

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

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# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2000

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

PHA Plan  
Agency Identification

PHA Name: The Housing Authority of the  
City of Allentown, Pennsylvania

**PHA Number:** PA 004

**PHA Fiscal Year Beginning: (07/2000)**

**Public Access to Information**

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction (select the PHA choice below). The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

- The PHA's mission is: (state mission here)  
The Allentown Housing Authorities mission is to assist the community by providing equal opportunity for housing in decent, safe, and sanitary conditions for the elderly, families, and persons with disabilities within the prescribed federal economic guidelines. In conjunction with this mission will be an effort to promote economic self-sufficiency and an improved community quality of life.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in HUD Circular PHAs may select any of these goals and objectives as their own, or identify their own 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

- PHA 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: Continue the process of monitoring reports of all departments involved in vacancies, so as to investigate, implement, and improve efficiency strategies.
  - 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): Strive to maintain the current status of high performer as designated by HUD.
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction: Continued emphasis on staff availability and responsibility to effectively respond to the expectations and issues of the clientele.

- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: Continue the current annual assessment of property conditions to be addressed in the Capital Fund Program.
- 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)

- 1) Continue efforts to reduce illegal drug activities through The Public Housing Drug Elimination Program by providing funding for Boys and Girls Club activities, and Neighborhood Police Programs in conjunction with the City of Allentown.
- 2) Continued support services for existing tenant council organizations.
- 3) Provide social service referrals as needed.

**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)**

Provide training to the staff and commissioners as new components of the Quality Housing and Work Responsibility Act of 1998 are implemented.

**Annual PHA Plan**  
**PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

**High Performing PHA**

**Small Agency (<250 Public Housing Units)**

**Administering Section 8 Only**

**Troubled Agency Plan**

**Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

The fiscal year 2000 Annual Public Housing Agency Plan completed by the Allentown Housing Authority is in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. (QHWRA)

This Annual Plan gives participants in housing programs, and the general public ready access to the policies, rules, and operational procedures of the Allentown Housing Authorities programs and services, and thereby provides a framework for providing more efficient customer service.

In conjunction with the basic Mission Statement, the Allentown Housing Authority will pursue the following goals during fiscal year 2000:

- . Continued participation in the Public Housing Drug Elimination Program;
- . Continued improvement of the public housing stock through the Capital Fund Program;
- . Continued involvement and support of resident tenant councils and the Resident Advisory Board comprised of Conventional Housing and Section 8 participants;
  
- . Train staff and commissioners regarding new opportunities the QHRA Act of 1998, allows to provide better service to residents and the community.

In conclusion, the Allentown Housing Authority looks to the past with the pride of accomplishment, and to a future of hope and opportunity as this organization strives to meet the communities housing needs.

Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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**Attachments**

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

- Admissions Policy for Deconcentration (PA004a01)
- FY 2000 Capital Fund Program Annual Statement (PA004b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan (PA004c01)
- Public Housing Drug Elimination Program (PHDEP) Plan (PA004d01)
- Comments of Resident Advisory Board or Boards (must be attached if not

\_\_\_\_\_ included in PHA Plan text)  
 \_\_\_\_\_ Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

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



Applicable & On Display	Supporting Document	Applicable Plan Component
	18. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership

Applicable & On Display	Supporting Document	Applicable Plan Component
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Family Type	Overall	Affordability	Supply	Quality	Affordability	Size	Location
Income <= 30% of AMI	6169	4	3	3	3	4	3
Income >30% but <=50% of AMI	5679	3	3	3	3	4	3
Income >50% but <80% of AMI	9310	3	3	3	3	4	3
Elderly	4474	2	2	2	2	2	2
Families with Disabilities							
Caucasian	34901	3	3	3	3	3	3
African Amer.	2128	3	3	3	3	3	3

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
American	5107	3	3	3	3	3	3
Am. Indian, Asian & Other	426	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s  
 Indicate year: 7/1/95 - 6/30/00
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
 Indicate year: \_\_\_\_\_
- Other housing market study  
 Indicate year: \_\_\_\_\_
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1145		
Extremely low income <=30% AMI	875	76.4	
Very low income (>30% but <=50%)			

AMI)	270	23.6	
Low income (>50% but <80% AMI)			
Families with children	812	70.9	
Elderly families	75	6.6	
Families with Disabilities	258	22.5	
Caucasian	1019	89.0	
African American	117	10.2	
Asian and Other	9	0.8	

Characteristics by Bedroom Size (Public Housing Only)			
1BR+0	367	32.1	52
2 BR	414	36.2	53
3 BR	285	24.9	40
4 BR	62	5.3	12
5 BR	17	1.5	-
5+ BR	0		

Is the waiting list closed (select one)? X No Yes  
 If yes:  
 How long has it been closed (# of months)?  
 Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes  
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)  
 Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	#of families	% of total families	Annual Turnover
Waiting list total	1168		
Extremely low income<=30% AMI	849	67.7	
Very low income (>30% but<=50% AMI)	267	23.9	
Low income (>50% but<80% AMI)	52	8.4	
Families with children	677	58.0	
Elderly families	201	17.2	
Families with Disabilities	290	24.8	
Caucasian	1006	86.1	
African American	156	13.4	
American Indian	6	0.5	
Asian & Other			
Characteristics by Bedroom Size (Public Housing Only)			
1BR +0	594	50.9	104
2BR	411	35.2	94
3BR	141	12.1	65
4BR	19	1.6	20
5BR	3	0.2	7
5+BR	-	-	-

	#of families	% of total families	Annual Turnover
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

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

#### (1) Strategies

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

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available**

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

**B. 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)

**Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	2,755,160	
b) Public Housing Capital Fund	3,271,840	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,587,660	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Moderate Rehab Program	175,470	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	<b>3,863,340</b>	<b>Housing Operations</b>

Sources	Planned \$	Planned Uses
4. Other income (list below)	487,820	Housing Operations
Gen. Fund Interest 307,010		
Other* 180,810		
4. Non-federal sources (list below)		
Total resources	14,141,290	

\*Legal Fees, Maintenance charges to tenants, late fees, etc.

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

[24 CFR Part 903.7 9 (c)]

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

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

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

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

\_\_\_ When families are within a certain number of being offered a unit: (state number)

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

X Other: (describe) Upon Initial Application

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

X Criminal or Drug-related activity

X Rental history

X Housekeeping

X Other (describe) Credit Check

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

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

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

**(2)Waiting List Organization**

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

- Community-wide list**
- Sub-jurisdictional lists**
- Site-based waiting lists**
- Other (describe)**

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

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

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

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

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

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

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

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

**(3) Assignment**

**a. How many vacant unit choices are applicants ordinarily given before they fall to**

the bottom of or are removed from the waiting list? (select one)

- One  
 Two  
 Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing

**Owner, Inaccessibility, Property Disposition)**

- Victims of domestic violence**
- Substandard housing**
- Homelessness**
- High rent burden (rent is > 50 percent of income)**

**Other preferences: (select below)**

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

**Spouse or Child Abuse and Referral From Social Service Agency**  
**Adult Graduates/Participants in Job Training Program**

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

**1 Date and Time**

**Former Federal preferences:**

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

**Other preferences (select all that apply)**

- 1 Working families and those unable to work because of age or disability**
- Veterans and veterans' families**

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
  - Spouse or child abuse and referral from Social Service Agency
  - Adult Graduates/Participants in Job Training Program

**4. Relationship of preferences to income targeting requirements:**

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

**(5) Occupancy**

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

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

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

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

**NOTICE PIH 99-51**

"PHAs should not provide responses to Section 6. Deconcentration and Income Mixing in the PHA Plan. If a PHA does respond to these questions, HUD will disregard these responses."

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

**Not applicable: results of analysis did not indicate a need for such efforts**

**List (any applicable) developments below:**

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**  
**a. What is the extent of screening conducted by the PHA? (select all that apply)**

**Criminal or drug-related activity only to the extent required by law or regulation**

**Criminal and drug-related activity, more extensively than required by law or regulation**

**More general screening than criminal and drug-related activity (list factors below)**

**Other (list below)**

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

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

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

**e. Indicate what kinds of information you share with prospective landlords? (select all that apply)**

**Criminal or drug-related activity**

**Other (describe below)**

**Previous Landlords name and address**

**Current Landlords name and address**

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

**a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**

**None**

**Federal public housing**



- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

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

If yes, state circumstances below:

Up to 120 days if necessary

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)  
Spouse or child abuse and referral from Social Service Agency

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

1 Date and Time

**Former Federal preferences**

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

**Other preferences (select all that apply)**

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

Spouse or child abuse and referral from Social Service Agency

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

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

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

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

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

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

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

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

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

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

- Through published notices  
 Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

## A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

#### **a. Use of discretionary policies: (select one)**

**The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))**

---or---

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

#### **b. Minimum Rent**

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

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

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

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

###### **a. Rents set at less than 30% than adjusted income**

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
  - If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
  - If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

**e. Ceiling rents**

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)

- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

**f. Rent re-determinations:**

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

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

**(2) Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

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

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

**(2) Minimum Rent**

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

- \$0

X \$1-\$25  
 \_\_\_\_\_ \$26-\$50

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

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

(select one) Describe the PHA's management structure and organization.

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

**B. HUD Programs Under PHA Management**

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

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



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**C. Management and Maintenance Policies**

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

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

**(2) Section 8 Management: (list below)**

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

**If yes, list additions to federal requirements below:**

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

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

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

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

**If yes, list additions to federal requirements below:**

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

- \_\_\_\_\_ PHA main administrative office
- \_\_\_\_\_ Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

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

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

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

**Select one:**

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

**-or-**

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

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

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

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

**b. If yes to question a, select one:**

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

**-or-**

\_\_\_\_\_ **The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)**

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

**2. Activity Description**

Yes  No: **Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)**

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

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

**1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each**

development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

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

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

**1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as**

covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

**2. Activity Description**

Yes  No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
<b>1a. Development name:</b> <b>1b. Development (project) number:</b>
<b>2. What is the status of the required assessment?</b> <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
<b>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>
<b>4. Status of Conversion Plan (select the statement that best describes the current status)</b> <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent

<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

**1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)**

**2. Activity Description**

Yes  No: **Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)**

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
<b>1a. Development name:</b> <b>1b. Development (project) number:</b>
<b>2. Federal Program authority:</b> <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
<b>3. Application status: (select one)</b> <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</b>
<b>5. Number of units affected:</b> <b>6. Coverage of action: (select one)</b> <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

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

#### b. PHA-established eligibility criteria

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



If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component.

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

**1. Cooperative agreements:**

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

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

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

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

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

**(1) General**

**a. Self-Sufficiency Policies**

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

- Public housing rent determination policies**
- Public housing admissions policies**
- Section 8 admissions policies**
- Preference in admission to section 8 for certain public housing families**

Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

Preference/eligibility for public housing homeownership option participation

Preference/eligibility for section 8 homeownership option participation

Other policies (list below)

**b. Economic and Social self-sufficiency programs**

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

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

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

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

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

**C. Welfare Benefit Reductions**

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

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**  
**13. PHA Safety and Crime Prevention Measures**  
 [24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs need for measures to ensure the safety of public housing residents PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments**
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments**
- Residents fearful for their safety and/or the safety of their children**
- Observed lower-level crime, vandalism and/or graffiti**
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime**
- Other (describe below)**

**2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).**

- Safety and security survey of residents**
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority**
- Analysis of cost trends over time for repair of vandalism and removal of graffiti**
- Resident reports**
- PHA employee reports**
- Police reports**
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs**
- Other (describe below)**

**3. Which developments are most affected? (list below)**

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

**1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)**

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities**
- Crime Prevention Through Environmental Design**
- Activities targeted to at-risk youth, adults, or seniors**
- Volunteer Resident Patrol/Block Watchers Program**
- Other (describe below)**

**2. Which developments are most affected? (list below)**

**C. Coordination between PHA and the police**

**1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)**

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan**
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents**
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services**
- Other activities (list below)**

**2. Which developments are most affected? (list below)**

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

**14. RESERVED FOR PET POLICY**

**15. Civil Rights Certifications**  
**[24 CFR Part 903.7 9 (o)]**

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

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

1.  Yes       No: Did the PHA receive any comments on the PHA Plan from the

Resident Advisory Board/s?

**2. If yes, the comments are: (if comments were received, the PHA MUST select one)**

Attached at Attachment (File name)

X Provided below:

1. Suggested improvements be considered to bath and kitchen exhaust systems at the Towers East High Rise.
2. Suggested that proposed playground improvements at Hanover Acres be reconsidered to prevent potential loitering problems.
3. The RAB members opposed pending rule changes to allow pets in family developments. They cited safety and cleanliness issues.

3. In what manner did the PHA address those comments? (select all that apply)  
Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

X List changes below:

Amended the Capital Fund work items to reflect  
tenant suggestions.

Other: (list below)

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

1. Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes X No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

**b. Eligible candidates: (select one)**

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

**c. Eligible voters: (select all that apply)**

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

**C. Statement of Consistency with the Consolidated Plan**

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

**1. Consolidated Plan jurisdiction: (provide name here)**

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

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

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

**19. Definition of "Substantial Deviation" and "Significant Amendment or Modification" (903.7<r>)**

**Substantial deviation or significant amendment or modification shall be considered**



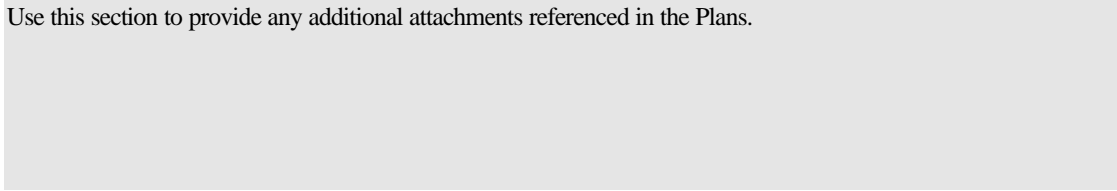
**a discretionary change to the Annual plan and policies of the Allentown Housing Authority that have met the full public process and Resident Advisory Board requirements. This discretionary change would alter the fundamental nature of the agency mission, goals, objectives, or plans and thereby require approval by the Board of Commissioners.**

**The implementation of a HUD regulatory requirement shall not be considered to be a significant amendment.**

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

## Attachments

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



**PHA Plan**  
**Component 7**  
**Table Library**  
Capital Fund Program Annual Statement  
Parts I, II, and III

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

<u>Line No.</u>	<u>Summary by Development Account</u>	<u>Total Estimated</u>
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

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

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

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**Annual Statement**

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

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

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

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

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

## **Optional Public Housing Asset Management Table**

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

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



## DECONCENTRATION POLICY

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

The Allentown Housing Authority will affirmatively market our housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

## DECONCENTRATION INCENTIVES

The Allentown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

HA Name ALLENTOWN HOUSING AUTHORITY		Capital Funds Fiscal Year 2000		Fiscal Year for Approval 2000	
_X_ Orig Annual Statement		___ Reserve for Disasters/Emergencies		___ Rev. Annual Statement/Rev. Number	
		___ Performance and		___ Eval. Report for Program Yr Ending 1999	
Line #		Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration	150,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	300,043			
10	1460 Dwelling Structures	2,431,300			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	15,500			
13	1475 Nondwelling Equipment	250,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency(may not exceed 8% of line 19)				
19	Amount of Annual Grant(Sum of lines 2-18)	3,271,843			
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PA4-1 Hanover Acres	<u>Site Improvements</u>							02-29-00
	1. Repair grading	1450	LS	\$ 25,000				
	2. Remove brush/trees at fence line	1450	LS	6,000				
	3. Install hose bibs in boiler room	1450	36	5,400				
	<u>Dwelling Structures</u>							
	1. Washer/dryer/vent hook-up	1460	322	80,500				
	2. Replace vanity tops	1460	322	94,800				
	3. Separate washer drain lines	1460	LS	60,000				
	<u>Non-Dwelling Structures</u>							
	1. HART Office upgrade AC system	1470	EA	12,000				
2. HART Office install smoke det/security system	1470	EA	3,500					
	<u>TOTAL</u>			287,200				
PA4-2 Riverview Terrace	<u>Site Improvements</u>							
	1. Additional security lighting	1450	LS	12,000				
	2. Install hose bibs in boiler room	1450	10	1,500				
	<u>Dwelling Structures</u>							
	1. Replace lavatory sinks	1460	99	28,200				
	2. Replace kitchen cabinet drawer/door faces	1460	99	49,500				
	<u>TOTAL</u>			\$ 91,200				
PA4-3 Gross Towers	<u>Site Improvements</u>							
	<u>Non-Dwelling Equipment</u>							
	1. Change pneumatic heat controls to electronic	1475	LS	15,000				
	2. Install power trash room doors (504)	1475	7	35,000				
	<u>TOTAL</u>			\$ 50,000				
PA4-4 Cumberland Gardens	<u>Dwelling Structures</u>							
	1. Replace lavy tops/faucets	1460	200	65,000				
	2. Replace toilets, bath floor, flanges	1460	200	85,000				
	<u>TOTAL</u>			150,000				
PA4-5E 700 Building	<u>Site Improvements</u>							
	1. Overhaul landscaping	1450	LS	10,000				
	2. Rebuild/repave driveway areas	1450	LS	80,000				
	<u>Dwelling Structures</u>							
	1. Replace residential unit shut off valves	1460	129	29,000				
	2. Replace closet doors	1460	129	60,000				
	3. Replace 1st fl. ttw ac/heat	1460	LS	40,000				
	4. Install sprinkler system	1460	LS	350,000				

	5. Replace Comm. Rm. Ceiling	1460	LS	5,000				
	6. Replace tenant use area furniture	1460	LS	13,000				
	<u>Non-Dwelling Equipment</u>							
	1. Replace emergency generator	1475	LS	35,000				
	<u>TOTAL</u>			\$ 622,000				

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PA4-5F Little Lehigh	<u>Site Improvements</u> 1. Replace wash poles 2. Repave top parking lot	1450 1450	76DU LS	\$ 50,000 9,000				02-29-00
	<u>Dwelling Structures</u> 1. New attic access doors 2. Replace rear doors 3. Change locksets on doors 4. Replace living room lights & 5 bdrm laundry room 5. New heat register grilles	1460 1460 1460 1460 1460	66DU 42DU 76DU 76DU 76DU	30,400 15,200 14,700 9,500 24,700				
	<u>Non-Dwelling Equipment</u> 1. Replace boilers K & G buildings	1475	LS	60,000				
	<u>TOTAL</u>			\$ 213,500				
PA4-7 Towers East	<u>Dwelling Structure</u> 1. Replace lavatory sinks & lights 2. Install power trash room doors/504 3. Install sprinkler system 4. Upgrade fire alarm system 5. Replace tenant use area furniture	1460 1460 1460 1460 1460	129DU 13 LS LS LS	51,600 40,000 350,000 135,000 9,000				
	<u>Non-Dwelling Equipment</u> 1. Replace emergency generator	1475	LS	35,000				
	<u>TOTAL</u>			\$ 620,600				
PA4-8 Walnut Manor	<u>Dwelling Structures</u> 1. Refurbish roof 2. Replace ttw/ac/heat in craft room 3. Replace ttw/ac/heat in billiard room 4. Install fire hoses/cabinets/indicator lights	1460 1460 1460 1460	LS EA EA 16	\$ 35,000 3,000 3,000 22,000				



PA4-011 Scattered Sites	<b>Dwelling Structures</b>							
	1. All - Closet doors	1460	14 DU	\$ 10,000				
	2. All - Replace stoves	1460	14 DU	5,000				
	<b>TOTAL</b>			<b>\$ 15,000</b>				
PA4-012 Scattered Sites	<b>Site Improvements</b>							
	1. Remove brush/trees at fenceline 4/M	1450	LS	2,000				
	<b>Dwelling Structures</b>							
	1. All - Replace stoves	1460	38 DU	15,000				
	2. All - Replace kitchen & bath floors	1460	38 DU	28,000				
	3. Albert & Wyoming St. Replace unit carpet	1460	16 DU	20,000				
	4. Godfrey & Page St. Replace unit carpet	1460	16 DU	20,000				
	5. 4th & Market St. Replace unit carpet	1468	10 DU	10,143				
	<b>TOTAL</b>			<b>\$ 95,143</b>				
	PA4-014 Scattered Sites	<b>Dwelling Structures</b>						
1. All - Replace refrigerators		1460	52DU	20,000				
2. All - Replace closet doors		1460	52DU	85,000				
3. All - Replace stoves		1460	52DU	18,000				
4. 729 Greenleaf St. Replace furnace		1460	1 DU	4,000				
	<b>TOTAL</b>			<b>\$ 127,000</b>				
PA4-016 Scattered Sites	<b>Dwelling Structures</b>							
	1. All - Replace closet doors	1460	15DU	\$ 45,000				
	2. Interconnected smoke detectors	1460	2	8,750				
	3. 456 Jordan St. Replace furnace	1460	1DU	4,500				
	4. 228 Liberty St. Replace kitchen cabinets/countertops	1460	1DU	5,000				
	Replace floors	1460	1DU	4,000				
	<b>TOTAL</b>			<b>\$ 67,250</b>				
	<b>TOTAL</b>			<b>\$2,996,843</b>				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

PA004b01.

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA WIDE	Operations	1406		\$ 0				
	Administrative	1410		150,000				
	A & E Fees	1430		125,000				
	<u>TOTAL</u>			\$ 2,996,843				
	<b>GRAND TOTAL FOR ALL OF Capital Funds FFY 2000</b>			<b>\$ 3,271,843</b>				
	<b>MEMO - 1410 - Administration percentage of Salary &amp; Benefits:</b>							
	Executive Director 10							
	Dep. Exec. Dir. 5							
	Comptroller 10							
	Purchasing Agent 5							
Accountant 5								
Accountant Asst. 5								
Building Const. Coord. 100								
Building Const. Insp. 100								
Clerk Typist I 100								
Executive Secretary 5								
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**2 To be completed for the Performance and Evaluation Report**



**Annual Statement/Performance and Evaluation Report  
PART III: IMPLEMENTATION SCHEDULE  
Capital Funds FFY 2000**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
Capital Funds FFY 2000**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PA4-1	03/02			09/03			
PA4-2	03/02			09/03			
PA4-3	03/02			09/03			
PA4-4	03/02			09/03			
PA4-5E	03/02			09/03			
PA4-5F	03/02			09/03			
PA4-7	03/02			09/03			
PA7-8	03/02			09/03			
PA4-9	03/02			09/03			
PA4-WIDE	03/02			09/03			
PA4-11	03/02			09/03			
PA4-12	03/02			09/03			
PA4-14	03/02			09/03			
PA4-16	03/02			09/03			

1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

HA Name: The Housing Authority of the City of Allentown PA		Locality: (City/County & State) Allentown/Lehigh County/PA		x Original Capital Funds FFY 2000	Revision No. ____
A. Development Number/Name	Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year 2 FFY: <u>2001</u>	Work Statement for Year 3 FFY: <u>2002</u>	Work Statement for Year 4 FFY: <u>2003</u>	Work Statement fo Year 5 FFY: <u>2004</u>
PA4-1 Hanover Acres	See Annual Statement	\$ 598,850	\$ 534,928	\$ 165,000	\$ 750,000
PA4-2 Riverview Terrace		158,500	138,000	- 0 -	50,000
PA4-3 Gross Towers		82,200	82,800	147,000	147,143
PA4-4 Cumberland Gardens		465,000	782,000	1,449,300	- 0 -
PA4-5E 700 Building		419,750	68,500	36,000	81,000
PA4-5F Little Lehigh		113,980	165,400	45,000	225,000
PA4-6 Community Building		- 0 -	- 0 -	- 0 -	14,400
PA4-7 Towers East		147,600	72,350	125,500	31,200
PA4-8 Walnut Manor		440,000	50,000	74,000	96,170
PA4-9 Central Park		187,625	- 0 -	61,000	66,200
PA4-011 Scattered Sites		- 0 -	- 0 -	37,600	32,000
PA4-012 Scattered Sites		42,000	- 0 -	49,500	60,000
PA4-014 Scattered Sites		- 0 -	100,000	63,000	172,000
PA4-016 Scattered Sites		- 0 -	- 0 -	39,000	46,500
B. Physical Improvements Subtotal			\$2,655,505	\$1,993,978	\$ 2,291,900
C. Management Improvements					
D. HA-Wide Nondwelling Structures and Equipment		112,500	531,500	1,245,500	375,000
E. Administration		150,000	150,000	150,000	150,000
F. Other		125,000	125,000	125,000	125,000
G. Operations		- 0 -	- 0 -	- 0 -	- 0 -

HA Name: The Housing Authority of the City of Allentown PA		Locality: (City/County & State) Allentown/Lehigh County/PA		x Original Capital Funds FFY 2000	Revision No. ____
A. Development Number/Name	Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year 2 FFY: <u>2001</u>	Work Statement for Year 3 FFY: <u>2002</u>	Work Statement for Year 4 FFY: <u>2003</u>	Work Statement fo Year 5 FFY: <u>2004</u>
H. Demolition		- 0 -	- 0 -	- 0 -	- 0 -
I. Replacement Reserve		- 0 -	- 0 -	- 0 -	- 0 -
J. MOD Used for Development					
K. Total CGP Funds		3,271,843	3,271,843	3,271,843	3,271,843
L. Total Non-CGP Funds					
M. Grand Total					
Signature of Executive Director & Date:			Signature of Public Housing Director/Office of Native American Programs Administrator & Date		

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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	<u>PA 4-1 HANOVER ACRES</u>			<u>PA 4-1 HANOVER ACRES</u>		
	1. Weatherize, insulate building	LS	\$ 8,000	1. Refurbish ballfield (infield)	LS	\$ 7,500
	2. Fence in ball field	LS	20,000	2. Add parking lot (24-2500 rows)	LS	30,000
	3. Remove Aquastats, install thermostats	322 DU	32,200	3. Replace stairs	259 DU	65,553
	4. Replace kitchen countertop	322 DU	161,000	4. Create storage area in coal bins	36	45,000
	5. Replace entrance door/frames	322 DU	377,650	5. Change interior window trim	322 DU	169,000
	<u>TOTAL</u>		\$ 598,850	6. Add porch roofs front/rear doors	322 DU	217,875
				<u>TOTAL</u>		\$ 534,928
	<u>PA 4-2 RIVERVIEW TERRACE</u>			<u>PA 4-2 RIVERVIEW TERRACE</u>		
	1. Repair concrete sidewalks	LS	\$ 20,000	1. Paint retaining walls	10	\$ 25,000
	2. Remove playground equipment (600 Row)	LS	1,500	2. Replace boilers (200,400,600,800 rows)	4	50,000
	3. Replace entrance doors/frames	99 DU	117,000	3. Parking lot 200 row	LS	15,000
	4. Replace interior doors	99 DU	20,000	4. Parking lot/retaining wall 800 row	LS	48,000
	<u>TOTAL</u>		\$ 158,500	<u>TOTAL</u>		\$ 138,000
	<u>PA 4-3 GROSS TOWERS</u>			<u>PA4-3 GROSS TOWERS</u>		
1. Replace trash compactor	LS	\$ 14,000	1. Emergency outlets in hallways	14	\$ 2,400	
2. Replace ttw/ac/heat in office area	12	35,200	2. Add dampers to AC	LS	2,400	
3. Repair water seepage/leaks in front office	LS	25,000	3. Add automatic lateral file (office)	LS	50,000	
4. Air curtain (heat)	LS	8,000	4. Replace heat shutoff valves (boiler room)	14	28,000	
<u>TOTAL</u>		\$ 82,200	<u>TOTAL</u>		\$ 82,800	
<u>PA 4-4 CUMBERLAND GARDENS</u>			<u>PA 4-4 CUMBERLAND GARDENS</u>			
1. Replace interior doors/frames	200 DU	\$ 270,000	1. Add storm drains	LS	\$ 150,000	
			2. Repair erosion areas at 532-3 E Cumberland	LS	35,000	
			3. Enlarge dumpster pads	LS	15,000	

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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
	2. Replace exterior doors (front/rear/furnace) <u>TOTAL</u>	200 DU	195,000 \$ 465,000	4. Quarter round molding (1st floor) 5. Replace wood retaining wall (E. Long St) 6. Replace kitchen cabinets/countertops 7. Trim/caulk windows 8. Replace refrigerators <u>TOTAL</u>	200 DU LS 200 DU 200 DU 200 DU	40,000 112,000 300,000 50,000 80,000 \$ 782,000

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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	<u>PA 4-5E 700 BUILDING</u> 1. Replace roof LS \$ 65,000 2. Replace first floor ceiling LS 12,500 3. Entry door air curtain (heat) 2 16,000 4. New entry portico LS 20,000 5. Replace dumpster removal door LS 4,000 6. Add ceiling lights/kitchen/bath 129 DU 32,250 7. Replace kitchen cabinets/countertops 129 DU 225,000 8. Replace kitchen/bath VCT 129 DU 45,000 <u>TOTAL</u> \$ 419,750  <u>4-5F LITTLE LEHIGH</u> 1. Separate vents for 2 bdrm units 24 DU \$ 30,000 2. Replace bathroom sinks 76 DU 22,500 3. Replace toilets 76 DU 32,500 4. Repair drywall LS 22,980 5. Replace concrete steps LS 6,000 <u>TOTAL</u> \$ 113,980  <u>PA 4-7 TOWERS EAST</u> 1. Entry door air curtain (heat) LS \$ 8,000			<u>PA4-5E 700 BUILDING</u> 1. Add game room storage bins LS \$ 2,000 2. Add heat to bathrooms 129 DU 32,250 3. Restroom near laundry LS 25,000 4. Add emergency pull cords in second bedroom 4 1,000 5. Install emergency outlets in hallways 20 3,250 6. Emergency pull cords in trash & laundry room LS 5,000 <u>TOTAL</u> \$ 68,500  <u>PA4-5F LITTLE LEHIGH</u> 1. Add landscaping LS \$ 40,000 2. Add tot lot LS 18,500 3. Add parking lot LS 25,000 4. Refinish stairs 76 DU 60,000 5. Install unit door bells 76 DU 11,400 6. Install parking lot speed bumps LS 2,000 7. Install playground pads LS 8,500 <u>TOTAL</u> \$ 165,400  <u>PA4-7 TOWERS EAST</u> 1. Install emergency outlets in hallways 26 \$ 4,350		

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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
	2. Replace kitchen/bath floors	129 DU	85,000	2. Replace domestic water booster pumps	LS	35,000
	3. Add bathroom heat	129 DU	25,600	3. Replace heat distribution pumps	LS	33,000
	4. Replace trash compactor	LS	14,000	<u>TOTAL</u>		\$ 72,350
	5. Replace corridor ceiling (common areas)	LS	15,000	<u>PA4-8 WALNUT MANOR</u>		
	<u>TOTAL</u>		\$ 147,600	1. Upgrade thermostatic control	150 DU	\$ 45,000
	<u>PA 4-8 WALNUT MANOR</u>			2. Install emergency outlets in hallways	16	3,000
	1. Replace trash compactor	LS	\$ 15,000	3. Emergency pull cords for trash/laundry rooms	LS	2,000
	2. Replace kitchen cabinets/countertops	142 DU	225,000	<u>TOTAL</u>		\$ 50,000
	3. Replace carpet in units	150 DU	200,000			
	<u>TOTAL</u>		\$ 440,000			
SEE ANNUAL STATEMENT	<u>PA 4-9 CENTRAL PARK</u>			<u>PA4-9 CENTRAL PARK</u>		
	1. Replace trash compactor	LS	\$ 15,000	<u>TOTAL</u>		
	2. Entry door air curtain (heat)	LS	8,000	<u>PA4-11 Scattered Sites</u>		
	3. Replace Community Room cabinets	LS	3,750	<u>TOTAL</u>		
	4. Replace DU VCT	71 DU	125,000	<u>PA4-12 Scattered Sites</u>		
	5. Replace Common area VCT	LS	15,000	<u>TOTAL</u>		
	6. Add emergency pull cords	LS	4,000	<u>PA4-14 Scattered Sites</u>		
	7. Install emergency outlets in hallways	10	1,875	1. Replace tub surrounds - all units		\$ 100,000
	8. Replace drop ceilings (common areas)	LS	15,000	<u>TOTAL</u>		\$ 100,000
	<u>TOTAL</u>		\$ 187,625	<u>PA4-16 Scattered Sites</u>		
	<u>PA4-11 SCATTERED SITES</u>			<u>TOTAL</u>		
	<u>TOTAL</u>			<u>PA4-12 SCATTERED SITE</u>		
	<u>PA4-12 SCATTERED SITE</u>			1. Replace boilers	3 Sites	\$ 42,000
	1. Replace boilers	3 Sites	\$ 42,000			

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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
	<u>TOTAL</u>		\$ 42,000			
	<u>PA4-14</u>					
	<u>TOTAL</u>					
	<b>GRAND TOTAL (YEAR 2)</b>		<b>\$ 2,655,505</b>	<b>GRAND TOTAL (YEAR 3)</b>		<b>\$ 1,993,978</b>



Five-Year Plan  
 Part II: Supporting Pages  
 Physical Needs Work Statement(s)  
 Comprehensive Grant Program (CGP)

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Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</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

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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	<u>PA4-1 Hanover Acres</u>			<u>PA4-1 Hanover Acres</u>		
	1. New playground	LS	\$ 50,000	1. Thermo windows	322 DU	\$ 750,000
	2. Benches/sitting area at playground	LS	10,000	<u>TOTAL</u>		\$ 750,000
	3. Parking lot behind 800 row	LS	21,000			
	4. Step flash roof vents	36	9,000	<u>PA4-2 Riverview Terrace</u>		
	5. Storage building at Boys Club	LS	75,000	1. Playground/basketball court	LS	\$ 50,000
	<u>TOTAL</u>		\$ 165,000	<u>TOTAL</u>		\$ 50,000

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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
	<u>PA4-2 Riverview Terrace</u>			<u>PA4-3 Gross Towers</u>		
	<u>TOTAL</u>			1. Upgrade hallway lights	LS	\$ 33,600
	<u>PA4-3 Gross Towers</u>			2. Upgrade stairwell lights	LS	14,400
	1. Heat Controls in units	147 DU	\$ 147,000	3. Replace hallway carpet	7 FLs	99,143
	<u>TOTAL</u>		\$ 147,000	<u>TOTAL</u>		\$ 147,143
	<u>PA4-4 Cumberland Gardens</u>			<u>PA4-4 Cumberland Gardens</u>		
	1. Additional landscaping	LS	\$ 25,000	<u>TOTAL</u>		
	2. Central playground pad	LS	25,000	<u>PA4-5E 700 Building</u>		
	3. Construct storage building for each DU	200 DU	900,000	1. Upgrade stairwell lights	LS	\$ 3,600
	4. Tot lots	2	40,000	2. Upgrade kitchen/bath vents	129 DU	77,400
	5. Drop staircase ceilings	200 DU	40,000	<u>TOTAL</u>		\$ 81,000
	6. Replace water heaters	200 DU	80,000	<u>PA4-5F Little Lehigh</u>		
	7. Replace stoves	200 DU	70,000	1. Replace sewer lines 5 bdrm units	10 DU	\$ 200,000
	8. Re-do 504 accessibility units	10	250,000	2. Replace damaged siding as needed	LS	25,000
	9. Comm Bldg-new curtain divider	LS	6,300	<u>TOTAL</u>		\$ 225,000
	10. Comm Bldg-new storage bins	LS	3,000	<u>PA4-6 HART COMM. BLDG.</u>		
	11. CB-additional storage space	LS	10,000	1. New folding partition/room dividers	LS	\$ 14,400
	<u>TOTAL</u>		\$ 1,449,300	<u>TOTAL</u>		\$ 14,400
	<u>PA4-5E 700 Building</u>					
	1. Replace power flame units on boilers	2	\$ 10,000			
	2. Add motorized louvers in boiler room	LS	6,000			
	3. Replace cold water booster pumps	2	10,000			

Work Statement for Year 1 FFY: 2000	Work Statement for Year 4 FFY 2003			Work Statement for Year 5 FFY 2004		
	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	PA4-5E(cont.)			PA4-7 Towers East		
	4. Replace hot water circulator pumps	2	\$ 10,000	1. Replace stairwell lighting	LS	\$ 10,200
	<u>TOTAL</u>		\$ 36,000	2. Replace elevator landing tile	13	8,000
	PA4-5F Little Lehigh			3. Paint exterior panels	LS	8,000
	1. Repave parking lots	LS	\$ 45,000	4. Replace heating return/supply shut off valves	LS	5,000
	<u>TOTAL</u>		\$ 45,000	<u>TOTAL</u>		\$ 31,200
	PA4-6 HART Community Building			PA4-8 Walnut Manor		
	<u>TOTAL</u>			1. Replace comm. room cabinets		
	PA4-7 Towers East			2. Replace craft room cabinets	LS	\$ 5,250
	1. Replace closet doors	129 DU	\$ 65,000	3. Replace hallway carpet (Flotex)	LS	2,520
	2. Replace hallway carpet (Flotex)	LS	60,500	4. Replace elevator landing tile	7	79,400
	<u>TOTAL</u>		\$ 125,500	5. Replace stairwell lighting	7	3,000
	PA4-8 Walnut Manor			<u>TOTAL</u>	LS	6,000
	1. Entry door air curtain (heat)	LS	\$ 8,000	PA4-9 Central Park		
	2. Install power louvers in boiler room	LS	6,000	1. Emergency generator enclosure		
3. Replace porch railings	140	60,000	2. Replace stairwell lighting	LS	\$ 50,000	
<u>TOTAL</u>		\$ 74,000	3. Replace dining room lights	LS	2,000	
PA4-9 Central Park			<u>TOTAL</u>	71 DU	14,200	
1. Replace hallway carpet (Flotex)	4	\$ 36,000	PA4-11 Scattered Sites			
2. Replace cold water booster pumps	2	10,000	403 N. 6th St.			
3. Replace hot water return line	LS	15,000	1. Replace furnace	LS	\$ 4,000	
<u>TOTAL</u>		\$ 61,000	404 N. Fair St.			
			1. Replace furnace	LS	\$ 4,000	
			406 N. Fair St.	LS	\$ 4,000	

Five-Year Plan  
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 Physical Needs Work Statement(s)  
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Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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
	<u>PA4-11 Scattered Sites</u> 726 Walnut St. 1. Windows 516 Gordon St. 1. Replace kitchen	LS    LS	\$ 16,000   \$ 5,000	1. Replace furnace 412 N. 7th St. 1. Replace furnace 810 Walnut St. 1. Replace furnace	LS  2  2	\$ 4,000  \$ 8,000  \$ 8,000
SEE ANNUAL STATEMENT	PA4-11 (cont.) 810 Walnut St. 1. Hallway wall covering 2. Repaint hallways 729-31 Walnut St. 1. Separate sewer lines/move away from electric <u>TOTAL</u>  <u>PA4-12 Scattered Sites</u> Albert & Wyoming Sts. 1. Replace entrance door locks 2. Replace kitchen cabinets/countertops Godfrey & Page Sts. 1. Replace entrance door locks 2. Replace kitchen cabinets/countertops 4th & Market Sts. 1. Replace kitchen cabinets/countertops 2. Replace fence fabric & rails <u>TOTAL</u>	LS  LS  LS    4 16 DU  4 16 DU  10 DU LS	\$ 1,300 300 15,000  \$ 37,600  \$ 4,000 15,000  \$ 4,000 15,000  \$ 5,000 6,500 \$ 49,500	PA4-11 (cont.) 516 Gordon St 1. Replace furnace <u>TOTAL</u>  <u>PA4-12 Scattered Sites</u> All sites install restrooms near laundry room <u>TOTAL</u>  <u>PA4-14 Scattered Sites</u> 101 N. 3rd St. 1. Replace boiler 129 S. 5th St. 1. Replace boiler 237-9 N. 7th St. 1. Replace boiler 423 Allen St. 1. Replace boiler 615 Penn St. 1. Replace boiler	LS    3    LS  3  LS  2  2	\$ 4,000    \$ 60,000 \$ 60,000   \$ 6,000  \$ 12,000  \$ 5,000 \$ 8,000  \$ 8,000

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Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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
	<u>PA4-14 Scattered Sites</u> 1. Install parking pad, rear of property \$2,000/DU 101 N. 3rd St.	12	\$ 24,000	2. Rebuild porches 734 1/2 Cedar St.	2	6,000
	1. Replace parking lot			1. Replace boiler 1950 Chew St.	LS	\$ 4,000
	2. Replace hallway wall covering			1. Replace boiler 183 Gordon St.	2	\$ 8,000
	3. Repaint hallway 129 S. 5th St.	LS	\$ 12,000	1. Replace boiler 145-9 Linden St.	LS	\$ 4,000
	1. Paint exterior of building 237-9 N. 7th St.	LS	1,500	1. Replace boiler	LS	\$ 6,000
	1. Replace hallway wall covering	LS	\$ 3,000	2. Brick point building 135 S. Lumber St.	LS	76,500
	2. Repaint hallway	LS	\$ 4,200	1. Replace Boiler	LS	\$ 4,000
		LS	600			
SEE ANNUAL STATEMENT	PA4-14 (cont.) 837-39 Gordon St. 1. Repaint hallway wall covering 2. Repaint hallway 401-3 N. 9th St. 1. Replace hallway wall covering 2. Repaint hallway 3. Replace entrance doors <u>TOTAL</u>	LS LS LS LS 2	\$ 5,200 1,000 900 200 4,000 \$ 63,000	PA4-14 (cont.) 527 N. Penn St. 1. Replace Boiler 228 Ridge Ave. 1. Replace boiler 1204 1/2 Union St. 1. Replace boiler 458 Jordan 1. Replace boiler (3) <u>TOTAL</u>	LS LS LS LS LS	\$ 4,000 4,500 4,000 12,000 \$ 172,000
	<u>PA4-16 Scattered Sites</u> 910 N. 6th St. 1. Replace entrance doors	2	\$ 2,000	<u>PA4-16 Scattered Sites</u> 910 N. 6th St. 1. Replace boiler	LS	\$ 4,500

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Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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
	916 N. 6th St. 1. Replace entrance doors	2	\$ 2,000	916 N. 6th St. 1. Replace boiler	LS	\$ 4,500
	413 Allen St. 1. Replace entrance doors	2	\$ 2,000	413 Allen St. 1. Replace boiler	LS	\$ 4,500
	421 E. Court St. 1. Replace entrance doors	2	\$ 2,000	421 E. Court St. 1. Replace boiler	LS	\$ 4,000
	432 Front St. 1. Replace entrance doors	2	\$ 2,000	432 Front St. 1. Replace boiler	LS	\$ 4,500
	618 1/2 N. Front St. 1. Replace entrance doors	2	\$ 2,000	618 1/2 N. Front St. 1. Replace boiler	LS	\$ 4,500
	643 N. Front St. 1. Replace entrance doors	2	\$ 2,000	643 N. Front St. 1. Replace boiler	LS	\$ 8,000
	174 Gordon St. 1. Replace entrance doors	2	\$ 2,000	174 Gordon St. 1. Replace boiler	LS	\$ 4,000
	28 S. Howard St. 1. Replace bathroom	LS	\$ 2,500	28 S. Howard 1. Add cast iron radiation	LS	\$ 4,000
	2. Replace entrance doors	2	2,000	313 1/2 N. Jordan St. 1. Replace boiler	LS	\$ 4,000
				<u>TOTAL</u>		\$ 46,500
SEE ANNUAL STATEMENT	PA4-16 (cont.) 313 1/2 N. Jordan St. 1. Replace entrance doors	2	\$ 2,000			
	456 N. Jordan St. 1. Replace entrance doors	2	\$ 2,000			
	228 Liberty St. 1. New windows	LS	\$ 4,500			

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</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
	2. Replace entrance doors 818 Tilghman St.	2	2,000			
	1. Replace side porch	2	\$ 6,000			
	2. Replace entrance doors	2	2,000			
	<u>TOTAL</u>		\$ 39,000			
	<b>GRAND TOTAL (YEAR 4)</b>		<b>\$2,291,900</b>	<b>GRAND TOTAL (YEAR 5)</b>		<b>\$ 1,771,613</b>

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>2</u> FFY <u>2001</u>			Work Statement for Year <u>3</u> FFY <u>2002</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
SEE	_____					

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>  2  </u> FFY <u>2001</u>			Work Statement for Year <u>  3  </u> FFY <u>2002</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
ANNUAL STATEMENT	MEMO 1410 - Administration percentage of Salary & Benefits			MEMO 1410 - Administration percentage of Salary & Benefits		
	Executive Director	10	\$ 150,000	Executive Director	10	\$ 150,000
	Dep. Executive Director	5		Dep. Executive Director	5	
	Comptroller	10		Comptroller	10	
	Purchasing Agent	5		Purchasing Agent	5	
	Accountant	5		Accountant	5	
	Accounting Assistant	5		Accounting Assistant	5	
	Building Construction Coordinator	100		Building Construction Coordinator	100	
	Building Construction Inspector	100		Building Construction Inspector	100	
	Clerk Typist I	100		Clerk Typist I	100	
	Subtotal of Estimated Cost		\$ 150,000	Subtotal of Estimated Cost		\$ 150,000



Five-Year Action Plan  
 Part III: Supporting Pages  
 Management Needs Work Statement(s)  
 Capital Funds FFY 2000

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

form HUD 52834 (10/96)  
 ref Handbook 7485.3

(CF5YR.P3)

Work Statement for Year 1 FFY: 2000	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	MEMO 1410 - Administration percentage of Salary & Benefits			MEMO 1410 - Administration percentage of Salary & Benefits		
	Executive Director	10	\$ 150,000	Executive Director	10	\$ 150,000
	Dep. Executive Director	5		Dep. Executive Director	5	
	Comptroller	10		Comptroller	10	
	Purchasing Agent	5		Purchasing Agent	5	
	Accountant	5		Accountant	5	
	Accounting Assistant	5		Accounting Assistant	5	
	Building Construction Coordinator	100		Building Construction Coordinator	100	
	Building Construction Inspector	100		Building Construction Inspector	100	
	Clerk Typist I	100		Clerk Typist I	100	
	Subtotal of Estimated Cost		\$ 150,000	Subtotal of Estimated Cost		\$ 150,000

Five-Year Action Plan  
 Part III: Supporting Pages  
 Management Needs Work Statement(s)  
 Capital Funds FFY 2000

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

form HUD 52834 (10/96)  
 ref Handbook 7485.3

(CF5YR.P3)

Work Statement for Year 1 FFY: <u>2000</u>	Work Statement for Year <u>4</u> FFY <u>2003</u>			Work Statement for Year <u>5</u> FFY <u>2004</u>		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name ALLENTOWN HOUSING AUTHORITY		X Original Capital Funds FFY 2000 Revision Number __		
Development Number PA4 - 1 Pg. #1	Development Name HANOVER ACRES		DOFA Date OR 1-40 Construction Date	
Development Type: Rental <input checked="" type="checkbox"/> X Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input checked="" type="checkbox"/> X Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> X Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings 36 Current Bedroom Distribution 0 0 1 22 2 242 3 58 - 4 0 5 0 5+ 0	Number of Vacant Units 0 YTD 0.75 % Total Current Units 322
General Description of Needed Physical Improvements <u>Site Improvements</u> New Playground \$ 50,000 Repair grading 25,000 Fence in ballfields 20,000 Refurbish infield (ballfield) 7,500 Parking lot (24-2500 rows) 30,000 Benches/sitting area playground 10,000 Remove brush/trees at fence line (200-3300) 6,000 Parking lot behind 800 bldg. 21,000 Storage building at Boys Club 75,000  <u>Exterior</u> Step flash roof vents 9,000 Thermo windows 750,000  <u>Interior</u> New stairs 65,553 Replace kitchens/countertops/doors 161,000 Replace vanity tops 94,800 Remove aquastats, install thermostats 32,200 Washer/dryer hook-up 80,500 Change window trim int. 169,000 Add porch roofs front & rear doors 217,875 Create storage area in coal bins 45,000 Separate washer drain lines 60,000 Replace entrance doors/frames 377,650 Add hose bibs in each boiler room 5,400			Urgency of Need (1-5)  4 1 2 3 3 4 1 4 4  4 5  3 2 1 2 1 3 3 1 2 1	
PA4-1 (pg 2)  <u>Non Dwelling Structures</u>  <u>Office Area</u> Weatherize, insulate building 8,000 HART office pgrade AC system 12,000 HART office install Smoke Det/security system 3,500  <u>HART Maintenance Building</u>			2 1 1	

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 2,335,978</b>
<b>Per Unit Hard Cost</b>	<b>\$ 7,255</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b>	<b>YES X NO <input type="checkbox"/></b>
<b>Development Has Long-Term Physical and Social Viability</b>	<b>YES X NO <input type="checkbox"/></b>
<b>Date Assessment Prepared</b>	<b>03-07-00</b>
<b>Source(s) of Information:</b>	

Physneed Pge #2

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>HA Name</b> Allentown Housing Authority		<input checked="" type="checkbox"/> <b>Original Capital Funds FFY 2000</b> <input type="checkbox"/> <b>Revision Number</b> _____				
<b>Development Number</b> PA4 - 2	<b>Development Name</b> Riverview Terrace		<b>DOFA Date</b> <b>OR</b> <u>2-43</u> <b>Construction Date</b>			
<b>Development Type:</b> Rental <input checked="" type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	<b>Occupancy Type:</b> Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	<b>Structure Type:</b> Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	<b>Number of Buildings</b> <u>10</u> Current <b>Bedroom Distribution</b> 0 <u>0</u> 1 <u>18</u> 2 <u>52</u> 3 <u>20</u> 4 <u>9</u> 5 <u>0</u> 5+ <u>0</u>		<b>Number of Vacant Units</b> <u>0</u> <b>YTD .58 %</b> <b>Total Current Units</b> <u>99</u>	
<b>General Description of Needed Physical Improvements</b>						<b>Urgency of Need (1-5)</b>
<u>Site Improvements</u>						
Repair concrete sidewalks \$ 20,000						2
Playground/basketball court 50,000						5
Remove all equipment from 600 playground 1,500						2
Additional security lighting 12,000						1
Parking lot/retaining wall at 800 row 48,000						3
Paint retaining walls 25,000						3
Parking lot at 200 row 15,000						3
<u>Building Improvements</u>						
<u>Exterior</u>						
<u>Interior</u>						
Replace lavatory sinks 28,200						1
Replace entrance frames/doors (14 gal/16ga) 117,000						2
Replace interior doors 20,000						2
Add hose bibs in each boiler room1,500						1
Replace kitchen cabinet doors49,500						1
Replace boilers 800, 600, 400 & 200 rows 50,000						3
<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>					<b>\$ 437,700</b>	
<b>Per Unit Hard Cost</b>					<b>\$ 4,421</b>	
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b> <b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>						
<b>Development Has Long-Term Physical and Social Viability</b> <b>YES</b> <input checked="" type="checkbox"/> <b>NO</b> <input type="checkbox"/>						
<b>Date Assessment Prepared</b>					<b>03-07-00</b>	
<b>Source(s) of Information:</b>						

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>		
Development Number PA4 - 3	Development Name John T. Gross Towers		DOFA Date OR <u>3/67</u> Construction Date	
Development Type: Rental <input checked="" type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	Number of Buildings <u>1</u> Current Bedroom Distribution 0 <u>44</u> 1 <u>94</u> 2 <u>9</u> 3 <u>0</u> 4 <u>0</u> 5 <u>0</u> 5+ <u>0</u>	Number of Vacant Units <u>0</u> YTD <u>.13</u> % Total Current Units 147
General Description of Needed Physical Improvements				Urgency of Need (1-5)
<u>Building Improvements</u>  <u>Exterior</u>  <u>Interior</u> Upgrade hallway lights 33,600 Upgrade stairwell lighting 14,400 Upgrade heat control 147,000 Replace hallway carpeting/Flotex99,143 Change out mixing valves/pneumatics for electronics 15,000 Emergency outlets in hallways 2,400 Replace trash compactor 14,000 Install power trash room doors 50435,000 Entry door air curtain (heat) 8,000 Replace heat shut off valves at boilers 28,000  <u>Administrative Offices</u>  Add damper control to A/C 2,400 Add automated lateral file system 50,000 Replace ttw/ac/heat in office area 35,200 Repair water seepage/leakage problem front offices 25,000				
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$ 509,143
Per Unit Hard Cost				\$ 3,464
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
Development Has Long-Term Physical and Social Viability YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
Date Assessment Prepared				03-07-00
Source(s) of Information:				

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>			
Development Number PA4 - 4 Pg. 1	Development Name Cumberland Gardens		DOFA Date OR <u>6 - 71</u> Construction Date		
Development Type: Rental <input checked="" type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings <u>51</u> Current Bedroom Distribution 0 <u>0</u> 1 <u>0</u> 2 <u>0</u> 3 <u>140</u> 4 <u>50</u> 5 <u>10</u> 5+ <u>0</u>		Number of Vacant Units <u>0</u> <u>YTD 1.13%</u> Total Current Units 200
General Description of Needed Physical Improvements <u>Site Improvements</u>					Urgency of Need (1-5)
Additional landscaping \$ 25,000					4
Add storm drains 150,000					3
Repair erosion areas at 532-533 E Cumberland 35,000					3
Enlarge dumpster pads 15,000					3
Central playground pad 25,000					4
Replace wood retaining wall 112,000					3
<u>Building Improvements</u>					
<u>Exterior</u>					
Construct storage bldgs. for each DU 900,000					4
<u>Interior</u>					
Replace interior doors & frames 270,000					2
Quarter round shoe molding 1st floor 40,000					3
Tot lots (2) 40,000					4
Replace doors (f.r. & furnace) 195,000					2
Toilets/bath floor/flanges 85,000					1
Lavy tops/faucets 65,000					1
Drop staircase ceilings 40,000					4
Kitchen cabinets/countertops 300,000					3
Trim, caulk around windows 50,000					3
Replace water heaters 80,000					4
Replace stoves 70,000					4
Replace refrigerators 80,000					3
504 accessibility units 250,000					4
PA4 - 4 (Pg 2)		Urgency of Need (1-5)			
<u>Community Building</u>					
<u>Interior</u>					
Comm Bldg-curtain room dividers 6,300		4			
Comm Bldg-new storage bins 3,000		4			
Additional storage area 10,000		4			
<u>Southside Gym</u>					

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 2,846,300</b>
<b>Per Unit Hard Cost</b>	<b>\$ 14,232</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Development Has Long-Term Physical and Social Viability</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Date Assessment Prepared</b>	<b>03-07-00</b>
<b>Source(s) of Information:</b>	



**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number _		
Development Number PA4 - 5E Pg. 1	Development Name 700 Building		DOFA Date OR 11-74 Construction Date	
Development Type: Rental X Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family Elderly X Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row Walk-Up <input type="checkbox"/> Elevator X	Number of Buildings 1 Current Bedroom Distribution 0 0 1 125 2 4 3 0 4 0 5 0 5+ 0	Number of Vacant Units 0 YTD .16% Total Current Units 129
<p>General Description of Needed Physical Improvements</p> <p><u>Site Improvements</u></p> <p>Overhaul landscaping 10,000 Rebuild driveway 80,000</p> <p><u>Building Improvements</u></p> <p><u>Exterior</u></p> <p>Add new entry portico 20,000 Replace roof 65,000</p> <p><u>Interior</u></p> <p>Replace dumpster removal door 4,000 Replace community room ceiling 5,000 Add game room storage bins 2,000 Add heat to bathrooms 32,250 Add ceiling lights in bath and kitchen 32,250 New kitchen cabinets, countertops 225,000 Replace kitchen/bath VCT 45,000 Replace closet doors 60,000 Replace TTW AC units 40,000 Replace first floor ceiling (track and panel) 12,500 Restroom near laundry 25,000 Replace riser/unit shut-off valves 29,000 Add emergency pull cords to 2 bedroom 1,000 Replace emergency generator 35,000 Install emergency outlets in hallways 3,250 Replace tenant use area furniture 13,000 Replace power flame units on boilers 10,000 New motorized louvers in boiler room 6,000 Entry door air curtains (heat) (2) 16,000 Replace cold water booster pumps 10,000 Upgrade stairwell lighting 3,600 Replace heat circulating pumps 10,000 Upgrade vents in kitchen &amp; bath 77,400</p>				Emergency of Need (1-5)  1 1   2 2   2 1 3 3 2 2 2 1 1 2 3 1 3 1 4 4 2 4 5 4 5
PA4 - 5E (Pg 2)				
Emergency pull cords in trash room and laundry room 5,000 Sprinkler system 350,000				3 1

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 1,227,250</b>
<b>Per Unit Hard Cost</b>	<b>\$ 9,514</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Development Has Long-Term Physical and Social Viability</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Date Assessment Prepared</b>	<b>03-07-00</b>
<b>Source(s) of Information:</b>	

Phys. Needs Page #2

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number _		
Development Number PA4 - 5F Pg. 1	Development Name Little Lehigh		DOFA Date OR <u>6-75</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	<u>10</u>	<u>0</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	<u>YTD .87%</u>
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	<u>0 0</u> <u>1 0</u> <u>2 24</u>	Total Current Units    76
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	<u>3 28</u> <u>4 14</u> <u>5 10</u>	
Section 23, Bond Financed <input type="checkbox"/>			<u>5+ 0</u>	
General Description of Needed Physical Improvements				Emergency of Need (1-5)
<u>Site Improvements</u>				
Add landscaping	40,000			3
Replace concrete steps	6,000			2
Additional tot lot	18,500			3
Wash poles	50,000			1
Add parking lot	25,000			3
Repave top parking lot	9,000			1
Repave parking lots	45,000			4
Replace damaged siding as needed	25,000			5
Parking lot speed bumps	2,000			3
<u>Building Improvements</u>				
<u>Exterior</u>				
<u>Interior</u>				
Separate vent for each unit (2 bedroom)	30,000			2
Repair drywall	22,980			2
New attic access doors	30,400			1
Replace rear doors	15,200			1
Change locksets on doors	14,700			1
Refinish stairs	60,000			3
Unit doorbells	11,400			3
Living room lights & 5 bedroom laundry lights	9,500			1
New heat register grilles	24,700			1
New bath sinks	22,500			2
Replace toilets	32,500			2
Replace boilers K & G bldg.	60,000			1
Replace sewer lines in 5 bdrm units	200,000			5
PA4 - 5F (Pg 2)				
<u>Community Building</u>				
1. Install playground pads in play area	8,500			3

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 762,880</b>
<b>Per Unit Hard Cost</b>	<b>\$ 10,038</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b>	<b>YES X NO <input type="checkbox"/></b>
<b>Development Has Long-Term Physical and Social Viability</b>	<b>YES X NO <input type="checkbox"/></b>
<b>Date Assessment Prepared</b>	<b>03-07-00</b>
<b>Source(s) of Information:</b>	

Phys. Needs Page #2



# Physical Needs Assessment Capital Funds FFY 2000

U S Department of Housing  
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Office of Public and Indian Housing

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**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>		
Development Number PA4 - 7	Development Name Towers East		DOFA Date OR <u>5/75</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	<u>1</u>	<u>0</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>0</u> 1 <u>125</u> 2 <u>4</u>	<u>YTD 0.24 %</u>
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 <u>0</u> 4 <u>0</u> 5 <u>0</u>	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ <u>0</u>	129
General Description of Needed Physical Improvements <u>Site Improvements</u>				Urgency of Need (1-5)
<u>Building Improvements</u>				
<u>Exterior</u>				
<u>Interior</u>				
Replace lavatory sinks & lights 51,600				1
Add bathroom heat 25,600				2
Sprinkler system 350,000				1
Replace trash compactor 14,000				2
Install emergency outlets in hallways 4,350				3
Replace domestic water booster pumps 35,000				3
Replace heat distribution pumps 33,000				3
Replace kitchen/bath floors 85,000				2
Replace emergency generator 35,000				1
Install power trash room doors/50440,000				1
Replace corridor ceilings, common areas 15,000				2
Replace tenant use area furniture 9,000				1
Upgrade fire alarm system 135,000				1
Replace hallway carpet (Flotex) 60,500				4
Replace stairwell lighting 10,200				5
Entry door air curtain (heat) 8,000				2
Replace heating return/supply shut off valvex 5,000				5
Replace closet doors 65,000				4
Replace elevator landing tile 8,000				5
Paint exterior panels 8,000				5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$ 997,250
Per Unit Hard Cost				\$ 7,731
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost YES x NO <input type="checkbox"/>				
Development Has Long-Term Physical and Social Viability YES x NO <input type="checkbox"/>				
Date Assessment Prepared				03-07-00
Source(s) of Information:				

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number __		
Development Number PA4 - 8 Pg. 1	Development Name Walnut Manor		DOFA Date OR <u>11/72</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	<u>1</u>	<u>0</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	Current Bedroom Distribution	
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>0</u> 1 <u>144</u> 2 <u>6</u>	<u>YTD 0.28 %</u>
Mutual Help <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	3 <u>0</u> 4 <u>0</u> 5 <u>0</u>	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ <u>0</u>	150
General Description of Needed Physical Improvements				Urgency of Need (1-5)
<u>Site Improvement</u>				
<u>Building Improvements</u>				
Refurbish roof surface    35,000				1
<u>Interior</u>				
Replace community room cabinets 5,250				5
Replace craft room cabinets    2,520				5
Replace ttw AC/heat in craft room 3,000				1
Replace ttw/AC/heat in billiard room    3,000				1
Replace kitchen cabinets/countertops    225,000				2
Carpet units    200,000				2
Replace trash compactor    15,000				2
Replace emergency generator 35,000				1
Install fire hoses/cabinets/indicator lights    22,000				1
Upgrade emergency exit areas/maintenance exit area    15,000				1
Install power trash room doors/50426,000				1
Replace tenant use area furniture 14,000				1
Install emergency outlets in hallway 3,000				3
Entry door air curtain (heat)    8,000				4
Replace stairwell lighting    6,000				4
Replace hallway carpet (Flotex) 79,400				5
New power louvers in boiler room 6,000				4
Replace elevator landing tile    3,000				5
Replace heat circulating pumps 10,000				1
PA4 - 8 (Pg 2)				
Emergency pull cords/trash/laundry 2,000				3
Upgrade thermostatic control to radiator    45,000				3
Replace porch railings    60,000				4
Sprinkler building    400,000				1



**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 1,223,170</b>
<b>Per Unit Hard Cost</b>	<b>\$ 8,154</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Development Has Long-Term Physical and Social Viability</b>	<b>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></b>
<b>Date Assessment Prepared</b>	<b>03-07-00</b>
<b>Source(s) of Information:</b>	

<p>የገንዘብ ስጦታ የግብርና ስጦታ ስጦታ</p>		<p>የግብርና ስጦታ ስጦታ ስጦታ የግብርና ስጦታ ስጦታ</p>	
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<p>የግብርና ስጦታ ስጦታ ስጦታ የግብርና ስጦታ ስጦታ</p>		<p>የግብርና ስጦታ ስጦታ ስጦታ የግብርና ስጦታ ስጦታ</p>	



**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>			
Development Number PA4 - 011	Development Name Scattered Sites		DOFA Date OR <u>9/83</u> Construction Date		
Development Type: Rental <input checked="" type="checkbox"/> X Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input checked="" type="checkbox"/> X Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input checked="" type="checkbox"/> X Row <input checked="" type="checkbox"/> X Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings <u>8</u> Current Bedroom Distribution <u>0 0</u> <u>1 0</u> <u>2 5</u> <u>3 6</u> <u>4 2</u> <u>5 1</u> <u>5+ 0</u>		Number of Vacant Units <u>0</u> <u>YTD 0.79%</u> Total Current Units <u>14</u>
General Description of Needed Physical Improvements IN ALL UNITS: Replace closet doors      10,000 Replace stoves              5,000  412 N. 7th St. Replace furnace            8,000 516 Gordon St. Replace kitchens          5,000 Replace furnace            4,000 726 Walnut St. Replace windows          16,000 729 - 31 Walnut St. Separate sewer lines/move away from electric      15,000 810 Walnut St. Replace hallway wall covering 1,300 Repaint hallways            300 Replace furnace            8,000 403 N. 6th St. Replace furnace            4,000 404 - 6 N. Fair St. Replace furnace            8,000					Urgency of Need (1-5)  1 1  5 4 5 4 4 4 5 5 5 5
Total Preliminary Estimated Hard Cost for Needed Physical Improvements					\$ 84,600
Per Unit Hard Cost					\$ 6,043
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost      YES X      NO <input type="checkbox"/>					
Development Has Long-Term Physical and Social Viability      YES X      NO <input type="checkbox"/>					
Date Assessment Prepared				03-07-00	
Source(s) of Information:					

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>		
Development Number PA4 - 012	Development Name Scattered Sites		DOFA Date OR <u>1985</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings	Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	<u>5</u>	<u>0</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input checked="" type="checkbox"/>	Current Bedroom Distribution	
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>10</u> 1 <u>32</u> 2 <u>0</u>	<u>YTD .27 %</u>
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>0</u> 4 <u>0</u> 5 <u>0</u>	Total Current Units
Section 23, Bond Financed <input type="checkbox"/>			5+ <u>    </u>	42
General Description of Needed Physical Improvements <u>IN ALL LOCATIONS:</u>				Urgency of Need (1-5)
Replace boilers 42,000				2
Replace stoves 15,000				1
Replace kitchen/bathroom floors 28,000				1
Restrooms near laundry area 60,000				5
4th & Market Sts.				
Remove brush/trees at fence line 2,000				1
Replace kitchen cabinets/countertops 5,000				4
Replace unit carpet 10,143				1
Replace fence fabric & rails 6,500				4
Albert & Wyoming Sts.				
Replace kitchen cabinets/countertops 15,000				4
Replace entrance doors/locks 4,000				4
Replace unit carpet 20,000				1
Godfrey & Page Sts.				
Replace kitchen cabinets/countertops 15,000				4
Replace entrance doors/locks 4,000				4
Replace unit carpet 20,000				1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$ 246,643
Per Unit Hard Cost				\$ 5,872
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost YES X NO <input type="checkbox"/>				
Development Has Long-Term Physical and Social Viability YES X NO <input type="checkbox"/>				
Date Assessment Prepared				03-07-00
Source(s) of Information:				

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 Revision Number <u>    </u>			
Development Number PA4-014 Pg. 1	Development Name Scattered Site		DOFA Date OR <u>6/86</u> Construction Date		
Development Type: Rental <input checked="" type="checkbox"/> x Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input checked="" type="checkbox"/> x Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input checked="" type="checkbox"/> x Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings <u>16</u> Current Bedroom Distribution <u>0 0</u> <u>1 6</u> <u>2 23</u> <u>3 15</u> <u>4 6</u> <u>5 2</u> <u>5+ 0</u>		Number of Vacant Units <u>0</u> YTD 1.08 % Total Current Units 52
General Description of Needed Physical Improvements <u>IN ALL UNITS</u>					Urgency of Need (1-5)
Replace stoves 18,000					1
Replace refrigerators 20,000					1
Replace closet doors 85,000					1
Replace tub/surrounds 100,000					3
Install parking pads at rear of units per unit 2,000/unit x 12 locations 24,000					4
101 N. 3rd St.					
Repave parking lot; enlarge, stripe, stops 12,000					4
Replace hallway wall covering 6,400					4
Repaint hallways 1,500					4
Replace boiler 6,000					5
129 S. 5th St.					
Replace boilers 12,000					5
Paint exterior of building 3,000					4
237-9 N. 7th St.					
Replace boiler 5,000					5
Replace hallway wall covering 4,200					4
Repaint hallway 600					4
401-3 N. 9th St.					
Replace hallway wall covering 900					4
Repaint hallways 200					4
Replace entrance doors (Gordon St.) 4,000					4
423 Allen St.					
Replace boiler 8,000					5
837-9 Gordon St.					
Replace hallway wall covering 5,200					4
Repaint hallway 1,000					4
615 Penn St.					
Repair porches 6,000					5
Replace boiler 8,000					5
734 1/2 Cedar St.					
Replace boiler 4,000					5
1950 Chew St.					
Replace boiler 8,000					5
183 Gordon St.					
Replace boiler 4,000					5
145-9 Linden St.					
Replace boiler 6,000					5
Brick point building 76,500					5
135 S. Lumber St.					
Replace boiler 4,000					5
527 N. Penn St.					
Replace boiler 4,000					5
729 Greenleaf St.					
Replace boiler 4,000					1
PA4-014 (Pg.2)					
228 Ridge Ave.					
Replace boiler 4,000					5

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

1204 1/2 Union St. Replace boiler	4,000	5
458 Jordan St. Replace boiler	12,000	5
<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>		<b>\$ 461,500</b>
<b>Per Unit Hard Cost</b>		<b>\$ 8,875</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost</b> YES X NO		
<b>Development Has Long-Term Physical and Social Viability</b> YES X NO		
<b>Date Assessment Prepared</b>		03-07-00
<b>Source(s) of Information:</b>		

Phys.Needs Page #2

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority			X Original Capital Funds FFY 2000 Revision Number _		
Development Number PA4-016 Pg. 1		Development Name Scattered Site		DOFA Date OR <u>September 1987</u> Construction Date	
Development Type:	Occupancy Type:	Structure Type:	Number of Buildings		Number of Vacant Units
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	<u>13 Sites</u> Current		<u>0</u>
Turnkey III-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	Bedroom Distribution		<u>YTD 1.46 %</u>
Turnkey III-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-Up <input type="checkbox"/>	0 <u>0</u> 1 <u>0</u> 2 <u>1</u>		Total Current Units
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 <u>7</u> 4 <u>5</u> 5 <u>1</u>		<u>14</u>
Section 23, Bond Financed <input type="checkbox"/>			5+ <u>0</u>		
General Description of Needed Physical Improvements					Urgency of Need (1-5)
IN ALL UNITS:					
Replace closet doors 45,000					1
Interconnected smoke detectors 8,750					1
910 N. 6th Street					
Replace entrance doors 2,000					4
Replace boiler 4,500					5
916 N. 6th Street					
Replace entrance doors 2,000					4
Replace boiler 4,500					5
413 Allen Street					
Replace entrance doors 2,000					4
Replace boiler 4,500					5
421 E. Court Street					
Replace entrance doors 2,000					4
Replace boiler 4,000					5
432 N. Front Street					
Replace entrance doors 2,000					4
Replace boiler 4,500					5
618 1/2 N. Front Street					
Replace entrance doors 2,000					4
Replace boiler 4,500					5
643 N. Front Street					
Replace entrance doors 2,000					4
Replace boiler 8,000					5
174 Gordon Street					
Replace entrance doors 2,000					4
Replace boiler 4,000					5
28 S. Howard Street					
Replace bathroom 2,500					4
Cast iron radiation 4,000					5
Replace entrance doors 2,000					4
PA4-016 (Pg.2)					
313 1/2 N. Jordan St					
Replace entrance doors 2,000					4
Replace boiler 4,000					5
456 N. Jordan Street					
Replace boiler 4,500					1
Replace entrance doors 2,000					4
228 Liberty Street					
Replace kitchen 5,000					1
Replace floors 4,000					1
Replace windows 4,500					4
Replace entrance doors 2,000					4
818 Tilghman Street					
Repair 2 side porches 6,000					4
Replace entrance doors 2,000					4



**Physical Needs Assessment  
Capital Funds FFY 2000**

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

<b>Total Preliminary Estimated Hard Cost for Needed Physical Improvements</b>	<b>\$ 152,750</b>
<b>Per Unit Hard Cost</b>	<b>\$ 10,910</b>
<b>Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost YES X NO</b>	
<b>Development Has Long-Term Physical and Social Viability YES X NO</b>	
<b>Date Assessment Prepared</b>	<b>03-02-00</b>
<b>Source(s) of Information:</b>	

Phys.Needs Page #2

**Physical Needs Assessment  
Capital Funds FFY 2000**

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

HA Name Allentown Housing Authority		X Original Capital Funds FFY 2000 <input type="checkbox"/> Revision Number _____		
Development Number PA4 - AHASC	Development Name Allentown Housing Authority Service Center		DOFA Date OR <u>July 1994</u> Construction Date _____	
Development Type: Rental <input type="checkbox"/> Turnkey III-Vacant <input type="checkbox"/> Turnkey III-Occupied <input type="checkbox"/> Mutual Help <input type="checkbox"/> Section 23, Bond Financed <input type="checkbox"/>	Occupancy Type: Family <input type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	Structure Type: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-Up <input type="checkbox"/> Elevator <input type="checkbox"/>	Number of Buildings <u>1</u> Current Bedroom Distribution 0 <u>NA</u> 1 <u>NA</u> 2 <u>NA</u> 3 <u>  </u> 4 <u>  </u> 5 <u>  </u> 5+ <u>  </u>	Number of Vacant Units <u>NA</u> _____ % Total Current Units
General Description of Needed Physical Improvements				Urgency of Need (1-5)
<u>Site Improvements</u>  <u>Building Improvements</u>  <u>Exterior</u>  <u>Interior</u>				
Total Preliminary Estimated Hard Cost for Needed Physical Improvements				\$ 0
Per Unit Hard Cost				\$ 0
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost      YES X      NO <input type="checkbox"/>				
Development Has Long-Term Physical and Social Viability      YES X      NO <input type="checkbox"/>				
Date Assessment Prepared				03-07-00
Source(s) of Information:				

# Public Housing Drug Elimination Program Plan

**Note:** THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

- A. Amount of PHDEP Grant \$** \_\_\_\_\_
- B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R \_\_\_\_\_
- C. FFY in which funding is requested** \_\_\_\_\_
- D. Executive Summary of Annual PHDEP Plan**

PA26DEP0040198 completion date is expected to be June 2001. Therefore, no additional funds are being requested with the Annual Plan for Fiscal Year 2000.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other" identify the # of months) **6 Months** \_\_\_\_\_ **12 Months** \_\_\_\_\_ **18 Months** \_\_\_\_\_ **24 Months** \_\_\_\_\_ **Other** \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996	361,475	PA26DEP0040196	0		
FY 1997					
FY 1998	374,214	PA26DEP0040198	274,793		06/10/01
FY 1999					

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

## A PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement								Total PHDEP Funding: \$
Goal(s)								
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators	
1.								
2.								
3.								

9120 - Security Personnel							Total PHDEP Funding: \$
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators							Total PHDEP Funding: \$
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol							Total PHDEP Funding: \$
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>	<b>Total PHDEP Funding: \$</b>
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>	<b>Total PHDEP Funding: \$</b>
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>	<b>Total PHDEP Funding: \$</b>
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9190 - Other Program Costs</b>					<b>Total PHDEP Funds: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				

TOTAL		\$		\$
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**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”



**Annual Statement/ Performance and Evaluation Report  
PART I: SUMMARY  
Capital Funds FFY 2000**

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

HA Name ALLENTOWN HOUSING AUTHORITY

Capital Funds Fiscal Year 2000

Fiscal Year for Approval 2000

Orig Annual Statement  Reserve for Disasters/Emergencies  Rev. Annual Statement/Rev. Number 1  Performance and Eval. Report for Program Yr Ending 1999  Final Performance & Eval Report

Line #	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration	150,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	284,143			
10	1460 Dwelling Structures	2,269,664			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	15,500			
13	1475 Nondwelling Equipment	250,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs				
17	1498 Mod Used for Development				
18	1502 Contingency(may not exceed 8% of line 19)				
19	Amount of Annual Grant(Sum of lines 2-18)	3,094,307			
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PA4-1 Hanover Acres	<u>Site Improvements</u>							02-29-00
	1. Repair grading	1450	LS	\$ 25,000				
	2. Remove brush/trees at fence line	1450	LS	6,000				
	<u>Dwelling Structures</u>							
	1. Washer/dryer/vent hook-up	1460	322	80,500				
	2. Replace vanity tops	1460	322	94,800				
	3. Separate washer drain lines	1460	LS	60,000				
	<u>Non-Dwelling Structures</u>							
	1. HART Office upgrade AC system	1470	EA	12,000				
	2. HART Office install smoke det/security system	1470	EA	3,500				
<u>TOTAL</u>				281,800				
PA4-2 Riverview Terrace	<u>Site Improvements</u>							
	1. Additional security lighting	1450	LS	12,000				
	<u>Dwelling Structures</u>							
	1. Replace lavatory sinks	1460	99	28,200				
	2. Replace kitchen cabinet drawer/door faces	1460	99	49,500				
<u>TOTAL</u>				\$ 89,700				
PA4-3 Gross Towers	<u>Site Improvements</u>							
	<u>Non-Dwelling Equipment</u>							
	1. Change pneumatic heat controls to electronic	1475	LS	15,364	35,000			
	2. Install power trash room doors (504)	1475	7					
	<u>TOTAL</u>				\$ 50,364			
PA4-4 Cumberland Gardens	<u>Dwelling Structures</u>			65,000				
	1. Replace lavy tops/faucets	1460	200	85,000				
	2. Replace toilets, bath floor, flanges	1460	200					
	<u>TOTAL</u>				150,000			
	PA4-5E 700 Building	<u>Site Improvements</u>			10,000			
1. Overhaul landscaping		1450	LS	80,000				
2. Rebuild/repave driveway areas		1450	LS					
<u>Dwelling Structures</u>				29,000				
1. Replace residential unit shut off valves		1460	129	60,000				
2. Replace closet doors		1460	129	40,000				
3. Replace 1st fl. ttw ac/heat		1460	LS	350,000				
4. Install sprinkler system		1460	LS	5,000				
5. Replace Comm. Rm. Ceiling		1460	LS	13,000				
6. Replace tenant use area furniture		1460	LS					
<u>Non-Dwelling Equipment</u>				35,000				
1. Replace emergency generator		1475	LS	\$ 622,000				
<u>TOTAL</u>								

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PA4-5F Little Lehigh	<u>Site Improvements</u> 1. Replace wash poles  <u>Dwelling Structures</u> 1. New attic access doors 2. Replace rear doors 3. Change locksets on doors 4. Replace living room lights & 5 bdrm laundry room 5. New heat register grilles  <u>Non-Dwelling Equipment</u> 1. Replace boilers K & G buildings  <u>TOTAL</u>	1450	76DU	\$ 50,000				02-29-00
PA4-7 Towers East	<u>Dwelling Structure</u> 1. Replace lavatory sinks & lights 2. Install power trash room doors/504 3. Install sprinkler system 4. Upgrade fire alarm system 5. Replace tenant use area furniture <u>Non-Dwelling Equipment</u> 1. Replace emergency generator  <u>TOTAL</u>	1460	129DU	51,600				
PA4-8 Walnut Manor	<u>Dwelling Structures</u> 1. Refurbish roof 2. Replace ttw/ac/heat in craft room 3. Replace ttw/ac/heat in billiard room 4. Upgrade emergency exit/maint. exit area 5. Install power trash room doors (504) 6. Install sprinkler system 7. Replace heat circulation pumps 8. Replace tenant use area furniture <u>Non-Dwelling Equipment</u> 1. Replace emergency generator  <u>TOTAL</u>	1460	LS	\$ 35,000				
PA4-9 Central Park	<u>Dwelling Structures</u> 1. Replace kitchen lights 2. Replace bathroom vanities 3. Install power trash room doors (504) 4. Replace tenant use area furniture	1460	71DU	10,650				

	<u>Non-Dwelling Equipment</u> 1. Replace emergency generator <u>TOTAL</u>	1475	LS	35,000 \$ 94,950				
			129 DU					
			150 DU 150 DU 150 DU 150 DU 150 DU 150 DU LS LS					

Development Number/Name HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PA4-011 Scattered Sites	<u>Dwelling Structures</u> 1. All - Replace stoves <u>TOTAL</u>	1460	14 DU	\$ 5,000 \$ 5,000				
PA4-012 Scattered Sites	<u>Site Improvements</u> 1. Remove brush/trees at fenceline 4/M <u>Dwelling Structures</u> 1. All - Replace stoves 2. All - Replace kitchen & bath floors 3. Albert & Wyoming St. Replace unit carpet 4. Godfrey & Page St. Replace unit carpet 5. 4th & Market St. Replace unit carpet <u>TOTAL</u>	1450	LS	2,000				
		1460	38 DU	15,000				
		1460	38 DU	28,000				
		1460	16 DU	20,000				
		1460	16 DU	20,000				
		1468	10 DU	10,143				
				\$ 95,143				
PA4-014 Scattered Sites	<u>Dwelling Structures</u> 1. All - Replace refrigerators 2. All - Replace stoves 3. 729 Greenleaf St. Replace furnace	1460	52DU	20,000				
		1460	52DU	18,000				
		1460	1 DU	4,000				

PA4-016 Scattered Sites	<u>TOTAL</u>			\$ 42,000				
	<u>Dwelling Structures</u>							
	1. Interconnected smoke detectors	1460	2	\$ 8,750				
	2. 456 Jordan St. Replace furnace	1460	1DU	4,500				
	3. 228 Liberty St. Replace kitchen cabinets/countertops	1460	1DU	5,000				
	Replace floors	1460	1DU	4,000				
	<u>TOTAL</u>			\$ 22,250				
<u>TOTAL</u>				\$2,819,307				
Signature of Executive Director and Date					Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

PA004b01. 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report

Development Number/Name e HA-Wide Activities	General Description of Major Work Categories Capital Funds FFY 2000	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA WIDE	Operations Administrative A & E Fees  <u>TOTAL</u>  GRAND TOTAL FOR ALL OF Capital Funds FFY 2000  MEMO - 1410 - Administration percentage of Salary & Benefits: Executive Director 10 Dep. Exec. Dir. 5 Comptroller 10 Purchasing Agent 5 Accountant 5 Accountant Asst. 5 Building Const. Coord. 100 Building Const. Insp. 100 Clerk Typist I 100 Executive Secretary 5	1406 1410 1430		\$ 0 150,000 125,000 \$ 275,000 \$ 3,094,307				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement/Performance and Evaluation Report  
PART III: IMPLEMENTATION SCHEDULE  
Capital Funds FFY 2000**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
Capital Funds FFY 2000**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
PA4-1	03/02			09/03			
PA4-2	03/02			09/03			
PA4-3	03/02			09/03			
PA4-4	03/02			09/03			
PA4-5E	03/02			09/03			
PA4-5F	03/02			09/03			
PA4-7	03/02			09/03			
PA7-8	03/02			09/03			
PA4-9	03/02			09/03			
PA4-WIDE	03/02			09/03			
PA4-11	03/02			09/03			
PA4-12	03/02			09/03			
PA4-14	03/02			09/03			
PA4-16	03/02			09/03			
1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report.			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			