

**READING HOUSING AUTHORITY**  
**PA009**

**5-YEAR PLAN FOR FISCAL YEARS BEGINNING  
APRIL 1, 2010 THROUGH MARCH 31, 2015**

**ANNUAL PLAN FOR FISCAL YEAR BEGINNING  
APRIL 1, 2010**

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<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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	<b>PHA Information</b> PHA Name: <u>Reading Housing Authority</u> PHA Code: <u>PA009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1603</u> Number of HCV units: <u>604</u>				
<b>6.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan (Fiscal Year – 2010-2015) <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1: NA				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years:  ATTACHMENT 5.1				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Attachment 5.2				
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: 1. Assistance animal section of the ACOP has been revised and completely rewritten. 2. Procedure for Public Housing and Housing Choice Voucher participants to access public housing files has been added to the ACOP & Section 8 Administrative Plan. 3. Selection plan for the public housing waiting list has been simplified to provide two offers of a unit for all applicants. 4. Residency preference for applicants who live or work are currently enrolled in educational, training or upward mobility programs in the City of Reading has been revised to include the additional clause “and not receiving public housing assistance from the Reading Housing Authority.”  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  Reading Housing Authority William W. Willis Center for Administration 400 Hancock Boulevard Reading, PA 19611-1802				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>  <u>Homeownership</u>  RHA currently operates a 5(h) Homeownership Program. Originally 50 units were rehabbed and made into public housing. To date, 45 of those units have been sold.  A maximum of 30 vouchers has been identified by RHA for homeownership in the Housing Choice Voucher program.  <u>Project-Based Voucher</u>  RHA plans to project-base 12 vouchers for a mixed income development being constructed in a redevelopment area that the City of Reading is revitalizing.				

8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  Attachment 9.0

9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  Attachment 9.1
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  Attachment 10 (a)  (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  Attachment 10 (b)

11.0	<b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.  (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

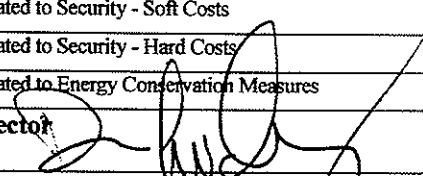
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name: Reading Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	\$0				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$485,904				
3	1408 Management Improvements	\$382,665				
4	1410 Administration (may not exceed 10% of line 21)	\$242,952				
5	1411 Audit	\$0				
6	1415 Liquidated Damages	\$0				
7	1430 Fees and Costs	\$40,000				
8	1440 Site Acquisition	\$0				
9	1450 Site Improvement	\$250,000				
10	1460 Dwelling Structures	\$953,001				
11	1465.1 Dwelling Equipment—Nonexpendable	\$0				
12	1470 Non-dwelling Structures	\$				
13	1475 Non-dwelling Equipment	\$75,000				
14	1485 Demolition	\$0				
15	1492 Moving to Work Demonstration	\$0				
16	1495.1 Relocation Costs	\$0				
17	1499 Development Activities <sup>4</sup>	\$0				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Reading Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>						
<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$0				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,429,522				
21	Amount of line 20 Related to LBP Activities	\$0				
22	Amount of line 20 Related to Section 504 Activities	\$121,476				
23	Amount of line 20 Related to Security - Soft Costs	\$0				
24	Amount of line 20 Related to Security - Hard Costs	\$25,000				
25	Amount of line 20 Related to Energy Conservation Measures	\$0				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
		12/30/09				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Reading Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
RHA Wide	Funds to supporting operating budget	1406		\$485,904				
RHA Wide	Police services, Youth services, Summer Camp programs, wellness services for seniors, computer software, staff training & support	1408		\$382,665				
RHA Wide	Salaries and benefits for Capital Fund Staff	1410		\$242,952				
RHA Wide	Cost for design of Capital Fund Projects	1430		\$40,000				
AMP 10, 11, 20, 30	New fences and gates at locations within four developments	1450	1,400 ft.	\$65,000				
AMP 10, 11, 20	New concrete work (sidewalks & porches) at the three family developments	1450	5,500 sq. ft.	\$50,000				
RHA Wide	New benches & tables for developments	1450	10 ea.	\$10,000				
AMP 20, 30	Outdoor lighting upgrade	1450		\$125,000				
RHA Wide	Conversion to 504/UFAS Family Units	1460	5	\$121,476				
AMP 10	New vinyl floors in residential units	1460		\$150,000				
AMP 11	Installation of new screen doors	1460	148	\$118,400				
AMP 10	Upgrade & repair building exteriors	1460	5	\$563,125				
AMP 30	Computer hardware	1475		\$25,000				
AMP 10, 11, 20 & 30	Security Equipment	1475		\$25,000				
AMP 10, 11, 20 & 30	Maintenance equipment and vchicles	1475		\$25,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: Reading Housing Authority				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
RHA Wide	09/30/2012		09/30/2013		
RHA Wide	09/30/2012		09/30/2013		
RHA Wide	09/30/2012		09/30/2013		
RHA Wide	09/30/2012		09/30/2013		
AMP 10, 11, 20, & 30	09/30/2012		09/30/2013		
AMP 10, 11 & 20	09/30/2012		09/30/2013		
RHA Wide	09/30/2012		09/30/2013		
AMP 20 & 30	09/30/2012		09/30/2013		
RHA Wide	09/30/2012		09/30/2013		
AMP 10	09/30/2012		09/30/2013		
AMP 11	09/30/2012		09/30/2013		
AMP 10	09/30/2012		09/30/2013		
AMP 30	09/30/2012		09/30/2013		
AMP 10, 11, 20 & 30	09/30/2012		09/30/2013		
AMP 10, 11, 20 & 30	09/30/2012		09/30/2013		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary						
PHA Name: Reading Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no:2 ) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$485,904.00	\$484,411.00			
3	1408 Management Improvements	\$382,665.00	\$350,000.00			
4	1410 Administration (may not exceed 10% of line 21)	\$93,177.00	\$242,205.00			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$40,000.00	\$27,443.00			
8	1440 Site Acquisition					
9	1450 Site Improvement	\$125,000.00	\$0			
10	1460 Dwelling Structures	\$964,252.00	\$895,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	\$263,524.00	\$423,000.00			
13	1475 Non-dwelling Equipment	\$75,000.00	\$0			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

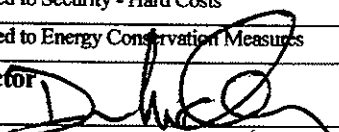
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> Reading Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00950109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2009</b> <b>FFY of Grant Approval:</b>	
<b>Type 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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,429,522.00	\$2,422,059.00			
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$300,000.00	\$300,000.00			
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> 		<b>Date</b> 12/30/09		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Reading Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P00950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
RHA Wide	Money used to support operating budget.	1406		\$485,904	\$484,411			
RHA Wide	Police contract for two full time officers to patrol our developments.	1408		\$120,000				
AMP 10 & 20	Olivets Boys & Girls contract to serve our youth in the family developments.	1408		\$93,500				
AMP 10 & 20	YMCA contract to provide summer camps for our youth in the two family developments.	1408		\$47,019				
AMP 30	Wellness program for our senior and disabled high rises residents to assist in daily living.	1408		\$54,450				
AMP 30	Cleaning program to assist our senior and disabled high rise residents in daily living.	1408		\$16,500				
RHA Wide	Provide software and training to staff.	1408		\$51,196	\$18,541			
RHA Wide	Salaries and benefits for staff working on Capital Fund projects.	1410		\$93,177	\$242,205			
RHA Wide	Money for costs incurred in designing of Capital Fund projects.	1430		\$40,000	\$27,433			
RHA Wide	Fences, benches and concrete work	1450		\$125,000	\$0			
AMP 20	Construction of fully accessible 2 or 3 bedroom family units.	1460	2 or 3	\$121,476	\$300,000			
AMP 10	Renovations and upgrade on exteriors of dwelling units.	1460	5	\$842,776	\$595,000			
AMP 10 & 20	Renovations nd upgrade of two office buildings that service our family developments.	1470	2	\$263,524	\$423,000			
RHA Wide	Computer hardware and security equip.	1475		\$75,000	\$0			




<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					<b>Federal FFY of Grant: 2009</b>
PHA Name: Reading Housing Authority					
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
RHA Wide	9/18/2011		9/18/2012		
RHA Wide	9/18/2011		9/18/2012		
AMP 10 & 20	9/18/2011		9/18/2012		
AMP 30	9/18/2011		9/18/2012		
AMP 30	9/18/2011		9/18/2012		
RHA Wide	9/18/2011		9/18/2012		
RHA Wide	9/18/2011		9/18/2012		
RHA Wide	9/18/2011		9/18/2012		
AMP 20	9/18/2011		9/18/2012		
AMP 10	9/18/2011		9/18/2012		
AMP 10 & 20	9/18/2011		9/18/2012		

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<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

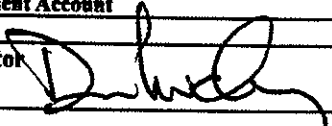
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: <b>Reading Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: PA26P00950108 Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				FFY of Grant: 2008 FFY of Grant Approval: _____	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4 ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$485,904.00		\$485,904.00	\$485,904.00
3	1408 Management Improvements	\$365,650.00	\$350,000.00	\$55,120.00	\$55,120.00
4	1410 Administration (may not exceed 10% of line 21)	\$88,700.00	\$242,952.00	\$242,952.00	\$242,952.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$75,000.00	\$169,974.03	\$94,974.03	\$94,974.03
8	1440 Site Acquisition				
9	1450 Site Improvement	\$164,288.00	\$50,000.00	\$39,486.04	\$39,486.04
10	1460 Dwelling Structures	\$1,150,000.00	\$1,105,691.97	\$10,164.79	\$10,164.79
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$100,000.00	\$25,000.00	\$13,327.31	\$13,327.31
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$2,429,522.00	\$2,429,522.00	\$941,928.00	\$941,928.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Reading Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P00950108 Date of CFFP: _____		Replacement Housing Factor Grant No: _____	
				<b>FFY of Grant:</b> 2008	
				<b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:3 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2008				<input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
Signature of Executive Director 		Date	Signature of Public Housing Director		Date
		12/30/09			

Part II: Supporting Pages								
PHA Name: Reading Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00950108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
RHA Wide	Funds to support Operating Budget	1406		\$485,904.00		\$485,904.00	\$485,904.00	Complete
RHA Wide	Police, Olivets, YMCA, Wellness	1408		\$365,650.00	\$350,000.00	\$55,120.00	\$55,120.00	Ongoing
RHA Wide	Salaries and benefits for CF work	1410		\$88,700.00	\$242,952.00	\$242,952.00	\$242,952.00	Complete
RHA Wide	Costs for CF project designs	1430		\$75,000.00	\$169,974.03	\$94,974.03	\$94,974.03	50%
AMP 20	New fences and gates	1450	3,750 FT	\$164,268.00	\$50,000.00	\$39,486.04	\$39,486.04	80%
AMP 30	New electric panels in units	1460	572	\$750,000.00	\$955,691.97	\$10,164.79	\$10,164.79	
AMP 10	New siding and soffit	1460	16 Bldgs.	\$250,000.00	\$0			
AMP 30	New emergency generators	1460	2	\$150,000.00				
AMP 11	Conversion to UFAS units	1460	1	\$121,476.00	\$0			
AMP 11	Maintenance equipment	1475		\$100,000.00	\$25,000.00	\$13,327.31	\$13,327.31	50%

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
<b>PHA Name:</b> Reading Housing Authority					<b>Federal FFY of Grant:</b> 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
RHA Wide	06/13/10	12/31/08	06/13/12	12/31/08	
RHA Wide	06/13/10	9/30/09	06/13/12	9/30/09	
RHA Wide	06/13/10		06/13/12		
RHA Wide	06/13/10		06/13/12		
AMP 20	06/13/10		06/13/12		
AMP 30	06/13/10		06/13/12		
AMP 10	06/13/10		06/13/12		
AMP 30	06/13/10		06/13/12		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Reading Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 11	06/13/10		06/13/12		
AMP 11	06/13/10		06/13/12		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

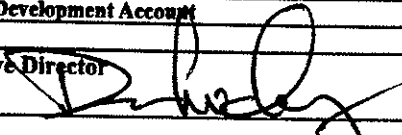
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary					
PHA Name: <b>Reading Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: PA26P00950107      Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2007
					FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$484,968.00		\$484,968.00	\$484,968.00
3	1408 Management Improvements	\$275,000.00	\$250,000.00	\$234,924.71	\$234,924.71
4	1410 Administration (may not exceed 10% of line 21)	\$88,700.00	\$242,484.00	\$242,484.00	\$242,484.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$75,000.00	\$51,242.00	\$9,851.99	\$9,851.99
8	1440 Site Acquisition				
9	1450 Site Improvement	\$225,000.00	\$62,348.00	\$27,049.50	\$27,049.50
10	1460 Dwelling Structures	\$1,096,172.00	\$979,890.00	\$979,908.00	\$979,908.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$100,000.00	\$278,908.00	\$278,908.00	\$198,000.77
13	1475 Non-dwelling Equipment	\$80,000.00	\$75,000.00	\$18,697.33	\$18,697.33
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$2,424,840.00	\$2,424,840.00	\$1,997,883.53	\$1,997,883.53
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>				
PHA Name:		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____
				FFY of Grant: _____ FFY of Grant Approval: _____
Type of Grant				
<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 <sup>1</sup>
		Original	Revised <sup>2</sup>	Obligated      Expended
Signature of Executive Director 		Date	Signature of Public Housing Director	
		12/30/09	Date	



Part II: Supporting Pages								
PHA Name: Reading Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00950107 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
RHA Wide	Money to support operating budget	1406		\$484,968.00		\$484,968.00	\$484,968.00	Complete
RHA Wide	Police, Olivets, YMCA, Wellness	1408		\$275,000.00	\$250,000.00	\$234,924.71	\$234,924.71	Contracts going
RHA Wide	Salaries and benefits for CF work	1410		\$88,700.00	\$242,484.00	\$242,484.00	\$242,484.00	On going
RHA Wide	Costs for CF project designs	1430		\$75,000.00	\$51,242.00	\$9,851.99	\$9,851.99	On going
PA-9-10	Construct new parking lot	1450		\$75,000.00	\$0			Rejected bid
PA-9-3	Concrete sidewalk and ramps	1450	2 units	\$25,000.00	\$27,049.50	\$27,049.50	\$27,049.50	Complete
PA-9-1,3	New fencing and gates	1450	739 FT	\$125,000.00	\$35,298.50			In design
PA-9-2	New kitchens	1460	97	\$510,000.00	\$605,000.00	\$605,000.00	\$605,000.00	Complete
PA-9-1	New roofs, siding & windows	1460	3 bldgs.	\$464,930.00	\$374,890.00	\$374,890.00	\$374,890.00	Complete
PA-9-3	Conversion to UFAS units	1460	1 unit	\$121,242.00	\$0			Moved to Plan

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Reading Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
RHA Wide	09/12/09	09/30/08	09/12/11	09/30/08	
RHA Wide	09/12/09		09/12/11		
RHA Wide	09/12/09		09/12/11		
RHA Wide	09/12/09		09/12/11		
PA-9-3	09/12/09		09/12/11		
PA-9-1,3	09/12/09		09/12/11		
PA-9-2	09/12/09	06/30/08	09/12/11	09/30/08	
PA-9-1	09/12/09	06/30/08	09/12/11	12/31/08	

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Reading Housing Authority					Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PA-9-3	09/12/09		09/12/11		
PA-9-1	09/12/09	06/30/08	09/12/11		
PA-9-1	09/12/09		09/12/11		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number: Reading Housing Authority		Reading, Berks County, PA			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	\$1,215,000	\$1,845,015	\$1,425,000	\$870,000
C.	Management Improvements		\$420,931	\$463,024	\$509,326	\$560,258
D.	PHA-Wide Non-dwelling Structures and Equipment		\$475,000	\$0	\$475,000	\$710,000
E.	Administration		\$250,000	\$275,000	\$300,000	\$325,000
F.	Other		\$75,000	\$75,000	\$100,000	\$125,000
G.	Operations		\$534,494	\$587,943	\$646,737	\$711,410
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$2,960,425	\$3,245,982	\$3,456,063	\$3,301,668



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2011	Work Statement for Year: <u>2011</u> FFY <u>2011</u>			Work Statement for Year: <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 10 – Upgrade & repair building exteriors	2 Buildings	\$225,000	AMP 10 – Upgrade & repair building exteriors	3 Buildings	\$300,000
	AMP 10 – New rear porches	150 units	\$300,000	AMP 11 – Restoration on building exteriors	102 Buildings	\$320,000
	AMP 20 – New vinyl floor tile	100 units	\$100,000	AMP 20 – New front and rear porches	250 units	\$350,000
	AMP 20 – Outdoor lighting at rear entrances to units	526 fixtures	\$100,000	AMP 30 – Exterior preservation at the five high rises	5 Buildings	\$450,000
	AMP 30 – Upgrade exterior lighting	25 fixtures	\$125,000	AMP 30 – New access controls for entrances	5 Buildings	\$300,000
	AMP 20 – New front and rear porches	250 units	\$350,000	AMP 20 – Conversion or construction of 504/UFAS Family units	2 units	\$125,000
	RHA Wide – New cameras and CCTV upgrades	7 Developments	\$200,000	Scattered Sites – 014 300 yards of carpet replacement		\$5,000
	AMP10 & 20 – New fencing	2 Developments	\$150,000	Scattered Sites – 015 300 yards of carpet replacement		\$5,000
	AMP 20 – Conversion or construction of 504/UFAS Family units	2 units	\$125,000	Scattered Sites – 017 300 yards of carpet replacement		\$5,000
	Scattered Sites -014 300 yards of carpet replacement		\$5,000			
	Scattered Sites -015 300 yards of carpet replacement		\$5,000			
	Scattered Sites – 017 300 yards of carpet replacement		\$5,000			





<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY	Work Statement for Year: <u>2013</u> FFY 2013			Work Statement for Year: <u>2014</u> FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 10 & 20 – New playground equipment	2 Playgrounds	\$50,000	AMP 10 – Upgrade underground electric		\$175,000
	AMP 10 – New boiler in each building	49 Buildings	\$175,000	AMP 10 – New electrical panels for buildings	6 Buildings	\$80,000
	AMP 11 – New curb cuts at all corners	7 Locations	\$50,000	AMP 30 – Exterior lighting upgrade	30 Fixtures	\$150,000
	AMP 20 – Renovate Boiler house into community space	1 Building	\$300,000	AP 11 – Upgrade Community Building	1 Building	\$300,000
	AMP 20 – New main doors & storm doors on 66 buildings	1,052 doors	1,000,000	AMP 20 – Install new Emergency Generator at Adm. Building	1 Emergency Generator	\$75,000
	AMP 30 – New fencing	1,500 Feet	\$75,000	AMP 20 – New curb cuts at all intersections	30 Locations	\$100,000
	AMP 30 – Upgrade fire panels and devices	5 Buildings	\$60,000	AMP 20 – Conversion or construction of 504/UFAS Family units	2 units	\$150,000
	AMP 30 – Install new trash compactor	1 Building	\$50,000	AMP 30 – New roofs at the five high rises	5 Buildings	\$450,000
	AMP 20 – Conversion or construction of 504/UFAS Family units	2 Units	\$125,000	AMP 30 – Install new riser valves	5 Buildings	\$175,000
	Scattered Sites – 015 300 yards of carpet replacement		\$5,000	Scattered Sites – 014 300 yards of carpet replacement		\$5,000
	Scattered Sites – 017 300 yards of carpet replacement		\$5,000	Scattered Sites – 015 300 yards of carpet replacement		\$5,000
	Scattered Sites – 014 300 yards of carpet replacement		\$5,000	Scattered Sites – 017 300 yards of carpet replacement		\$5,000



<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
		Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost

## ATTACHMENT 5.1

### **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:
- The mission of Reading Housing Authority is to promote adequate, affordable housing, economic opportunity in a suitable living environment for the families we serve, without discrimination in a professional, fiscally prudent manner; be a positive force in our community by working with others to assist families with appropriate supportive services; offer quality affordable housing options and opportunities; and build better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional service in partnership with the greater community.

ATTACHMENT 5.2

**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)

**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)**

**GOALS AND OBJECTIVES**

**MANAGEMENT ISSUES**

**Goals**

- Manage the Reading Housing Authority's existing Public Housing and Housing Choice Voucher program in an efficient and effective manner thereby qualifying as a standard or high performer under HUD's Public Housing Assessment System (PHAS) and Section Eight Management Assessment System (SEMAP).
- Manage the Reading Housing Authority (RHA) in a manner that results in full compliance with applicable statutes and regulations.

**Objectives**

- HUD shall continue to recognize the RHA as a standard or high performer for PHAS and SEMAP.
- RHA shall continue to make our public housing units more marketable to the community as evidenced by the HUD Resident Satisfaction Survey results for the RHA either equaling or exceeding the national averages.
- Reading Housing Authority shall sustain an occupancy rate of 97% for Public Housing and utilize a minimum of 98% of Housing Choice Voucher resources.
- Reading Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry by providing at least one (1) continuing education class in each area each year during the plan period.

**EXPANSION OF THE STOCK ISSUES**

**Goals**

- Assist our community to increase the availability of affordable, suitable housing for families as identified in the City of Reading's Consolidated Plan.

**Objectives**

- Reading Housing Authority shall construct one new housing community without public housing development funds by December 31, 2010.
- A non-profit or for profit organization will work in developing all of the above programs on behalf of the RHA. This non-profit or for profit will work with us on the acquisition, improvement and/or development of additional housing opportunities.
- Reading Housing Authority will look toward expanding its housing stock as funding permits.

## **MARKETABILITY ISSUES**

### **Goals**

- Enhance the marketability of the RHA public housing units.
- Make Public Housing and Housing Choice Vouchers the affordable housing of choice for the very low and low-income residents of our community.

### **Objectives**

- RHA shall achieve a level of customer satisfaction that gives the agency a high score in the annual HUD Resident Satisfaction Survey for Public Housing.
- RHA shall continue to achieve curb appeal for its Public Housing developments by improving it's landscaping, keeping its grass cut, making the properties litter-free and completing one (1) major project in the plan year.
- RHA shall become a more customer-oriented organization by providing at least one (1) continuing education session directed toward customer service.

## **SECURITY ISSUES**

### **Goals**

- Provide a safe and secure environment in the RHA Public Housing developments.
- Improve resident and community perception of safety and security in the RHA Public Housing developments as measured by a high score in the annual HUD Resident Satisfaction Survey.

### **Objectives**

- RHA shall continue to enhance the security and reduce crime in the Public Housing developments through the innovative use of security cameras, fencing, landscaping, resident patrols and use of Community Police Officers.

## **VIOLENCE AGAINST WOMEN ACT (VAWA)**

### **Goal**

- RHA will strive to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

### **Objectives**

- RHA shall ensure that such victims have meaningful access to the criminal justice system without jeopardizing their housing assistance.

- RHA shall build collaborations among victim service providers to provide appropriate services, interventions and training to address the needs of such victims.
- RHA shall respond appropriately to such victims, while maintaining a safe environment for all housing residents.

## **TENANT-BASED HOUSING ISSUES**

### **Goals**

- Manage the RHA Housing Choice Voucher tenant-based program in an efficient and effective manner thereby qualifying as a standard or high performer under SEMAP.
- Expand the range and quality of housing choices available to participants in the RHA tenant-based assistance program.

### **Objectives**

- RHA shall encourage participants from its tenant-based program to become homeowners during the plan period by using the Housing Choice Voucher.
- RHA shall sustain a utilization rate of 98% in its tenant-based program during the plan year.
- Reading Housing Authority shall hold or participate in at least one (1) landlord information program each year during the plan period to provide information on the Housing Choice Voucher program to attract new landlords to participate in its program.

## **MAINTENANCE ISSUES**

### **Goals**

- Maintain RHA real estate in a decent, safe and sanitary condition.
- Deliver timely and high quality maintenance service to the residents of RHA.

### **Objectives**

- RHA shall review and revise, as needed, its current preventative maintenance plan.
- RHA shall continue to respond to routine maintenance work orders at an average rate of less than 30 days.

## **EQUAL OPPORTUNITY ISSUES**

### **Goals**

- RHA shall use the tenant-based (HCV) program to expand housing opportunities beyond areas of traditional low-income and minority concentration.
- Operate the RHA in compliance with all Equal Opportunity laws and regulations.

## **Objectives**

- RHA shall expand the choices available to the tenant-based (HCV) program participants by attracting landlords from all sections of the City to participate in the program.
- RHA shall adhere to the Section 3 regulations.

## **FISCAL RESPONSIBILITY ISSUES**

### **Goals**

- Ensure full compliance with all applicable standards and regulations including those set by the Government Accounting Standards Board (GASB).
- Reduce dependency on federal funding.

### **Objectives**

- RHA shall maintain sufficient financial resources and manage those financial resources in such a way as to support the provision of housing that is decent, safe, sanitary and in good repair.
- RHA will sustain a passing score in the Public Housing Assessment System (PHAS) Financial Condition Scoring process.

## **PUBLIC IMAGE ISSUES**

### **Goals**

- Enhance the image of Public Housing and Housing Choice Vouchers in our community.

### **Objectives**

- RHA leadership shall speak to at least two (2) civic, religious, or fraternal groups each year to explain RHA programs.
- RHA shall ensure that there are at least two (2) positive stories each year in the local media about the housing authority or one of its residents during the plan year.

## **SUPPORTIVE SERVICE ISSUES**

### **Goals**

- Improve access of public housing residents to services that support economic opportunity and quality of life.
- Improve economic opportunity (self-sufficiency) for the families and individuals who participate in our programs.

## **Objectives**

- RHA will implement new partnerships or programs during the plan period in order to enhance the services RHA provides to residents.
- Apply to at least one (1) appropriate alternate source of funding during the plan period for the expansion of our social service programs.

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

### **Management Issues**

- A. RHA has been recognized as a high or standard performer for the annual Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) during each year of the 5-Year Plan.**
- B. Resident satisfaction has improved each year as documented by the annual HUD survey.**
- C. Occupancy rate of 98.3% in Public Housing was achieved for the fiscal year ended March 31, 2008.**
- D. Utilization rate for HCV is maintained at an average over 98% for the period.**
- E. RHA continues to promote customer-friendly service and fiscally prudent leadership through continued training.**

### **Expansion of The Stock Issues**

- A. RHA continues to work towards increasing the homeownership of our residents through our homeownership program.**
- B. RHA is working on a new housing community without public housing funds.**

### **Marketability Issues**

- A. Each year RHA has achieved a higher score in the annual HUD resident satisfaction survey.**
- B. Curb appeal has improved by landscaping and development identification signs and constant modification of the trash collection methods and cleanup of litter as well as lease enforcement for the maintenance of yards and sidewalks.**
- C. RHA continues to provide continuing education in the area of customer service.**

### **Security Issues**

- A. RHA has enhanced security and reduced crime by adding and strategically placing security camera and maintaining two full-time Community Police officers.**
- B. Fencing to parking areas and selected resident neighborhoods as added to the security of resident vehicles and personal property.**

### **Tenant-Based Housing Issues**

- A. Continuing the Homeownership Program for Public Housing units and implemented the Housing Choice Voucher (HCV) Homeownership Program.**
- B. RHA was awarded a Shelter plus Care grant for 24 Housing Choice Vouchers.**
- C. RHA continues to attract new landlords to the HCV program by holding annual landlord information sessions separately or jointly with Berks County Housing Authority.**

### **Maintenance Issues**

- A. RHA continually monitors and meets the objective of performing preventive maintenance at all our developments. This is especially true when new systems are installed and have different maintenance requirements. In all cases, RHA will ensure that all of our developments are maintained at as high a level as possible. However, the continued decrease in the level of funding may erode the level of preventive maintenance.**
- B. RHA uses available funding to make our developments as appealing to both our residents and the public as funding levels permit. This is an ongoing objective as we continually look for ways to ensure that our developments are no different than the private market.**
- C. RHA has been successful in meeting the objective of completing non-emergency work orders in less than 30 days. The RHA reported an actual completion rate of 3.7 days for the PHAS report for the fiscal year ended 3/31/2007.**

### **Equal Opportunity Issues**

- A. RHA continues to attract new landlords to the HCV program by holding annual landlord information sessions separately or jointly with Berks County Housing Authority.**
- B. RHA adheres to Section 3 regulations by informing contractors of their obligation and notifying residents when needs arise. Contractors have hired residents during modernization work and in some cases retained them as permanent employees after the work was done. RHA has hired residents who have been recommended by contractors.**

### **Fiscal Responsibility Issues**

- A. RHA has maintained a high or standard performer score in the financial component of the PHAS evaluation each year of the 5-Year Plan while complying with all accepted accounting practices.**

### **Public Image Issues**

- A. RHA participates in the annual fall Senior Expo; presentations to the Senior Independent Living Group at the Bethany Children’s Home, Alvernia College Social Welfare Policy Class, and “Be Wise” Human Services Professionals to provide overview of housing programs and policies.**
- B. Positive stories appear in the local media each year.**

**Supportive Services**

- A. Partnered with Berks Visiting Nurses to provide Wellness Clinics for health and welfare services and Advantage Homecare for housekeeping services for the elderly and disabled residents in public housing.**
- B. RHA was awarded a Tenant-Based Rental Assistance Shelter plus Care grant for 24 Housing Choice Vouchers.**



## ATTACHMENT 9.0

### **Housing Needs of Families in the Jurisdiction/s Served by the PHA**

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

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5405	4	3	4	4	4	4
Income >30% but <=50% of AMI	3230	3	3	3	2	4	3
Income >50% but <80% of AMI	3158	2	3	2	2	4	2
Elderly	2432	3	3	3	4	1	2
Families with Disabilities	3646	3	4	3	4	3	2
White	1860	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	4809	N/A	N/A	N/A	N/A	N/A	N/A
Black	1374	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis?

Consolidated Plan of the Jurisdiction: 2009-2014

## ATTACHMENT 9.1

### Strategy for Addressing Needs

#### (1) Strategies

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

- disabilities
- Other: (list below)

**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)

## **ATTACHMENT 10.0 (a)**

### **Progress in Meeting Mission and Goals in the 2009-2014 Five Year Plan**

#### **Increase in Availability of Decent, Safe, and Affordable Housing**

- The annualized occupancy rate for Public Housing (PH) is at a very high 99.1% for the first quarter ended June 2009. The annualized utilization rate for Housing Choice Vouchers (HCV) (formerly known as Section 8) was at 97% for the same period.
- Customer satisfaction was at an all-time high in the last survey conducted by HUD in 2006.
- The HCV department is administering 190 vouchers for families who have moved to Reading and brought their voucher from other jurisdictions. By administering these vouchers instead of absorbing them, RHA is able to utilize its own vouchers to serve more families in Reading.
- RHA continues an aggressive Capital Fund program to modernize all PH developments. RHA is set to replace 575 complete kitchens at the high rise buildings and be one of the first to utilize the Federal Economic Stimulus package.
- The PH Homeownership program will soon conclude as 46 of the 50 homes have been sold. The HCV Homeownership program continues to attract interest. Currently 3 vouchers are being used to purchase homes.

#### **Improve Community Quality of Life and Economic Vitality**

- Crime Prevention Through Environmental Design (CPTED) has been an ongoing endeavor by RHA since 2001. Additional ornamental fencing has recently been installed in Glenside and Oakbrook to control movement throughout the communities. Secondary access doors in Kennedy Towers have been secured by magnetic locks.
- Community Policing by 2 Reading Police officers dedicated to RHA contributes to the low crime rate of the PH developments. RHA chose to continue this effort through operating budget after drug elimination grants disappeared.

#### **Promote Self-sufficiency and Asset Development of Families and Individuals**

- RHA applied for additional funding from the Health and Human Services Administration on Aging to expand services for seniors in Oakbrook and Glenside Homes.
- RHA applied for funding to convert existing space formerly used for a central heating plant into community space in Oakbrook Homes.
- RHA implemented a community gardening program at Kennedy Towers.
- RHA continues to assist with social service needs of residents by using Resident Service staff as liaisons to community social service agencies.

### **Ensure Equal Opportunity in Housing for All Americans**

- RHA will construct 5 new dwelling units of PH for persons with disabilities. These units will be fully accessible and meet all 504 standards.
- RHA undertakes affirmative measures to ensure equal access to programs for persons with Limited English Proficiency (LEP) through staff translators and translated printed material and auditory disabilities through written and oral translation and the use of American Sign Language.
- RHA has completed staff training on Fair Housing regulations.
- RHA undertakes affirmative measures to ensure that the needs for reasonable accommodations are satisfied.

### **Management Issues**

- PH and HCV programs are recognized as standard or high performers. RHA scored a 96% - High Performer – for the Section 8 Management Assessment Program (SEMAP) for fiscal year end (FYE) March 31, 2009.
- Occupancy and utilization rates are at all-time highs for both PH and HCV programs.

### **Expansion of Stock**

- RHA will construct 5 new dwelling units of PH for persons with disabilities. These units will be fully accessible and meet all 504 standards.

### **Marketability Issues**

- RHA continues to improve curb appeal through attention to grounds, maintenance of buildings, modernization of building design.
- Quality of life is improved by strict lease enforcement.

### **Security Issues**

- The occurrence of crime is lower in the areas of PH than in many other parts of the City of Reading. RHA retained 2 community police officers after drug elimination funding disappeared.

### **Violence Against Women Act (VAWA)**

- RHA staff undertakes affirmative measures by having staff serve on a county-wide task force to address the incidence of domestic violence in the City of Reading and County of Berks.

### **Tenant Based Housing Issues**

- RHA attained a utilization rate of 99.5% in the HCV program for FYE 3/31/2009.
- RHA administers portable vouchers from other jurisdictions to allow vouchers assigned to Reading to be used by current residents of the city.
- RHA conducted a mass mailing to all HCV participants to encourage them to use their vouchers to become homeowners.

### **Maintenance Issues**

- Through the efficient use of the Capital Fund, Energy Efficiency program and the electronic work order system, RHA maintains PH properties in an excellent condition during a time of reduced operating subsidies.

### **Equal Opportunity Issues**

- RHA is working with Our City Reading to construct 59 new condominiums of which 12 will be project-based vouchers for lower income residents.
- RHA will conduct a joint presentation with Berks County Housing Authority to encourage landlords from all parts of the city and county to participate in the HCV program. RHA and BCHA have collaborated several times in the past on such endeavors.

### **Fiscal Responsibility Issues**

- The latest (FYE 3/31/2008) score for the Financial component for Public Housing Assessment System (PHAS) was 87% which is a standard performer. This score indicates that there are adequate funds to operate the PH program. PHAS scoring will change in the future to indicate the financial viability of each Asset Management Project (AMP). RHA has five AMP's.

**Glenside  
Hensler  
Oakbrook  
High Rise Buildings  
Scattered Sites**

### **Public Image Issues**

- RHA has had 2 positive stories in the Reading Eagle newspaper. One regarding the Oakbrook Wellness Center and the other for the Kennedy Towers Community Garden.

### **Supportive Service Issues**

- **RHA has established a new relationship with the Nurse-Family Partnership organization.**



## ATTACHMENT 10.0 (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 or
  - b. Significant Amendment or Modification to the Annual Plan
- **A “Substantial Deviation” or “Significant Amendment” represents more than 40% change in the Capital Fund, or is not a result of a HUD funding shortfall or is not a HUD mandated regulation change. If one or more of these criteria is met, it will be considered a “Substantial deviation” or “Significant Amendment” and will require the same process for submitting the Agency Plan with the public hearing, RAB, etc.**
  - **However, RHA will not be required to perform the Agency Plan process for the following reasons.**
    - A. The changes to the Capital Fund are less than 40% of the total amount of funding for that year.**
    - B. HUD required programmatic changers or funding shortfalls.**
    - C. Judicial decrees.**
    - D. Congress makes changes to the regulations.**

**RHA will adopt all changes at a public meeting and submit the changes to the RAB for inclusion in the following years Annual Plan.**

**Prior to or following the adoption of the changes, RHA will submit these changes to HUD in accordance with 24 CFR 903.21 (2). HUD will then review the requested changes or modification to determine if they are in accordance with 24 CFR 903.23 (a).**

**HUD will approve such requests if found to be consistent with the following criteria:**

- A. The changes or modifications to the Agency Plan has sufficient information to show it meets with the RHA definitions.**
- B. The changes or modifications to the Agency Plan are consistent with the information and data available to HUD.**

**C. The changes or modifications to the Agency Plan are consistent with the Consolidated Plan.**

<b>PHA Certifications of Compliance with PHA Plans and Related Regulations</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011</b>
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 4/01/10 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

READING HOUSING AUTHORITY

PHA Name

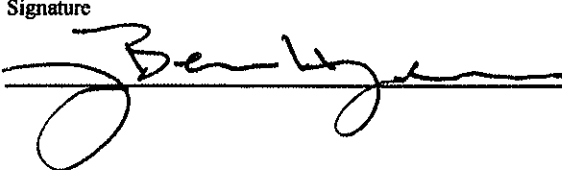
PA009

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

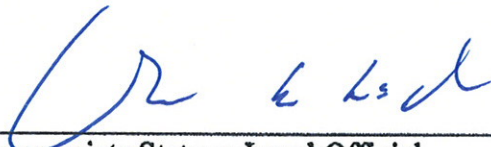
Annual PHA Plan for Fiscal Year 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  MARY BETH HENNIGAN	Title  CHAIRWOMAN
Signature 	Date  12/08/09

**Certification by State of Local Official of PHA Plans Consistency with  
The Consolidated Plan**

I, Thomas McMahon the Mayor, City of Reading, Pennsylvania, certify that the Annual PHA Plan for Fiscal Year 2010 of the Reading Housing Authority is consistent with the Consolidated Plan of the City of Reading, Pennsylvania, prepared pursuant to 24 CFR Part 91.



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Signed/Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Reading Housing Authority

Program/Activity Receiving Federal Grant Funding

## ANNUAL PLAN FOR FISCAL YEAR 2010

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Glenside Homes/Hensler Homes, 1301 Schuylkill Ave., Reading, PA 19601

Oakbrook Homes, 1001 Scott Street, Reading, PA 19611

Franklin Tower, 120 South 6th Street, Reading, PA 19602

Kennedy Towers, 300 South 4th Street, Reading, PA 19602

Rhodes Apartments, 815 Franklin Street, Reading, PA 19602

Eisenhower Apartments, 835 Franklin Street, Reading, PA 19602

Hubert Apartments, 125 North 10th Street, Reading, PA 19601

Scattered Sites

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Danile F. Luekey

Title

Executive Director

Signature

X 

Date

12/17/09

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

READING HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

LOW-RENT HOUSING

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

DANIEL F. LUCKEY

Title

EXECUTIVE DIRECTOR

Signature

Date (mm/dd/yyyy)

12/17/09

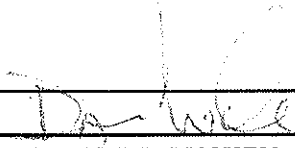
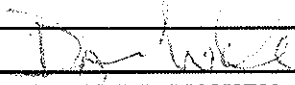
# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> NA a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  NA  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  NA	<b>7. Federal Program Name/Description:</b>  NA CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>  NA	<b>9. Award Amount, if known:</b>  \$ NA	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  READING HOUSING AUTHORITY 400 HANCOCK BOULEVARD READING, PA 19611-1802	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: DANIEL F. LUCKEY Title: EXECUTIVE DIRECTOR Telephone No.: (610) 775-4813      Date: 12/17/09	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



**2010 AGENCY PLAN**  
**TENANTS COMMENTS AND SUGGESTIONS**

**RESIDENT ADVISORY BOARD MEETING 5/28/09**

Residents concerned about the charge for locking themselves out of their apartments.

RHA doesn't charge during normal working hours but does recover employee overtime expenses by charging the tenant. RHA has always suggested that tenants provide relatives, friend or neighbors with a spare key.

Sidewalk and bench repairs at Rhodes Apartments.

Sidewalk (concrete) repairs are an ongoing maintenance item. The company providing the composite lumber for the benches went out of business...RHA is looking for a new supplier.

Fill holes in Oakbrook baseball field.

Maintenance will repair.

**RESIDENT ADVISORY BOARD MEETING 6/25/09**

Use of community rooms for family gatherings.

A committee made up of Resident Council Members will develop a plan for Community Room use.

Expand parking lots at Rhodes and Eisenhower.

This item is in the Capital Fund 5-year plan but is not a priority.

**RESIDENT ADVISORY BOARD MEETING 7/30/09**

Screens installed at balcony doors for Hubert Apartments.

This item will be completed through the Operating Budget.

Wireless internet installed in Community Rooms.

RHA refused because of liability and cost issues

**2010 AGENCY PLAN**  
**TENANTS COMMENTS AND SUGGESTIONS**

Install water fountain, air conditioning or fans and a bathroom at the playground

**RESIDENT ADVISORY BOARD MEETING 8/27/2009**

**Glenside and Hensler Homes**

Sidewalks need fixing in Glenside and Hensler

This item will be completed through the operating budget as funds are available

No Parking/No Bicycles or Scooters signs

RHA will discuss with community police officers for appropriate signage

Educate residents on water conservation

Resident training is part of the Energy Savings Program

Tables for Hensler Community Room

This item will be completed through the operating budget or capital fund as funds are available.

**Oakbrook Homes**

Install curb cuts at all corners

This item is in the 5-year capital fund plan

Numbered apartment lamps at back porch

This item is in the 5-year capital fund plan

New doors or paint old doors, door frames and outside rails on front steps

This item is in the 5-year capital fund plan

Install vinyl flooring on living room floors in second floor apartments

This item is not currently being considered

Paint apartments where people have lived for many years

This item will be completed through operating budget as funds are available

Paint parking spaces in the street

Streets belong to the city -- residents should petition the city

Redesign front porches for safety during inclement weather

**2010 AGENCY PLAN**  
**TENANTS COMMENTS AND SUGGESTIONS**

This item is in the 5-year capital fund plan

This item is not currently being considered

**Rhodes Apartments**

Replace washers/dryers with energy efficient double load or large capacity units and add one additional washer and dryer

This item is not currently being considered – cost prohibitive

Enhance and upgrade security cameras to improve security of the building both inside and out

This item is not currently being considered – cost prohibitive

Provide police and emergency medical responders with the same access to the building as fire fighters

RHA will review with police and emergency medical responders

Provide standard monthly maintenance of the elevators with upgrades to ensure proper function and an action plan for medical emergencies

RHA has an on-going monthly maintenance contract with Kone and will meet with the fire marshal and emergency medical responders to develop an action plan