
	2 Bedroom Units	\$463
	3 Bedroom Units	\$499
	4 Bedroom Units	\$544
Parkview Apartments Ford City, PA	Efficiency Units	\$213
	1 Bedroom Units	\$407
South Apartments Ford City, PA	2 Bedroom Units	\$411
	3 Bedroom Units	\$447
	4 Bedroom Units	\$492
Luxemburg Manor North Apollo, PA	1 Bedroom Units	\$407
	2 Bedroom Units	\$463
	3 Bedroom Units	\$499
	4 Bedroom Units	\$544
Lee Haven Towers Leechburg, PA	Efficiency Units	\$203
	1 Bedroom Units	\$407
Warren Manor Apollo, PA	Efficiency Units: All B & F units (except 1F) and unit 1J	\$192
	All C & D units and unit 1F	\$176
	1 Bedroom Units: H & K units on floors 2-6	\$312
	All others	\$407
Garden Towers Kittanning, PA	Efficiency Units	\$229
	1 Bedroom Units	\$407
	2 Bedroom Units	\$453
South McKean Way Kittanning, PA	1 Bedroom Units	\$444
	2 Bedroom Units	\$510
Friendship Apartments Leechburg, PA	Efficiency Units	\$203
	1 Bedroom Units	\$407
Freeport Towers Freeport, PA	1 Bedroom Units	\$407

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

PHA Name: <b>Housing Authority of the County of Armstrong</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-502-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending 6/30/2005     
 Final Performance and Evaluation Report 6/30/2005

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	26000.00	26000.00	26000.00	23813.24
3	1408 Management Improvements	10000.00	2410.07	2410.07	2410.07
4	1410 Administration	13000.00	13000.00	13000.00	13000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5000.00	5461.69	5461.69	3550.09
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	59876.00	67179.24	67179.24	67179.24
11	1465.1 Dwelling Equipment - Nonexpendable	20000.00	19825.00	19825.00	19825.00
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	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	133876.00	133876.00	133876.00	129777.64
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	62179.24	62179.24	62179.24
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>Housing Authority of the County of Armstrong</b>		Capital Fund Program Grant No: <b>PA28-P039-502-03</b>			2003			
		Replacement Housing Factor Grant N			0			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>								
<b>Operations</b>	Operations	1406		26000.00	26000.00	26000.00	23813.24	
	<b>TOTAL LINE 1406</b>			<b>26000.00</b>	<b>26000.00</b>	<b>26000.00</b>	<b>23813.24</b>	
<b>Mgmt. Imp</b>	Admin. staff training	1408		5000.00	9.00	9.00	9.00	complete
	maintenance staff training	1408		3541.53	942.60	942.60	942.60	complete
	computer software upgrade	1408		1458.47	1458.47	1458.47	1458.47	complete
	<b>TOTAL LINE 1408</b>			<b>10000.00</b>	<b>2410.07</b>	<b>2410.07</b>	<b>2410.07</b>	
<b>Admin Costs</b>	Wages & Benefits	1410		13000.00	13000.00	13000.00	13000.00	Complete
	Solicitor	1410		0.00	0.00	0.00	0.00	
	Telephone	1410		0.00	0.00	0.00	0.00	
	<b>TOTAL LINE 1410</b>			<b>13000.00</b>	<b>13000.00</b>	<b>13000.00</b>	<b>13000.00</b>	
<b>Audit</b>	Audit Fees	1411		0.00	0.00	0.00	0.00	
	<b>TOTAL LINE 1411</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Fees/Costs</b>	A&E Services	1430		5000.00	5461.69	5461.69	3550.09	
	<b>TOTAL LINE 1430</b>			<b>5000.00</b>	<b>5461.69</b>	<b>5461.69</b>	<b>3550.09</b>	

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

PHA Name: <b>Housing Authority of Armstrong Co</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-502-03</b> Replacement Housing Factor Grant N <b>0</b>				Federal FY of Grant: <b>2003</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA 39-4</b>	Upgrade Fire Alarm(504 Comp)	1460		59,876.00	62,179.24	62,179.24	62,179.24	funge
<b>Lee Haven</b>	Upgrade Appliances(fridge)	1465		20,000.00	19,825.00	19,825.00	19,825.00	complete
	<b>Lee Haven Total</b>			<b>79876.00</b>	<b>82004.24</b>	<b>82004.24</b>	<b>82004.24</b>	
<b>39-6A</b>								
<b>Garden T.</b>	Emergency water storage tank repl	1460		0.00	5,000.00	5,000.00	5,000.00	03carryover/comp
	<b>Garden Towers Total</b>			<b>0.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	<b>5,000.00</b>	
	<b>TOTAL LINE 1460</b>			<b>59,876.00</b>	<b>67,179.24</b>	<b>67,179.24</b>	<b>67,179.24</b>	

# Annual Statement / Performance and Evaluation Report

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

### Part III: Implementation Schedule

PHA Name: <b>Housing Authority of the County of Armstrong</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA28-P039-502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
PA 39-4	2/12/2006		3/31/2005	2/12/2008	6/30/2005	
Lee Haven Towers						
39-6A						
Garden Towers	2/12/2006		12/31/2004	2/12/2008	12/31/2004	
Admin Costs	2/12/2006		3/31/2004	2/12/2008	6/30/2004	
Fees/Costs	2/12/2006		9/30/2004	2/12/2008		
Management Improv	2/12/2006		3/31/2005	2/12/2008	3/31/2005	