

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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# Streamlined 5-Year Plan for Fiscal Years 2007 - 2010

## Streamlined Annual Plan for Fiscal Year 2006

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Wilkes-Barre Housing Authority      **PHA Number:** PA047

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

**PHA Programs Administered:**

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

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

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

### 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 and attachments (if any) are available for public inspection at: (select all that apply)

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

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

- Main business office of the PHA  
 PHA development management offices

Other (list below)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2007 - 2010

[24 CFR Part 903.12]

### 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)

“It is the mission of the Wilkes-Barre Housing Authority to provide affordable housing to the City's low income families and elderly population and to insure the proper maintenance of such housing. The Authority will also work to improve the quality of life of our tenant population by maintaining a close relationship with community agencies that provide services to the low-income community.”

### 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)

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)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

**Convert 30 efficiency units to 20 one-bedroom units.**

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

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

Objectives:

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

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

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

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

## Streamlined Annual PHA Plan PHA Fiscal Year 2006 [24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Needs	2
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<input checked="" type="checkbox"/>	5. Capital Improvements Needs	20
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<input checked="" type="checkbox"/>	7. Homeownership	23
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<input type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	Attachment
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

**Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.**

## **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

At the present time, the Authority administers 888 conventional public housing units and 674 vouchers.

Of the 888 conventional housing units under management, 602 (68%) are for the elderly. In addition, 100 of the Section 8 tenants are elderly and/or disabled. Few tenant families have incomes over 50% of median. Furthermore, 49 percent of families and 5 percent of individuals in elderly high-rises report income from employment. The overwhelming majority of our tenants rely on a fixed source of income, such as social security, SSI, welfare, pensions, etc., for subsistence. Therefore, we recognize that our tenant population consists of families that have significant needs and a review of our waiting lists indicates that this profile will likely remain the same in the immediate future.

With this constituency in mind, the Wilkes-Barre Housing Authority has developed this plan and set its goals accordingly. The Authority has convened a resident advisory board to review current programs and practices and to provide recommendations on the general administration of the Authority's programs. The Authority met with the advisory board to review the requirements of the QHWRA of 1998 and the components of the Five-Year Comprehensive Plan.

The Wilkes-Barre Housing Authority is committed to its mission of providing affordable housing to the City's low-income families and to insuring the proper maintenance of such housing. The Authority will also work to improve the quality of life of its tenant population by maintaining a close relationship with community agencies that provide support to the low-income community.

The Wilkes-Barre Housing Authority has also established a goal to increase our applicant base by cooperating with other social service agencies in order to assist the greatest number of needy families.

An additional goal of the Authority is to increase homeownership among its existing and potential clientele by exploring available incentives offered through HUD and is working closely with the City, lending institutions and other agencies in establishing and implementing homeownership programs for both Public Housing and Section 8 participants.

## **1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA's Waiting Lists			
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	119		206
Extremely low income <=30% AMI	95	79.8	
Very low income (>30% but <=50% AMI)	22	18.4	
Low income (>50% but <80% AMI)	2	1.69	
Families with children	53	44.92	
Elderly families	4	3.39	
Families with Disabilities	14	11.86	
Race/ethnicity White	67	55.93	
Race/ethnicity Black	50	42.37	
Race/ethnicity Am Ind/Alas	2	1.69	
Race/ethnicity Hispanic	5	4.24	
Race/ethnicity Non-Hispanic	114	95.76	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	41	34.4	
1BR	9	7.5	
2 BR	44	36.9	
3 BR	13	10.9	
4 BR	7	5.8	
5 BR	5	4.2	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			



Housing Needs of Families on the PHA's Waiting Lists			
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	255		154
Extremely low income <=30% AMI	188	74	
Very low income (>30% but <=50% AMI)	62	24	
Low income (>50% but <80% AMI)	4	2	
Families with children	171	67	
Elderly families	7	3	
Families with Disabilities	18	7	
Race/ethnicity White	145	57	
Race/ethnicity Black	99	39	
Race/ethnicity Millti	8	3	
Race/ethnicity Hispanic	13	5	
Race/ethnicity Non-Hispanic	243	95	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ 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)? 10 Mos.			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)  
No additional housing units are needed at this time.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in

- tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
- None

**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)

**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 903.12 (b), 903.7 (c)]

List on the following table 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	2,117,272	
b) Public Housing Capital Fund	1,277,973	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,840,972	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2004 CFP	599,063	
2005 CFP	1,277,973	
<b>3. Public Housing Dwelling Rental Income</b>	1,991,671	
<b>4. Other income (list below)</b>		
Excess Utilities	15,099	
Interest Income	21,497	
Tenant Charges and Laundry	101,755	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	10,243,275	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

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

#### **A. Public Housing**

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

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

At the time of application

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)  
Personal/employer references

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. Site-Based Waiting Lists-Previous Year

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

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

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year – NO

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

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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



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

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

- 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)

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

- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

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## 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):
- 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)

### (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:

**(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)

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

- Date and Time

Former Federal preferences:

- 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)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

the public?

- Through published notices  
 Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(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 of the following two)

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

b. Minimum Rent

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

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

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

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

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

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

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

Flat rent set according to bedroom size.

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

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

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- 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)

Anytime there is a change in the source of income  
Anytime there is a change in family composition

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**

a. 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)

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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



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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

**SEE ATTACHMENTS**

## A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

### (1) Capital Fund Program

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### (1) Hope VI Revitalization

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for

public housing in the Plan year? If yes, list developments or activities below:

- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<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: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (2) Program Description

### a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? \_\_\_

### b. PHA established eligibility criteria

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

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

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.)*

The Authority attempts to implement HUD requirements as rules are promulgated, and set goals in a timely manner. Therefore, the Authority is compliant with rules and regulations, and has implemented activities to achieve our goals. Additionally, by exercising fungibility, the Authority has been able to address modernization needs specified in the plan and maintain the flexibility to deal with planned improvements that required immediate attention. All anticipated objectives are on track according to the previously approved plan.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### a. Substantial Deviation from the 5-Year Plan

A substantial deviation from the five-year plan is any circumstance that has not been addressed in the plan and would require significant changes in the business plan of the Authority.

#### b. Significant Amendment or Modification to the Annual Plan

A significant amendment or modification to the Annual Plan is any circumstance that has not been addressed elsewhere in the Five-Year Plan and would require the Authority to proceed in a manner that not only is inconsistent with the goals and objectives of the five-year and annual plan, but requires the establishment of other contradictory goals.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

The RAB suggested new kitchens be installed at Valley View Terrace. And otherwise unanimously agreed that the plan is appropriate and comprehensive with respect to the Authority's needs. Modernization activities are addressing the needed improvements and the policies benefit all residents.

b. 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:  
The Authority added Kitchen Improvements to the five-year modernization plan.
- Other: (list below)

## (2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

- Appointment  
**The term of appointment is (include the date term expires):**
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

The members of the Board are appointed by the Mayor of the City of Wilkes-Barre. He has not made any appointments in the past four + years.

Date of next term expiration of a governing board member: 2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

Thomas Leighton, Mayor, City of Wilkes-Barre

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: (provide name here)**

The City of Wilkes-Barre, PA

a. 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 on its waiting list 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)

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

The City supports supportive services for the elderly. In addition, the City sponsors a home ownership program open to residents of Public Housing and Section 8..

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

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

**11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified	5 Year and Annual Plans



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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.	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input 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 type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$





<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<b>Original 5-Year Plan</b>	
Development Number/Name/HA-Wide	Year 1 FY 2005	Work Statement for Year 2 FFY Grant:2007 PHA FY:2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY:2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY:2009	Work Statement for Year 5
					FFY Grant 2010 PHA FY: 2010
	Annual Statement				
PA 047-1 Lincoln Plaza		Carpeting	Carpeting	Roof	Carpeting
		Interior Electrical Work		Carpeting	Kitchens
PA047-2 Boulevard Townhomes		Sewer Work	Replace Water Heaters	Sewers	Upgrade Security
		Replace Air Cond		Sidewalks and Steps	Roofs
		Replace Boilers			
PA 047-3A East End		A/C Comm. Room	Interior Electrical	Heating and Ventilation	Upgrade Security
		Plumbing	Carpeting	Carpeting	
		Carpeting		Improve Common Areas	
				Landscaping	
PA 047-3B South View		A/c Comm Room	Interior Electrical	Heating and Ventilation	Upgrade Security
		Interior Electrical	Carpeting	Carpeting	
		Carpeting	Upgrade Security	Improve Common Areas	
				Landscaping	
PA 047-5 Valley View		Replace Windows	Plumbing & Water Lines	Balconies	Improve Common Areas
		Carpeting	Carpeting	Carpeting	Kitchens
			Concrete Work	Landscaping	
				Improve Community Room	

PA 047-6		Replace Walter Heaters	Concrete Work	Upgrade Security System	Roofs
Mineral Springs		Landscaping	Improve Play Area		
Management Improvements		Computer Upgrade	Computer Upgrade	Computer Upgrade	Computer Upgrade
		Non-Dwelling Equipment	Non-Dwelling Equipment	Maintenance Vehicle	Non-Dwelling Equipment
		Staff Development	Staff Development	Staff Development	Staff Development
		General Administrative	General Administrative	General Administrative	General Administrative
		Contingency	Contingency	Contingency	Contingency
		Operations	Operations	Operations	Operations
		A&E Service	A&E Service	A&E Service	A&E Service
CFP Funds Listed for 5-year planning	1,277,973	1,277,973	1,277,973	1,277,973	1,277,973
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for	Activities for Year :_2007			Activities for Year :_2008		
Year 1	FFY Grant: 2007			FFY Grant: 2008		
2005	PHA FY: 2007			PHA FY: 2008		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	PA 047-1	Carpeting	25000	PA 047-1	Carpeting	25000
<b>Annual</b>	Lincoln Plaza	Interior Electrical Work	25000	Lincoln Plaza		
<b>Statement</b>						
	PA047-2	Sewer Work	85000	PA047-2	Replace Water Heaters	95000
	Boulevard	Replace Boilers	40000	Boulevard	Replace Boilers	40000
	Townhomes	Exterior Improvements	40000	Townhomes	Exterior Improvements	40000
					Replace Air Cond	20000
	PA 047-3A	A/C Comm. Room	20000	PA 047-3A	Appliances	60000
	East End	Plumbing	40000	East End	Plumbing	40000
		Carpeting	15000		Carpeting	25000
	PA 047-3B	A/c Comm Room	20000	PA 047-3B	Interior Electrical	100000
	South View	Interior Electrical	75000	South View	Carpeting	25000
		Carpeting	15000		Upgrade Security	15000
	PA 047-5	Replace Windows	112500	PA 047-5	Plumbing & Water Lines	40000
	Valley View	Carpeting	25000	Valley View	Carpeting	25000
					Concrete Work	25000
					Upgrade Security	25000
					Replacce Windows	127000
	PA 047-6	Replace Walter Heaters	18000	PA 047-6	Replace Walter Heaters	18000
	Mineral Springs	Landscaping	30000	Mineral Springs	Landscaping	10000
		Pave Access Road	200000		Improve Play Area	15000
	Management	Computer Upgrade	10000	Management	Computer Upgrade	65000
	Improvements	Non-Dwelling Equipment	25000	Improvements	Non-Dwelling Equipment	30000
		Operations	180000		Operations	150000
		Staff Development	10000		Staff Development	10000
		General Administrative	115000		General Administrative	127000
		Contingency	42473		Contingency	65973
		Dwelling Equipment	50000			
		A&E Service	60000		A&E Service	60000
	Total CFP Estimated Cost		\$1,277,973			\$ 1,277,973

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year: 2009			Activities for Year: 2010			
FFY Grant: 2009			FFY Grant: 2010			
PHA FY: 2009			PHA FY: 2010			
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	
PA 047-1	Roof	90000	PA 047-1	Carpeting	25000	
Lincoln Plaza	Carpeting	25000	Lincoln Plaza	Kitchens	20000	
PA047-2	Sewers	75000	PA047-2	Sewers	140000	
Boulevard	Sidewalks and Steps	150000	Boulevard	Sidewalks & Steps	150000	
Townhomes	Replace Boilers	40000	Townhomes	Replace Boilers	40000	
				Roofs	10000	
PA 047-3A	Carpeting	15000	PA 047-3A	Heating and Ventilation	60000	
East End	Improve Common Areas	45000	East End	Carpeting	15000	
	Landscaping	15000				
PA 047-3B	Interior Electrical	70000	PA 047-3B	Heating and Ventilation	50000	
South View	Carpeting	15000	South View	Carpeting	15000	
	Upgrade Security	10000		Improve Common Areas	40000	
	Roof	80000		Patio Doors	85000	
				Landscaping	10000	
PA 047-5	Balconies	75000	PA 047-5	Carpeting	25000	
Valley View	Carpeting	25000	Valley View	Landscaping	25000	
	Improve Common Areas	50000		Improve Community Room	35000	
PA 047-6	Concrete Work	30000	PA 047-6	Upgrade Security System	45000	
Mineral Springs	Improve Comm Room	15000	Mineral Springs			
Management	Computer Upgrade	15000	Management	Computer Upgrade	20000	
Improvements	General Administrative	125000	Improvements	General Administrative	125000	
	Operations	160000		Maintenance Vehicle	30000	
	Contingency	42973		Staff Development	15000	
	Staff Development	10000		Operations	150000	
	Non-Dwelling Equipment	30000		Contingency	54973	
				Non-Dwelling Equipment	23000	
	A&E Service	70000		A&E Service	70000	
<b>Total CFP Estimated Cost</b>		<b>\$ 1,277,973</b>		<b>\$</b>	<b>\$ 1,277,973</b>	

## Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Housing Factor Grant No.		Replacement	Federal FY of Grant: 2006
Original Annual Statement		Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: )	
Performance and Evaluation		Report for Period Ending:		Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	180,000			
3	1408 Management Improvemnts	10,000	0		
4	1410 Administration	127,797	0		
5	1411 Audit	0	0		
6	1415 Liguידated Damages				
7	1430 Fees and Costs	60,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	282,000	0		
10	1460 Dwelling Structures	559,000	0		
11	1465.1 Dwelling Equipment-Nonexpendable	22,500	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	25,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	11,676	0		
21	Amount of Annual Grant: (sum of lines 2-20)	1,277,973	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	200,000			
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs	35,000			
26	Amount of Line 21 Related to Energy Conservation	300,000			

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant: <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	
Lincoln Plaza PA047-01	Carpeting*	1460	15	25,000				0%
	Improve Common Areas	1460	10 Areas	60,000				0%
	Community Room /Kitchen/Lobby	1450	1	50,000				0%
	Security System	1450	1	15,000				0%
	<b>Total</b>			<b>150,000</b>	<b>0</b>			<b>0%</b>
						0	0	
Bldv Townhomes PA047-2	Replace Boilers	1460	4	40,000				
	Sewer Work	1450	2 Lines	97,000				
						0	0	
	<b>Total</b>			<b>137,000</b>	<b>0</b>			
East End Towers PA047-3A	Bathrooms	1460	100	165,000				0%
	Carpeting*	1460	6	15,000				0%
						0	0	
	<b>Total</b>			<b>180,000</b>	<b>0</b>			
South View Manor PA047-3B	Paving, Parking, Landscaping	1450	1 Lot	70,000				0%
	Replace Sewer Lines	1460	1	40,000				
	Bathrooms	1460	70	120,000		0	0	
	Carpeting*	1460	20	15,000				
	<b>Total</b>			<b>245,000</b>	<b>0</b>			
Valley View Terrace	Plumbing Work	1460		40,000				0%



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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant: <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>Sub-Total HA</b>			<b>436,973</b>				
	<b>Total</b>			<b>1,277,973</b>				





## Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Housing Factor Grant No.		Replacement	Federal FY of Grant: 2005
Original Annual Statement Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: )			
Performance and Evaluation Report for Period Ending:		Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		0	0	0
3	1408 Management Improvements	15,000	10,000	0	0
4	1410 Administration	75,000	125,000	0	0
5	1411 Audit				
6	1415 Liguidated Damages				
7	1430 Fees and Costs	60,000	60,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	220,000	45,000	0	0
10	1460 Dwelling Structures	760,000	929,000	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	10,000	60,000	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	75,000	20,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	62,973	28,973	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	1,277,973	1,277,973	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	200,000	75,000		
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs	35,000	15,000		
26	Amount of Line 21 Related to Energy Conservation	300,000	145,000		

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

**Capital**

		Grant Type and Number 0	Program Grant No:	Capital Fund Replacement Housing Factor Grant No:	Federal FY of Grant:		2005	
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	
Lincoln Plaza PA047-01	Patio Doors	1460	100	100,000	0			To 2009
	Bathroom Modernization	1460	100	100,000	0			To 2008
	*Carpeting	1460	15	25,000	25,000			0%
	Security System	1460	1	15,000	0			To 2006
	Electrical	1460	1	0	50,000			From 2006
	<b>Total</b>			<b>240,000</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0%</b>
Bldv Townhomes PA047-2	Replace Water Heaters	1460	30	20,000	20,000			
	Replace Boilers	1460	5	50,000	0			To 2007
	Electrical	1460		0	50,000			From 2008
	Rehab Exterior Structures	1460	2	0	85,000			From 2004
	<b>Total</b>			<b>70,000</b>	<b>155,000</b>	<b>0</b>	<b>0</b>	
East End Towers PA047-3A	Paving, Parking, Landscaping	1450	1 Lot	40,000	20,000			0%
	*Carpeting	1460	15	25,000	20,000			0%
	<b>Total</b>			<b>65,000</b>	<b>40,000</b>	<b>0</b>	<b>0</b>	
South View Manor PA047-3B	Kitchens	1460	70	100,000	130,000			
	Bathrooms	1460	70	100,000	0			To 2007
	Paving, Parking & Landscaping	1450	1 Lot	40,000	0			To 2006
	Replace Sewer Lines	1450	1	40,000	0			To 2006
	*Carpeting	1460	15	25,000	20,000			
	Security Upgrade	1460	1	0	15,000			From 2008
	Apartment Conversions	1460	30	0	489,000			From 2004
	<b>Total</b>			<b>305,000</b>	<b>654,000</b>	<b>0</b>	<b>0</b>	

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

**Capital**

		Grant Type and Number 0	Program Grant No:	Capital Fund Replacement Housing Factor Grant No:	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	
Valley View Terrace PA047-5	*Carpeting	1460	15	25,000	25,000			0%
	Plumbing Work-Replace Valves	1460		50,000	0			To 2007
	Replace Windows	1460	25 Apts	125,000	0			To 2007
	<b>Total</b>			<b>200,000</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	
Mineral Springs PA047-6	Concrete Work	1450		25,000	0			To 2006
	Fence	1450	400 Ft.	75,000	0			To 2006
	<b>Total</b>			<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>Sub-Total Developments</b>			<b>980,000</b>	<b>949,000</b>	<b>0</b>	<b>0</b>	
<b>HA Wide Activities</b>	Computer Upgrade**	1475.1	30	30,000	10,000			0%
Management	Non Dwelling Equipment (Office Equip)***	1475.1		45,000	10,000			0%
Improvements	Dwelling Equipment (Appliances)#	1465.1	70	10,000	60,000			0%
	Maintenance Vehicle	1450	1	0	25,000			From
	Staff Development	1408		15,000	10,000			0%
	General Administrative	1410		75,000	125,000			0%
	Contingency	1502		62,973	28,973			0%
	<b>Total</b>			<b>237,973</b>	<b>268,973</b>	<b>0</b>	<b>0</b>	
								0%
A&E Services		1430		60,000	60,000			
				<b>60,000</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	

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

**Capital**

		Grant Type and Number 0		Capital Fund Replacement Housing Factor Grant No:		Federal FY of Grant:		2005
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>Sub-Total HA</b>			<b>297,973</b>	<b>328,973</b>	<b>0</b>	<b>0</b>	
	<b>Total</b>			<b>1,277,973</b>	<b>1,277,973</b>			



## Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Housing Factor Grant No.		Replacement	Federal FY of Grant: 2004
Original Annual Statement		Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: )	
Performance and Evaluation		Report for Period Ending:		Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvemnts	10000	5000	950	950
4	1410 Administration	75000	75000	42681	42681
5	1411 Audit				
6	1415 Liguידated Damages				
7	1430 Fees and Costs	60000	60000	11920	11920
8	1440 Site Acquisition				
9	1450 Site Improvement	255000	119400	44853	0
10	1460 Dwelling Structures	710000	910430	420500	118300
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	74000	74000	0	0
13	1475 Nondwelling Equipment	65000	35000	9438	9438
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	29830	0		
21	Amount of Annual Grant: (sum of lines 2-20)	1278830	1278830	530342	183289
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of Line 21 Related to Section 504 Compliance	10000	84000		
24	Amount of Line 21 Related to Security-Soft Costs	0	0		
25	Amount of Line 21 Related to Security-Hard Costs	0	0		
26	Amount of Line 21 Related to Energy Conservation	285000	0		

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:				Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza	Water Supply and Plumbing		1460	1 Line each	85,000	0			Other Funds
PA047-01	Trash Compactor		1460	1	20,000	10925	10725		0%
	*Carpeting		1460	10	25,000	25000			0%
	Office Renovations		1470	1	74,000	74000			0%
	Concrete Work		1450	1	25,000	25000	19000		0%
	Elevator Improvements		1460	2	0	54000			From 2003
	<b>Total</b>				<b>229,000</b>	<b>188,925</b>	<b>29725</b>	<b>0</b>	<b>0%</b>
Bldv Townhomes	Concrete Work		1460		0	25000	10000		
PA047-2	Rehab Exterior Structures		1460	5 Bldgs	25,000	144730			
	Plumbing		1460		15000	0			
	Landscaping		1460	2 Areas	10000	0			
	<b>Total</b>				<b>50,000</b>	<b>169,730</b>	<b>10,000</b>	<b>0</b>	
East End Towers	Bathrooms		1460	10	50,000	0			0%
PA047-3A	*Carpeting		1460	6	15,000	15000			0%
	Kitchens		1460	100	100,000	186000	0	0	
	Concrete Work		1450	1	50,000	64400	10000		
	Alarms		1460	1	0	183500	183500		
	Trash Compactor		1460	1	0	10925	10925		
	<b>Total</b>				<b>215,000</b>	<b>459,825</b>	<b>204,425</b>	<b>0</b>	
South View Manor	Concrete Work		1460		0	10,000			
PA047-3B	Alarms		1460	1	0	183,500	183500	118300	
	Bathrooms		1460	10	50,000	0			0%
	*Carpeting		1460	6	15,000	15,000			
	Apartment Conversions		1460	10	50,000	0	0	0	To 2005
	Trash Compactor		1460	1	0	10,925	10925		



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

**Capital**

			Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
<b>Total</b>					<b>115,000</b>	<b>219,425</b>	<b>194,425</b>	<b>118,300</b>	
Valley View Terrace PA047-5	Concrete Work		1450	1 Parking Lot	0	10,000			2008
	Replace Windows		1460	30	200,000	0			To
	Landscaping		1450	1	10,000	0			To
	*Carpeting/Flooring		1460	20	50,000	25,000			
	Trash Compactor		1460	1	0	10,925	10925		From
<b>Total</b>					<b>260,000</b>	<b>45,925</b>	<b>10,925</b>	<b>0</b>	
Mineral Springs PA047-6	Concrete Work		1450		70,000	20,000	15853		
	Fence		1450	400 Feet	25,000	0			To
	Drainage Improvements		1450	300 Feet	75,000	0			To
<b>Total</b>					<b>170,000</b>	<b>20,000</b>	<b>15,853</b>	<b>0</b>	
<b>Sub-Total Developments</b>					<b>1,039,000</b>	<b>1,103,830</b>	<b>465,353</b>	<b>118,300</b>	
<b>HA Wide Activities</b>									
Management	Computer Upgrade		1475.1		20,000	10,000	9438	9438	0%
Improvements	Non Dwelling Equipment (Office Equip)		1475.1		45,000	25,000			0%
	Staff Development		1408		10,000	5,000	950	950	0%
	General Administrative		1410		75,000	75,000	42681	42681	0%
	Contingency		1502		29,830	0			0%
<b>Total</b>					<b>179,830</b>	<b>115,000</b>	<b>53,069</b>	<b>53,069</b>	
									0%
A&E Services			1430		60,000	60,000	11920	11920	
<b>Total</b>					<b>60,000</b>	<b>60,000</b>	<b>11,920</b>	<b>11,920</b>	

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

**Capital**

			Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
<b>Sub-Total HA</b>					<b>239,830</b>	<b>175,000</b>	<b>64,989</b>	<b>64,989</b>	
<b>Total</b>					<b>1,278,830</b>	<b>1,278,830</b>	<b>530,342</b>	<b>183,289</b>	



## Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750103 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003
Original Annual Statement Reserve For Disasters/Emergenicies Performance and Evaluation Report for Period Ending:6/30/05		Revised Annual Statement (Revision No: 2 ) Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0	0	0	
3	1408 Management Improvemnts	0	0	0	0
4	1410 Administration	75000	75000	75000	75000
5	1411 Audit				
6	1415 Liguידated Damages				
7	1430 Fees and Costs	58645	56902	56902	40708
8	1440 Site Acquisition				
9	1450 Site Improvement	390600	390600	390600	385784
10	1460 Dwelling Structures	80000	81743	81743	81743
11	1465.1 Dwelling Equipment-Nonexpendable	12000	12000	12000	10803
12	1470 Nondwelling Structures	488000	488000	488000	360617
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	1104245	1104245	1104245	954655
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	225000	225000	225000	225000
24	Amount of Line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of Line 21 Related to Energy Conservation	0	12000	0	0

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

PHI Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P04750103 Replacement Housing Factor Grant No:				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	
Lincoln Plaza PA047-01	Site Work - Parking Expansion	1450	1	390600	390600	390600	385784	99%
	Carpeting**	1460	1	25000	26743	26743	26743	100%
	Office Renovations	1470	1	488000	488000	488000	360617	74%
	Elevator	1460	2	0	0	0	0	2003A
	<b>Subtotal</b>			<b>903600</b>	<b>905343</b>	<b>905343</b>	<b>773144</b>	
Blvd Townhomes PA047-2								
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
East End Towers PA047-3A	Carpeting**	1460	1	15000	15000	15000	15000	100%
	Alarms	1460		0	0	0	0	2005
	<b>Subtotal</b>			<b>15000</b>	<b>15000</b>	<b>15000</b>	<b>15000</b>	
South View Manor PA047-3B	Carpeting**	1460	1	15000	15000	15000	15000	100%
	<b>Subtotal</b>			<b>15000</b>	<b>15000</b>	<b>15000</b>	<b>15000</b>	
Valley View Terrace PA047-5	Carpeting**	1460	1	25000	25000	25000	25000	100%
	<b>Subtotal</b>			<b>25000</b>	<b>25000</b>	<b>25000</b>	<b>25000</b>	
	<b>Subtotal Developments</b>			<b>958600</b>	<b>960343</b>	<b>960343</b>	<b>828144</b>	
<b>HA Wide Activities</b>								
Fees and Costs	A & E Services for related work	1430		58645	56902	56902	40708	72%
Non-Dwelling Equip	Office equipment and Computers*	1475		0	0	0	0	
Administration	General Administration	1410		75000	75000	75000	75000	100%
	Management Improvements	1408		0	0	0	0	
	Dwelling Equipment - Appliances***	1465.1	24	12000	12000	12000	10803	90%
	Contingency	1502		0	0	0	0	
	<b>Subtotals</b>			<b>145645</b>	<b>143902</b>	<b>143902</b>	<b>126511</b>	
	<b>Totals</b>			<b>1104245</b>	<b>1104245</b>	<b>1104245</b>	<b>954655</b>	
	* Computers and related peripheral equipment, printers, telephones, copiers, fax, etc.							
	** Force account work							

