

PHA Plans
Streamlined Annual
Version

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

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

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

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

Streamlined Annual PHA Plan
for Fiscal Year 2006

Housing Authority
of Indiana County

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

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

Streamlined Annual PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: 07/2006

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 186 Number of S8 units: Number of public housing units:
Number of S8 units: 520

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

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

PHA Plan Contact Information:

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

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

If yes, select all that apply:

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

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

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

Streamlined Annual PHA Plan

Fiscal Year 2006

[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

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

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report

8. Capital Fund Program 5-Year Action Plan

ATTACHMENTS

- PA048a01 Deconcentration Policy
- PA048b01 Resident Board Member
- PA048c01 Resident Advisory Council Members
- PA048d01 Comments of Advisory Council Members
- PA048e01 Pet Policy
- PA048f01 Voluntary Conversion Certification
- PA048g01 Section 8 PBA Certification

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

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

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

A. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists

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

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

B. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year? 0
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices

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

2. Capital Improvement Needs

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

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

A. Capital Fund Program

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

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

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

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

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

- | |
|---|
| <input type="checkbox"/> Revitalization Plan approved
<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway |
|---|

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

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

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

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

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

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

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

- 24 units, White Twp., Indiana Co., census tract 9608 (existing project)
- 8 units, West Wheatfield Twp., Indiana Co., census tract 9615 (existing project)
- 24 units, White Twp., Indiana Co., census tract 9608 (LIHTC funds approved for development)

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

1. Consolidated Plan jurisdiction: Commonwealth of Pennsylvania

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 1. Rehabilitation of existing public housing stock in a manner that is sensitive to the need for accessibility and visitability by persons with disabilities;
 2. Conversion of underutilized, less marketable, or non-accessible public housing units into unit configurations that are more marketable and/or handicapped accessible;
 3. Continued management of units designated for those with special needs;
 4. Collaboration with other housing providers to insure housing needs are met;
 5. Maintain and increase public/private partnerships;
 6. Meet or exceed HUD income targeting requirements;
 7. Supportive services that support the aging in place of senior residents.
- Other: (list below)

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

a. As part of its strategy for addressing the housing needs in this state, the Consolidated Plan of the Commonwealth of Pennsylvania sets out specific priorities. The plan indicates “the Commonwealth will give priority to housing projects that serve very low-income households (up to 50% of median family income for the area).”

The Housing Authority of Indiana County addresses these needs through the operation of its public housing and Section 8 rental assistance programs, as well as the nine (9) additional properties that we manage which were financed through the Low-Income Housing Tax Credit program to serve low-income households.

b. The Plan outlines specific “Goals and Action Steps” to address Pennsylvania’s housing needs. The first of these stated goals is to “improve the quality of

rental housing stock through rehabilitation”.

HUD provides funding for capital improvements to our public housing stock. Our 5-Year Plan outlines how we intend to maintain and improve these units. HAIC also continues to pursue development of additional affordable housing in areas where need is justified, typically in small, rural communities that have seen little or no economic growth or development. New construction in these areas revitalizes those neighborhoods and encourages further growth.

c. Another goal in the Consolidated Plan is to “improve rental housing opportunities”. In this section, the Plan lists “several rental needs, such as...preservation of the existing housing rental stock, are critical”. HAIC works toward this goal in several ways:

- 1) modernization of existing public housing stock as mentioned above; and
- 2) enforcement of Housing Quality Standards and local codes in Section 8 rental housing, which helps to insure the long term viability of those rental units.

d. One of the “*Primary Measures*” listed in the subsection referenced above is increasing the “number of affordable units developed for low-income households”.

Through our non-profit affiliate, the Housing Alliance of Indiana County, HAIC has successfully developed 13 affordable housing communities not only in Indiana County, but throughout Western Pennsylvania. In 2005, we completed construction of 24 affordable housing units for those aged 55 and over in White Township, Indiana County. Funds have been approved for development of 24 additional affordable housing units for families also to be located in White Township, Indiana County. There is sufficient property available at that site to construct up to 72 affordable housing units in three phases. A funding application has been submitted for the second phase and we are awaiting the outcome of that funding application at this time. Each of these sites is located in a census tract with the highest per capita income in the county, as well as the best access to employment, public transportation, and other services.

5. The need for a “continuum of care to address the economic, social and health problems of the homeless” is also a goal outlined in the Commonwealth’s plan.

HAIC leases space at public housing Project PA 48-4 at a cost of \$1 to the Indiana County Community Action Program (ICCAP), thereby enabling that agency to operate our county’s only emergency shelter program for the homeless. We actively coordinate with ICCAP to help address their client’s long-term housing needs through public housing or Section 8 rental assistance. Social service needs of shelter residents are met through interagency referrals

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	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;	5 Year and Annual Plans
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
X	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	grant year.	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

ATTACHMENT PA048a01

DECONCENTRATION AND INCOME MIXING

- a) Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? (If no, this section is complete. If yes, continue to the next question.) Yes
- b) Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? (If no, this section is complete.) Yes
(If yes, list these developments as follows)

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at '903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]
PA 48-5 Tate Terrace	18	See Below	See Attached Resolution # 14-2000
PA 48-8 Green Valley	20	See Below	See Attached Resolution #14-2000

Summary

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

Project PA 48-5, Tate Terrace, is identified as a “higher income” development, at just slightly over the allowable 15% variation. This site is very small, consisting of only 18 units. Therefore, the average income calculations are easily skewed. In fact, we have families residing at this site with incomes as low as \$2,340 per year. But this is quickly offset with a household with an annual income of \$27,724. We will continue to monitor income at this site.

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

RESOLUTION #14-2000

DATE OF ADOPTION: FEBRUARY 22, 2000

RESOLUTION ADOPTING A POLICY FOR THE DECONCENTRATION OF POVERTY

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

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

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

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

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

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

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

- 1) It may skip certain income families on its waiting list to reach other families with a lower or higher income, as may be required to achieve better income distribution balance in its developments. This authority will apply such skipping uniformly and fairly.
- 2) It may make concerted efforts to aid lower-income families to increase their income through offering incentives. These incentives may include but are not required to be limited to the following:
 - a) Providing referrals to social service agencies, which provide self-sufficiency activities and offer supportive services to improve resident employability;
 - b) Providing permissive deductions from annual income and other permissive deductions to public housing residents as allowed by law. If offered, these options will be spelled out in detail as an amendment to this policy;
 - c) Establishing a rent structure that encourages deconcentration of poverty;
 - d) Providing certain admissions preferences, such as those for working families;
 - e) Providing additional applicant consultation and information.

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

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

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

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

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

Attachment PA048b01

FY 2006 Agency Plan

Housing Authority of Indiana County

Resident Membership of the PHA Governing Board

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

**Housing Authority of Indiana County
Attachment PA048b01
FY 2006 Agency Plan**

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

**Denise M. Kwisnek
PO Box 200
Armerford Road
Dilltown, PA 15929**

Appointed by the Indiana County Commissioners effective February, 2005.

Current term will expire January, 2010.

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

Attachment PA048c01
FY 2006 Agency Plan
Housing Authority of Indiana County

Membership of the Resident Advisory Council

**Housing Authority of Indiana County
Attachment PA048c01
FY 2006 Agency Plan**

MEMBERSHIP OF THE RESIDENT ADVISORY COUNCIL

- **Ms. June Hogue**
100 West Market Street, Apt. #4
Conemaugh Terrace Project PA 48-1
Blairsville, PA 15717

Ms. Hogue is an elderly, handicapped public housing resident.

- **Ms. A. Virginia O'Neill**
202 Susan Drive, Apt. #20
Chestnut Ridge Terrace, Burrell Township Project PA 48-8
Blairsville, PA 15717

Ms. O'Neill is a resident of our general occupancy (family) public housing.

- **Ms. Dorothy Wainwright**
101 Morewood Avenue, Apt. #332
Blairsville, PA 15717

Ms. Wainwright is President of the Morewood Towers Resident Council, and a Section 8 Program participant. Morewood Towers was previously a Section 23 Leased site, subsidized by HUD until 1994 when the lease expired. At that time the

Housing Authority obtained an allocation of Section 8 vouchers to continue to subsidize rents for the residents, although the rental assistance is not project-based. The Housing Authority has since purchased the property and operates it as affordable housing for senior citizens.

**Attachment PA048d01
FY 2006 Agency Plan
Housing Authority of Indiana County**

Comments of

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

Resident Advisory Council

Housing Authority of Indiana County
Attachment PA048d01

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

FY 2006 Agency Plan

There were no comments received from the Resident Advisory Council
in response to the FY 2006 Agency Plan.

**Attachment PA048e01
FY 2006 Agency Plan
Housing Authority of Indiana County**

Pet Policy

PHA Name:
HA Code:

Streamlined Annual Plan for Fiscal Year 20__

**Housing Authority of Indiana County
Attachment PA048e01
FY 2006 Agency Plan**

PET POLICY

ADMINISTRATIVE ACTIONS:

Resolution #10-2000 was adopted on January 18, 2000, amending the Public Housing Admission and Continued Occupancy Policy. Revisions to the Policy reflected requirements of the *Quality Housing and Work Responsibility Act of 1998*, including implementation of regulations regarding the ownership of pets in public housing general occupancy (family) developments.

Prior to this Policy change, all one-bedroom units were permitted one common household pet of a limited size per unit. Resolution #10-2000 broadened the existing Policy to include all public housing units.

RESIDENT NOTIFICATION:

**Residents received written notification of these changes on January 27, 2000.
The Policy was available for public review and comment as part of our FY 2000 Agency Plan.**

RESIDENT REQUIREMENTS:

All pets must be registered with our Property Management Office prior to admission. Registrations must include pet's license number, proof of inoculations, spaying or neutering (if applicable), veterinary information, responsibility form (in case of resident's illness or death).

A refundable pet deposit of \$150 is required and a \$5 fee is charged per month.

Public housing units where a pet resides are inspected quarterly.

Attachment PA048f01
FY 2006 Agency Plan
Housing Authority of Indiana County

Voluntary Conversion Certification

**Housing Authority of Indiana County
Attachment PA048f01
FY 2006 Agency Plan**

VOLUNTARY CONVERSION CERTIFICATION

A full assessment in compliance with 24 CFR Part 972 was conducted for each covered development.

a) Identify developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	N/A

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

Certification

The Housing Authority of Indiana County hereby certifies that it has reviewed the public housing operations of its covered dwelling units at:

- **Conemaugh Terrace Project PA 48-1;**
- **Saltsburg Heights Project PA 48-3;**

- **Black Lick Manor Project PA 48-4;**
- **Chestnut Ridge Terrace Project PA 48-4;**
- **Tate Terrace Project PA 48-5;**
- **McGregor Manor Project PA 48-6;**
- **Tall Pines Terrace Project PA 48-7;**
- **Green Valley Apartments Project PA 48-8; and**
- **Fieldcrest Project PA 48-10**

Having considered the implications of converting covered public housing units in those developments to tenant-based assistance, the Housing Authority of Indiana County has concluded that conversion of the covered units would be *inappropriate*, because:

- (1) Our review demonstrates that conversion of any of our current developments to tenant-based assistance will not be less expensive than continuing to manage the covered units as public housing;
- (2) Our review indicates it is not clear that conversion will principally benefit both our residents and the Indiana County community; and,
- (3) Our review indicates it is also not clear that conversion would not adversely affect the availability of affordable housing in the Indiana County community.

Kelly L. Hicks, Executive Director

Date

Attachment PA04g01 FY 2006 Agency Plan Housing Authority of Indiana County

Certification Regarding Section 8 Project-Based Assistance

**Housing Authority of Indiana County
Attachment PA048g01
FY 2006 Agency Plan**

**CERTIFICATION REGARDING
SECTION 8 PROJECT-BASED RENTAL ASSISTANCE**

The Housing Authority of Indiana County intends to utilize 56 housing choice vouchers for the provision of Section 8 project-based rental assistance during the coming year.

Such action is consistent with our Agency Plan for the following reasons:

- **There are an extremely limited number of rental units available within Indiana Borough and White Township that fall within the allowable Fair Market Rents. Provision of project-based assistance in these areas allows Section 8 participants greater housing choice in an area they would not normally be able to find housing, which in turn provides better utilization of our Section 8 Housing Choice Voucher Program.**
- **There are only nine (9) units of rental housing available in the entire West Wheatfield Township, therefore, the eight PBA units in that municipality insures the availability of adequate and affordable housing to low-income individuals in that rural area.**

HAIC participates in Section 8 PBA housing development through our non-profit affiliate. We also serve as management agent for these sites. Both functions coincide with Strategy #1 as included in our Agency Plan in that we are:

Pursuing housing resources other than public housing or Section 8 tenant-based assistance; and

Maintaining or augmenting our public/private partnerships that allow us to manage affordable housing throughout Indiana County.

Also, the project-basing of Section 8 rental assistance at these particular sites is consistent with the goals of deconcentrating poverty and expanding housing opportunities, especially in the case of the properties located in census tract 9608, which has the highest per capita income in the county.

Housing Authority of Indiana County FY 2006 Agency Plan

FY 2006 Capital Fund Program Annual Statement

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <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	0			
2	1406 Operations	50,062			
3	1408 Management Improvements	0			
4	1410 Administration	26,423			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	25,750			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	162,000			
11	1465.1 Dwelling Equipment— Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	264,235			

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <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
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	162,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 48-4 Chestnut Ridge Terrace	504 / UFAS Accessibility	1460	1	162,000				
PHA Wide	A/E Fees	1430		20,000				
PHA Wide	Environmental Review	1430		750				
PHA Wide	Advertising / Sundry	1430		5,000				
PHA Wide	Administration	1410		26,423				
PHA Wide	Operations	1406		50,062				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 48-4 504 / UFAS	12-31-07			06-30-09			
A/E Fees	12-31-07			06-30-09			
Environmental Review	03-31-07			12-31-07			
Advertising / Sundry	12-31-07			06-30-09			
Administration	12-31-07			06-30-08			
Operations	12-31-07			06-30-08			

**Housing Authority of Indiana County
FY 2006 Agency Plan**

**FY 2007 – FY 2010
Capital Fund Program
Five Year Action Plan**

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

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of Indiana County				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 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
PA 48-3 Saltsburg Heights			504 / UFAS Compliance		
PA 48-4 Black Lick Manor				504 / UFAS Compliance	
PA 48-5 Tate Terrace		504 / UFAS Compliance			HVAC Replacements
PHA Wide					504 / UFAS Compliance Non-Dwelling Space
PHA Wide		Operations	Operations	Operations	Operations
PHA Wide		Administration	Administration	Administration	Administration
PHA Wide		A/E Fees	A/E Fees	A/E Fees	A/E Fees
PHA Wide		Environmental Review	Environmental Review	Environmental Review	Environmental Review
PHA Wide		Advertising / Sundry	Advertising / Sundry	Advertising / Sundry	Advertising / Sundry
CFP Funds Listed for 5-year planning		\$264,235	\$264,235	\$264,235	\$264,235
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 48-5 Tate Terrace	504 / UFAS Compliance	\$162,000	PA 48-3 Saltsburg Heights	504 / UFAS Compliance	\$162,000
Annual	PHA Wide	Operations	\$50,062	PHA Wide	Operations	\$50,062
Statement	PHA Wide	Administration	\$26,423	PHA Wide	Administration	\$26,423
	PHA Wide	A/E Fees	\$20,000	PHA Wide	A/E Fees	\$20,000
	PHA Wide	Environmental Review	\$750	PHA Wide	Environmental Review	\$750
	PHA Wide	Advertising / Sundry	\$5,000	PHA Wide	Advertising / Sundry	\$5,000
	Total CFP Estimated Cost		\$264,235			\$264,235

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

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2009			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2010			
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Estimated Cost
PA 48-4 Black Lick Manor	504 / UFAS Compliance	\$162,000	PA 48-5 Tate Terrace	HVAC Replacements	\$60,000	
PHA Wide	Operations	\$50,062	PHA Wide	504 / UFAS Compliance Non-Dwelling Space (i.e. parking areas, sidewalks, laundry facilities, tot lots, community rooms)	\$102,000	
PHA Wide	Administration	\$26,423	PHA Wide	Operations	\$50,062	
PHA Wide	A/E Fees	\$20,000	PHA Wide	Administration	\$26,423	
PHA Wide	Environmental Review	\$750	PHA Wide	A/E Fees	\$20,000	
PHA Wide	Advertising / Sundry	\$5,000	PHA Wide	Environmental Review	\$750	
			PHA Wide	Advertising / Sundry	\$5,000	
Total CFP Estimated Cost		\$264,235			\$264,235	

Housing Authority of Indiana County FY 2006 Agency Plan

FY 2004 Capital Fund Program Performance & Evaluation Report PA28P04850104

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04850104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	81,900	53,374	53,374	20,000
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	32,388	31,363	31,363	31,363
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	23,500	21,513	21,513	21,513
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	4,340	4,340	4,340
10	1460 Dwelling Structures	170,000	186,056	186,056	186,056
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	17,000	16,990	16,990	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04850104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	324,788	313,636	313,636	263,272
22	Amount of line 21 Related to LBP Activities	0	0	0	
23	Amount of line 21 Related to Section 504 compliance	70,000	77,226	77,226	77,226
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 Measures	100,000	113,170	100,485	100,485

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

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04850104 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	
PA 48-4 Chestnut Ridge Terrace	HVAC Replacements (including central air)	1460	25	100,000	113,170	113,170	113,170	100%
PA 48-4 Black Lick Manor	504 / UFAS Accessibility Conversion of Units	1460	2	70,000	72,886	72,886	72,886	100%
PHA Wide	Purchase / Trade-In Maintenance Vehicle	1475	1	17,000	16,990	16,990	0	0%
PHA Wide	A/E Fees	1430		19,000	16,200	16,200	16,200	100%
PHA Wide	Environmental Review	1430		2,000	410	410	410	100%
PHA Wide	Advertising / Sundry	1430		2,500	4,903	4,903	4,903	100%
PHA Wide	Administration	1410		32,388	31,363	31,363	31,363	100%
PHA Wide	Operations	1406		81,900	53,374	53,374	20,000	37%
PA 48-4 Black Lick Manor	Concrete & Paving For Handicapped Accessibility	1450	1	0	4,340	4,340	4,340	100%
					313,636	313,636	263,272	84%

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority Of Indiana County			Grant Type and Number Capital Fund Program No: PA28P04850104 Replacement Housing Factor No:				Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 48-4 HVAC	12-31-05		12-31-05	06-30-07	12-31-05	12-31-05	
PA 48-4 504 / UFAS	12-31-05		12-31-05	06-30-07	12-31-05	12-31-05	
Maintenance Vehicle	12-31-05		12-31-05	06-30-06	03-30-06		
A/E Fees	12-31-05		12-31-05	06-30-07	12-31-05	12-31-05	
Environmental Review	03-31-05		03-31-05	06-30-05		06-30-05	
Advertising / Sundry	12-31-05	09-30-05	09-30-05	06-30-07	09-30-05	09-30-05	
Administration	12-31-05	09-30-05	09-30-05	06-30-06	09-30-05	09-30-05	
Operations	12-31-05		12-31-05	06-30-07	12-31-05		

Housing Authority of Indiana County FY 2006 Agency Plan

FY 2005 Capital Fund Program Performance & Evaluation Report PA28P04850105

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-05 <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	0	0	0	
2	1406 Operations	87,273	82,212	0	
3	1408 Management Improvements	0	8,000	0	
4	1410 Administration	31,363	26,423	0	
5	1411 Audit	0	0	0	
6	1415 Liquidated Damages	0	0	0	
7	1430 Fees and Costs	25,000	30,600	15,000	
8	1440 Site Acquisition	0	0	0	
9	1450 Site Improvement	35,000	0	0	
10	1460 Dwelling Structures	135,000	117,000	0	
11	1465.1 Dwelling Equipment— Nonexpendable	0	0	0	
12	1470 Nondwelling Structures	0	0	0	
13	1475 Nondwelling Equipment	0	0	0	
14	1485 Demolition	0	0	0	
15	1490 Replacement Reserve	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	
17	1495.1 Relocation Costs	0	0	0	
18	1499 Development Activities	0	0	0	
19	1501 Collateralization or Debt Service	0	0	0	
20	1502 Contingency	0	0	0	
21	Amount of Annual Grant: (sum of lines 2 –	313,636	264,235	15,000	

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

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	20)				
22	Amount of line 21 Related to LBP Activities	0	0	0	
23	Amount of line 21 Related to Section 504 compliance	90,000	75,000	0	
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	
26	Amount of line 21 Related to Energy Conservation Measures	60,000	42,000	0	

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program Grant No: PA28P04850105 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	
PA 48-1 Conemaugh Terrace	504 / UFAS Accessibility Conversion of Units	1460	2	75,000	0			
PA 48-6 McGregor Manor	504/UFAS Accessibility Conversion of Units	1460	2	0	75,000			
PA 48-3 Saltsburg Heights	Window Replacements: (Hemlock Way, Point St., Salt St.) Patio Doors: (Hemlock Way, Point St.) Force Account Labor to Install Patio Doors (Hemlock Way, Point St.)	1460	25 units	60,000	42,000			
PA 48-4 Black Lick Manor; PA 48-6 McGregor Manor; PA 48-7 Tall Pines Terrace	Concrete Repair & Replacement (ramps, curb cuts, front stoops, etc. to increase handicapped accessibility & site visitability)	1450	3 sites / 65 units	35,000	0			
PHA Wide	Energy Audit	1408	1	0	8,000			
PHA Wide	A/E Fees	1430		20,000	25,000	15,000		

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Indiana County		Grant Type and Number Capital Fund Program Grant No: PA28P04850105 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	
PHA Wide	Environmental Review	1430		2,000	600			
PHA Wide	Advertising / Sundry	1430		3,000	5,000			
PHA Wide	Administration	1410		31,363	26,423			
PHA Wide	Operations	1406		87,273	82,212			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of Indiana County			Grant Type and Number Capital Fund Program No: PA28P04850105 Replacement Housing Factor No:			Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 48-1 504 / UFAS	12-31-06	--		06-30-08	--		Work Item Deleted for FY 2005
PA 48-6 504/UFAS	--	12-31-06		--	06-30-08		Work Item Transferred From Year 3 of 5-Year Plan
PA 48-3 Window Replacements, Patio Doors Force Account Labor	12-31-06			06-30-08			
PA 48-4; PA 48-6; PA 48-7 Concrete & Paving	12-31-06	--		06-30-08	--		Work Item Deleted (Will Accomplish Through Operations as Funds Permit)
Energy Audit	--	12-31-06		--	06-30-08		Work Item Added
A/E Fees	12-31-06			06-30-08			
Environmental Review	03-31-06			12-31-06			
Advertising / Sundry	12-31-06			06-30-08			
Administration	12-31-06			06-30-07			
Operations	12-31-06			06-30-07			