

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Lebanon Housing Authority

PHANumber: NH009

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

PHA Plan Contact Information:

Name: Jonathan Chaffee

Phone: (603) 298 -5753

TDD:

Email (if available): lebanon.housing.authority@valley.net

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

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

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

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

PHA Programs Administered :

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 20**
[24CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Contents

	<u>Page#</u>
Annual Plan	
i. Executive Summary (optional)	1
ii. Annual Plan Information	1
iii. Table of Contents	1
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	4
3. Demolition and Disposition	4
4. Homeownership: Voucher Homeownership Program	5
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	
A. Resident Advisory Board Consultation Process	6
B. Statement of Consistency with Consolidated Plan	7
C. Criteria for Substantial Deviations and Significant Amendments	8

Attachments	Attachment Page#
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	1
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement	4
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5 Year Action Plan	16
<input checked="" type="checkbox"/> Attachment D: Public Housing Drug Elimination Program (PHDEP) Plan	20
<input checked="" type="checkbox"/> Attachment E: Resident Membership on PHA Board or Governing Body	24
<input checked="" type="checkbox"/> Attachment F: Membership of Resident Advisory Board or Boards	25
<input checked="" type="checkbox"/> Attachment G: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	26
<input checked="" type="checkbox"/> Attachment H: Deconcentration of Poverty and Income Mixing	29
Attachment I: Voluntary Conversion of Developments from Public Housing	30
Attachment J: Section 8 Homeownership Capacity Statement	32
Attachment K: Project -Based Section 8 Voucher Statement	33

ii. Executive Summary

[24CFR Part 903.79(r)]

At PHA option, provide a brief overview of the information in the Annual Plan

LEBANON HOUSING NEED

Lebanon Housing Authority is an important component of the Lebanon housing market. LHA's 329 units (Public Housing and Section 8 combined) comprise 13% of all rental units in Lebanon and 64% of subsidized rental units. Of the total population in rental units in Lebanon, 10% (498 persons) live in units subsidized by LHA. All told, LHA subsidizes the housing of 4% of the total Lebanon population.

Lebanon's housing market is characterized by an overall shortage of housing, which has the most affect on households at median income and below, and which is very difficult for those with extremely low incomes. Lebanon Housing Authority will undertake two initiatives to add small amounts of new housing. But while Lebanon Housing Authority cannot plan to impact significantly the overall quantity of housing in Lebanon, its plans are very important to the populations of very low and extremely low income households it primarily serves. These include elderly needing additional services to remain in independent housing, and at-risk youth in family housing.

The census data illustrate the current shortage of housing in Lebanon. Between 1990 and 2000 Lebanon gained 327 households. How were these extra households housed? Primarily by filling units previously vacant. 338 less units were vacant in 2000 than in 1990. The rental vacancy rate dropped from 10.5% in 1990 to 2.1% in 2000. The only new rental units added were 73 at Quail Hollow late in the decade. 50 of these were subsidized. A recent regional housing study characterized the situation: In the last 10 years 5000 new households (and over 6000 new jobs) were added to the Hartford-Lebanon labor market while only 2500 new housing units were added. Most new units were single family homes, with an actual regional net loss of 64 rental units. A forecast projected an increase of another 6000 jobs in the next decade, but this growth will require 5600 new units to be added from 2000 to 2010, including 1800 new rental units.

This rental housing shortage is evidenced by very low vacancy rates and rents increasing at 10% a year. It is difficult for very low and extremely low income renters to find housing, even with Section 8 voucher help.

The most acute housing need in the region is for the construction of additional market rate rental housing for households between 50% and 100% of median income, with a moderate need for additional rental housing for lower income level households. If additional market rate rental housing were added, existing apartments would be freed for occupancy by lower income families. Increased vacancy should slow rent escalation and make it easier for families to use vouchers.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

LHA plan to develop policies to guide issuing project based Section 8 vouchers, the guarantee of which can help support the development of new housing. LHA is seeking to acquire through the Capital Fund Program a parcel of vacant land adjacent to Romano Circle family housing.

In addition, Lebanon Housing Authority plan to continue and expand services to households served in its current housing. Four programs are:

- 1) The provision of services to elderly to help them remain in place,
- 2) The continuation of drug and self destructive behavior prevention programs previously funded under the Public Housing Drug Elimination Program,
- 3) Administering an Individual Development Account program for residents of family Public Housing, and
- 4) Developing a Section 8 Homeownership Program.

1) Additional services for low-income elderly. Lebanon Housing Authority owns 136 elderly independent living

units. The 73 units at Quail Hollow are somewhat more expensive and allow residents to pay an additional fee to obtain a daily meal. Harvest Hill's 52 units offer complete residential care, but at greatly increased rates. Together these comprise the entire elderly housing stock of Lebanon. Will more elderly housing be needed in Lebanon? This is a timely question because 2000 Census data show a 66% increase in the population of Lebanon residents ages 45-54 years (732 persons). This population "bulge" is the baby boom generation as it ages. These "boomers" will be 62 years old in another 8-17 years and might greatly increase the demand for elderly housing. This group is relatively wealthy, since they are at the peak of their earning potential now. Less than 10% of households in this bulge now earn below \$25,000 a year. It is expected that when they reach age 62, very few of the aging "boomers" will be income eligible for Public Housing. So despite the census numbers, there does not seem to be a current or projected need for additional independent subsidized elderly units in Lebanon. The current waiting time for LHA housing is relatively short and the vacancy rate in the current housing is between 1% and 2%.

However, there is a need for additional services for low-income elderly. A variety of levels of services are needed. 43% of LHA elderly residents are now 80 years old or older and many are physically disabled. Walkers, wheelchairs and electric runabouts abound in facilities which were not constructed as accessible. Results of a survey distributed to Rogers House and answered by a low percentage of residents highlighted concerns residents share with mobility, with getting around. A state-wide survey of 1010 residents of subsidized housing completed by the New Hampshire Housing Finance Authority in June of 1999 found that the highest percentage, 40-50% needed non-medical care, such as help with transportation and housekeeping. The need for hands-on help with other activities of daily living, such as dressing and bathing was much lower, around 10%. But of the smaller number who needed such assistance, many reported having unmet needs. Many more detailed findings are included in this study, but the basic result was corroborated by a committee which met during 2000 to draft an application to the Robert Wood Johnson Foundation for funding to create additional services for seniors in Lebanon. The service gap was found to be in non-crisis care which is not covered by insurance, the kind of care which in the past would have been provided by family members.

Lebanon Housing Authority is already offering a housekeeping program which can serve approximately 25% of residents and is partially funded by resident payments. The Authority is starting the second year of a three-year ROSS grant for Resident Service Delivery Models which provides for additional case management services and for a limited number of hours of Certified Nurses Assistant or skilled nursing assistance. The ROSS grant also established a program of strength exercises specifically formulated to reduce the risk of falling. In its initial phase at Rogers House, 25% of residents are participating. Current Capital Fund Program plans include renovation of the Community Room kitchen at Rogers House to allow meals to be prepared and served there. A common area bath is to be renovated to include a roll-in shower to test their function and plan to replace all tubs in Rogers House in year 2005. Two Rogers House units are to be made fully accessible in year 2003 and two Maple Manor units in year 2006. Lebanon Housing Authority will seek state and HUD funding whenever it becomes available to make some units at Rogers House into Congregate Housing. In the meantime, it will investigate adding services with ROSS funding. It will also work with the Service Link program at Grafton County Senior Citizens Council to develop a friendly visitors program for senior residents.

2) The continuation of PHDEP programs. We have completed 5 years of activities at Romano Circle to prevent drug, alcohol and self-destructive behaviors among youth. These activities are known collectively by the title LEAD (Leadership, Encouragement and Discovery) and have been undertaken in partnership with Robert Bryant and Wendy Barbour Chapman of the Second Growth agency and with the Tucker Foundation of Dartmouth College. LEAD has made a tremendous difference in the lives of youth and families at Romano Circle. These activities will be continued in the year of this plan with PHDEP 2001 funding. During this year we will seek non-HUD funding for portions of the activities and have included partial funding for LEAD through the Operations line item of CFP. We will seek ROSS funding for family support and job-related services at Romano Circle.

3) Administering an Individual Development Account program for residents of family Public Housing. Lebanon Housing Authority is a partner with the New Hampshire Community Loan Fund in offering Individual Development Accounts to eligible residents of Romano Circle. Participants may save from \$25 a month to a maximum of \$100 a month from earned income in a special account for up to a total of \$2000. These earnings will be matched three to one at the time they are drawn down to be used for the chosen pre-declared goal of either homeownership, post-secondary education or business development. Lebanon Housing Authority will provide each participant with 8

hours a year of general fiscal tutorial and 4 hours a year of curriculum specific to that participant's goal.

4) Developing a Section 8 Homeownership Program. Lebanon Housing Authority will develop a Homeownership program for Section 8 participants, although it is acknowledged that it is unlikely that any participant will be able to enter the Lebanon single family home market.

2. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 263,786

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5 - Year Action Plan

The Capital Fund Program 5 - Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: 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 next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.79(k)]

A. 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 next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):
 Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the estate or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below): The Executive Director previously recruited and qualified applicants for mortgage to purchase limited equity homes produced with some Community Development Block Grant funding for infrastructure in a program he created and administered.

5. Safety and Crime Prevention: PHDEP Plan

[24CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ 40,785
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment D

6. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 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 attached at Attachment (Filename) G
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
 - A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment G.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.

Other: (list below)

B. 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: New Hampshire

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

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

The rental housing shortage and rising rents noted in the Lebanon Needs analysis in the Executive Summary are emphasized in the Consolidated Plan as problems in many other parts of the state. The Consolidated Plan reports that employment has risen faster than the production of housing units, leading to a statewide vacancy in rental units of 1% and an increase of from 5% to 6% in rents from 1999 to 2000. A rental markets survey showed that less than 15% of rental units were affordable to low and very low income households. The Consolidated Plan on page 37 gave a highest priority to the development and preservation of rental housing for low and very low income families.

This second activity by Lebanon Housing Authority which is consistent with the Consolidated Plan is the provision of additional services in its Senior Housing. The Consolidated Plan reports that an analysis of elderly housing needs indicates that the highest need is for some supportive services with independent living. In the next 10 years services such as congregated dining, help with chores and transportation are needed. Other help with activities of daily living might include preparing meals, light housework, shopping, heavy housework, managing money and using the telephone. Lebanon Housing Authority already offers a housekeeping program, and is preparing to renovate a community room kitchen to allow the preparation of meals. On a temporary basis it is adding additional case management and help with activities of daily living through a ROSS grant. With the Service Link partners at the Senior Center, Lebanon Housing Authority is exploring ways to add additional services for elderly.

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: none

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan: Any reduction in a development of greater than 25% of the units which was not necessitated by a funding reduction over which the Authority had no power, or a change in the Capital Fund Program which shifted greater than 50% of the total annual funding from a single CFPL item to another, or from CFP program to another program, such as Operating or PHDEP. Application for new program funding and initiation of a new program not included in the 5-year plan will not be considered a substantial deviation.

B. Significant Amendment or Modification to the Annual Plan: A budget revision shifting over 50% of the total Public Housing or Section 8 annual budget (unless necessitated by HUD funding shifts). However, budget revisions entailing less than 50% of the total budget, or the addition of a new program of less than 50% of the total previous budget, will not be considered a significant amendment or modification.

Attachment A**Supporting Documents Available for Review**

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents to be offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

ATTACHMENT A

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH99 -52(HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

ATTACHMENT A

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	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	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Pet Policy
X	The results of 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)

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: Lebanon Housing Authority		Grant Type and Number Capital Fund Program: NH36P00991399 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds	0	0	0	0	
2	1406 Operations	5377	5377	5377	5377	
3	1408 Management Improvements	35000	16552	16552	16552	
4	1410 Administration	4000	4000	4000	4000	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	14000	6013	6013	6013	
8	1440 Site Acquisition	0	0	0	0	
10	1460 Dwelling Structures	95376	99224	99224	83253	
9	1450 Site Improvement	23300	41059	41059	30809	
11	1465.1 Dwelling Equipment — Nonexpendable	26000	14950	14950	13650	
12	1470 Nondwelling Structures	23000	26992	26992	26992	
13	1475 Nondwelling Equipment	26500	38386	38386	33434	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	0	
17	1495.1 Relocation Costs	0	0	0	0	
18	1498 Mod Used for Development	0	0	0	0	
19	1502 Contingency	0	0	0	0	
20	Amount of Annual Grant: (sum of lines 2 - 19)	252553	252553	252553	220080	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Compliance	12000	27368	27368	27368	
23	Amount of line 20 Related to Security	0	0	0	0	
24	Amount of line 20 Related to Energy Conservation	0	13650	13650	13650	

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

PHA Name: Lebanon Housing Authority		Grant Type and Number Capital Fund Program#: NH36P00991399 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Transfer to operating	1406		5377	5377	5377	5377	Done
	Computer Hard & software	1408		35000	16552	16552	16552	Done
	Administration	1410		4000	4000	4000	4000	Done
	Capital Needs Assessment	1430		8000	2950	2950	2950	Done
	Heating Fuel Change Study	1430		3000	0	0	0	Dropped
	A&E	1430		3000	3063	3063	3063	Done
	Purchased drains snake & vacuums	1475		2300	9855	9855	9855	Done
NH9-1	Automatic door openers	1460		12000	23151	23151	22949	Done
	Upgrade Fire Alarm Panel	1460		1500	2543	2543	2543	Done
	Parking lot drain & paving	1450		5000	5525	5525	5525	Done
	Foundation Repair, Comb. d.	1470		0	991	991	991	Done
NH9-2	Parking lot repairs & Paving	1450		13500	14431	14431	14431	Done
	Change aluminum wiring	1460		22762	18745	18745	4675	partial
NH9-3	Repairs siding & repaint	1460		24000	16047	16047	14348	partial
	Install walks by dumpsters	1450		1800	2582	2582	2582	Done
	Site work for garage	1450		4000	8271	8271	8271	Done
	Build maintenance garage	1470		13500	15815	15815	15815	Done
	Add office in old garage space	1470		9500	10186	10186	10186	Done
	Playground upgrade	1475		23200	25000	25000	20048	Partial
NH9-4	Repave parking lot, add on space	1450		0	10250	10250	0	Partial
	Finish re carpeting	1460		16954	6605	6605	6605	Done
	Wire emergency generator	1460		3000	2652	2652	2652	Done
	Remove hall vinyl & paint	1460		6800	28929	28929	28929	Done
	Replace door intercom	1460		7800	0	0	0	Dropped
	Install garage door opener	1460		560	552	552	552	Done
	Replace appliances	1465.1		26000	14950	14950	13650	Partial
	Community Room equipment	1475		0	3531	3531	3531	Done
					252553	252553	220080	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Lebanon Housing Authority			Grant Type and Number Capital Fund Program#: NH36P00991399 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operating	12/1/99	9/1/01	9/99	1/1/00	9/1/02	7/1/01	
Computer	11/1/99	9/1/01	11/99	1/1/00	9/1/02	3/31/00	
Admin.	11/1/99	9/1/01	11/99	1/1/01	9/1/02	12/31/00	
CNA	11/1/99	9/1/01	4/30/00	6/30/00	9/1/02	4/27/00	
Fuel Analysis	6/30/00	deleted		1/1/01	deleted		To be done by energy performance cont.
A&E	1/1/00	6/30/00	9/30/00		9/1/02	9/30/00	
NH9-1	1/1/00	9/1/01	9/1/01	6/30/00	9/1/02		
NH9-2	9/30/00	9/1/01	9/1/01	6/30/01	9/1/02		
NH9-3	9/30/00	9/1/01	9/1/01	6/30/01	9/1/02		
NH9-4	9/30/00	9/1/01	9/1/01	6/30/01	9/1/02		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Lebanon Housing Authority		Grant Type and Number Capital Fund Program: NH36P00950100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	0	18000	1423	1423
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	5793	5793	5793	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	17500	23835	23335	17781
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	36000	2000	0	0
10	1460 Dwelling Structures	168785	159242	106746	106746
11	1465.1 Dwelling Equipment — Nonexpendable	1200	1033	1033	1033
12	1470 Nondwelling Structures	0	3000	0	0
13	1475 Nondwelling Equipment	29300	45675	43175	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1498 Mod Used for Development	0	0	0	0
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	258578	258578	181505	126983
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	0	72175	44351	0
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	41500	30105	30105	30105

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Lebanon Housing Authority			Grant Type and Number Capital Fund Program #: NH36P00950100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NH9-1	Replace windows	1460	231	79000	75465	75465	75465	Done
NH9-1	Lower emergency fire pull boxes	1460	10	3500	0	0	0	Done earlier
NH9-1	Replace toilets with 1.6galtanks	1460	40	9000	7481	7481	7481	Done
NH9-1	Paint and scrape columns of bldg	1460		1500	0	0	0	Done
NH9-1	Replace lights in laundry rooms	1460	16	2100	0	0	0	Dropped
NH9-1	Replace HW circulator pumps	1465.1		1200	1033	1033	1033	Done
NH9-1	Rewire GFCI outlets in bathrooms	1460	40	3200	10450	0	0	Partial
NH9-1	Install door openers	1460	11	22285	0	0	0	Done
NH9-2	Install sump pump in elevator pit	1475		500	500	0	0	
NH9-2	Upgrade elevator	1475	1	28800	45175	43175	0	Contract
NH9-2	Lower fire pull boxes common halls	1460		3000	0	0	0	Done earlier
NH9-2	Install GFCI outlet in bathrooms	1460	56	6500	6500	0	0	Done
NH9-2	Replace toilets with 1.6galtanks	1460	56	12000	10947	10947	10947	Done
NH9-2	Repoint brickwork	1460		2700	0	0	0	Done
NH9-2	Repour front step and sidewalk	1450		6000	0	0	0	Done
NH9-2	Update Community Rm. Kitchen & Dining area & Handicapped Bath	1460		10000	25000	0	0	Bid package
NH9-2	Continue replacing aluminum wiring	1460		0	9722	0	0	Partial
NH9-2	Accessibility modifications to apts.	1460		0	2000	1176	1176	Partial
NH9-2	Build dumpster enclosure	1470		0	3000	0	0	
NH9-3	Replace toilets with 1.6galtanks	1460	25	6200	5109	5109	5109	Done
NH9-3	Repave parking lot	1450		30000	2000	0	0	
NH9-4	Replace toilets with 1.6galtanks	1460	36	7800	6568	6568	6568	Done
NH9-4	Repave Parking Lot	1450		0	0	0	0	Done earlier
PHAWide	Administration & Financial Salaries	1410		4710	4710	4710	0	
	Admin & Financial Fringe Benefits	1410		1083	1083	1083	0	
	Architects/Engineer fees	1430		11000	23835	23335	17781	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Lebanon Housing Authority			Grant Type and Number Capital Fund Program #: NH36P00950100 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Complete energy study, heat conversion, all sites	1430		6500	0	0	0	To be done by energy perform. Cont.
	Expenses related to the ROSS, RSDM grant	1406		0	18000	1423	1423	
				258578	258578	181505	126983	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: Lebanon Housing Authority		Grant Type and Number Capital Fund Program #: NH36P0050100 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
NH9-1	9/02	9/02		9/03	9/03		
NH9-2	9/02	9/02		9/03	9/03		
NH9-3	9/02	9/02		9/03	9/03		
NH9-4	9/02	9/02		9/03	9/03		
PHAWide	9/02	9/02		9/03	9/03		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: Lebanon Housing Authority			Grant Type and Number Capital Fund Program#: NH36P00950101 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2001 REVISION		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NH9-1	Install lever door handles, unit entrances	1460	40	8500	0			
NH9-1	Install stove exhaust vent to outside	1460	40	8000	0			
NH9-1	Replace ceiling fixtures, halls, 2@	1460	80	9500	0			
NH9-1	Convert unit to accessible	1460	2	40000	0			
NH9-2	Install 4' kitchen lights with T-8 bulbs	1460	56	6200	0			
NH9-2	Install lever door handles, unit entrances	1460	56	12000	0			
NH9-2	Replace windows	1460	224	0	86000			
NH9-2	Continue replacing aluminum wiring	1460		16208	35993			
NH9-2	Add handrails in stairwells	1460	4	0	12000			
NH9-3	Replace tile flooring	1460		70400	0			
NH9-3	Replace vinyl bathroom floors	1460	30	8800	0			
NH9-3	Replace windows	1460	186	0	12500			
NH9-3	Site work and fencing	1450		0	8000			
NH9-3	Expand Community Building	1470		0	43500			
NH9-4	Replace closet doors	1460	40	32385	0			
NH9-4	Repour sunken walkway	1450		4000	4000			
PHA wide	Administrations salaries	1410		4710	4710			
PHA wide	Administration fringe benefits	1410		1083	1083			
PHA wide	Architect/Engineer fees	1430		11000	11000			
PHA wide	Operations	1406		1000	15000			
PHA wide	Site acquisition	1440		30000	30000			
				263786	263786			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: LebanonHousingAuthority		GrantTypeandNumber CapitalFundProgram#: NH36P00950101 CapitalFundProgramReplacementHousingFactor#:				FederalFYofGrant: 2001	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuartEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
NH9-1	9/03	9/03		9/04	9/04		
NH9-2	9/03	9/03		9/04	9/04		
NH9-3	9/03	9/03		9/04	9/04		
NH9-4	9/03	9/03		9/04	9/04		
PHA-wide	9/03	9/03		9/04	9/04		

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHAName: Lebanon Housing Authority		Grant Type and Number Capital Fund Program: NH36P00950102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non - CFP Funds	0				
2	1406 Operations	27000				
3	1408 Management Improvements	0				
4	1410 Administration	5793				
5	1411 Audit	0				
6	1415 Liquidated Damages	0				
7	1430 Fees and Costs	17500				
8	1440 Site Acquisition	0				
9	1450 Site Improvement	0				
10	1460 Dwelling Structures	198387				
11	1465.1 Dwelling Equipment — Nonexpendable	0				
12	1470 Nondwelling Structures	1200				
13	1475 Nondwelling Equipment	8000				
14	1485 Demolition	0				
15	1490 Replacement Reserve	0				
16	1492 Moving to Work Demonstration	0				
17	1495.1 Relocation Costs	0				
18	1498 Modified for Development	0				
19	1502 Contingency	0				
20	Amount of Annual Grant: (sum of lines 2 - 19)	257880				
21	Amount of line 20 Related to LBP Activities	0				
22	Amount of line 20 Related to Section 504 Compliance	12000				
23	Amount of line 20 Related to Security	20000				
24	Amount of line 20 Related to Energy Conservation Measures	63700				

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

PHAName: Lebanon Housing Authority		Grant Type and Number Capital Fund Program#: 2002 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
NH9-1	Change smoked detectors and add in bedrooms	1460	56	10000				
NH9-1	Replace Community Building ceiling lights	1470		1200				
NH9-1	Replace unit entrance handles with lever type	1460	40	8500				
NH9-1	Replace ambulance call	1460		7000				
NH9-2	Replace 1 st & 3 rd floor trim roofing	1460		15000				
NH9-2	Replace unit entrance handles with lever type	1460		12000				
NH9-2	Install 4' kitchen T -8 lights	1460		6200				
NH9-2	Replace ambulance call	1460		7000				
NH9-3	Replace storm door hardware	1460		6200				
NH9-3	Replace kitchen cabinets & counters	1460		63487				
NH9-3	Replace windows	1460		50500				
NH9-4	Replace dining room lights	1460		5500				
NH9-4	Replace ambulance call	1460		7000				
PHA wide	Administrations salaries	1410		4710				
PHA wide	Administration fringe	1410		1083				
PHA wide	Architect/Engineer fees	1430		17500				
PHA wide	Replace tractor	1475		8000				
PHA wide	Operations (add for security)	1406		27000				
				257880				

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF) PartIII:ImplementationSchedule							
PHAName:LebanonHousingAuthority		GrantTypeandNumber CapitalFundProgram#: NH36P00950102 CapitalFundProgramReplacementHousingFactor#:				FederalFYofGrant: 2002	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuartEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
NH9-1	9/04			9/05			
NH9-2	9/04			9/05			
NH9-3	9/04			9/05			
NH9-4	9/04			9/05			
PHA-wide	9/04			9/05			

ATTACHMENT C

Capital Fund Program 5 -Year Action Plan

Complete on 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.

CFP5 -Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
NH9-1	Maple Manor	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Change smoke detectors and add in bedrooms	10000	2002
Replace community building ceiling lights	1200	2002
Replace unit entrance door handles with lever type	8500	2002
Replace ambulance call	7000	2002
Replace kitchen lights, adding a sink light	8400	2003
Replace building and unit entrance doors as needed	12600	2003
Noise suppression between 1 st and 2 nd floors	46000	2003
Clean all baseboard and wall heater elements	800	2003
Install chair lifts	60000	2004
Replace kitchen countertops	14000	2004
Install stove exhaust vents to outside	8000	2005
Replace unit hall lights	9500	2005
Install emergency generator	21000	2006
Pave parking lots	30000	2006
Convert 2 units to accessible	40000	2006
Replace Building 3 handicapped ramp	19000	2006
Totalestimatedcostovertnext5years	296000	

ATTACHMENT C

CFP5 -YearActionPlan		
<input type="checkbox"/> Originalstatement <input checked="" type="checkbox"/> Revisedstatement		
Development Number	DevelopmentName (orindicatePHAwide)	
NH9-2	RogersHouse	
DescriptionofNeededPhysicalImprovementsorManagement Improvements	EstimatedCost	PlannedStartDate (HAFiscalYear)
Replaceroofingon1 st and3 rd floorbuildingtrim	15000	2002
Replaceunitentrancedoorhandleswithlevertype	12000	2002
Install4'T -8lightsinkitchens	6200	2002
Replaceambulancerecall	7000	2002
Replacecommonareadoors	2700	2003
Convertcommonareabathroomtoaccessible	3500	2003
Convert2unitstoaccessible,1unitremovedtosittingroom entrance	82000	2003
Cleanventstacks	1600	2003
Cleanallbaseboardandwallheaterelements	1120	2003
Replaceunittubswithroll -inshowers	96785	2005
Newstoveexhausthoodswith15stackandrooffans	58000	2006
Installemergencygenerator	21000	2006
Totalestimatedcostovernext5years	306905	

ATTACHMENTC

CFP5 -YearActionPlan		
<input type="checkbox"/> Originalstatement <input checked="" type="checkbox"/> Revisedstatement		
Development Number	DevelopmentName (orindicatePHAwide)	
NH9-3	RomanoCircle	
DescriptionofNeededPhysicalImprovementsorManagement Improvements	EstimatedCost	PlannedStartDate (HAFiscalYear)
Replacestormdoo rhardware	6200	2002
Replacekitchencabinetsandcounters	70085	2002
Replacewindows	57500	2002
Cleanallbaseboardandwallheateerelements	600	2003
Replacesidingasnecessary	1500	2004
Replacetileflooring,1 st &2 nd floor	70400	2004
Replacebathroomvinylfloors	8800	2004
Repaveparkinglot	25000	2004
Replacestovesandrefrigerators	22500	2005
AddsmokedetectorsinBR	15000	2005
	0	2006
Totalestimatedcostovernext5years	277585	

CFP5 -YearActionPlan		
<input type="checkbox"/> Originalstatement <input checked="" type="checkbox"/> Revisedstatement		
Development Number	DevelopmentName (orindicatePHAwide)	
NH9-4	LebanonTowers	
DescriptionofNeededPhysicalImprovementsorManagement Improvements	EstimatedCost	PlannedStartDate (HAFiscalYear)
Replacediningroomlights	5500	2002
Replaceambulanccecall	7000	2002
Replaceroof	65000	2003
Cleanallbaseboardandwallheateerelements	800	2003
Replacekitchencountertops	22000	2004
Replacedoorsecuritysystem	7000	2005
Replaceclosetdoors	32385	2006
Replacekitchenlights	11800	2006
Totalestimatedcostovernext5years	151485	

ATTACHMENT C

CFP5 -Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
	PHA Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Administrationsalaries	4710	2002
Administrationfringebenefits	1083	2002
Architect/Engineerfees	17500	2002
Equipmentpurchase(replacelawntractorwithaccessories)	8000	2002
Operations,withcomponentforsecurity	27000	2002
Administrationsalaries	4710	2003
Administrationfringebenefits	1083	2003
Architect/Engineerfees	17500	2003
Operations,withcomponentforsecurity	23485	2003
Administrationsalaries	4710	2004
Administrationfringebenefits	1083	2004
Architect/Engineerfees	17500	2004
Equipmentpurchase(replacelawntractorwithaccessories)	8000	2004
Operations,withcomponentforsecurity	22785	2004
Administrationsalaries	4710	2005
Administrationfringebenefits	1083	2005
Architect/Engineerfees	17500	2005
Equipmentpurchase(replacelawntractorwithaccessories)	8000	2005
Operations,withcomponentforsecurity	25000	2005
Equipmentpurchase(plowtruckandplow)	17000	2005
Managementimprovement(computersandsoftware)	31000	2005
Administrationsalaries	4710	2006
Administrationfringebenefits	1083	2006
Architect/Engineerfees	17500	2006
Operations,withcomponentforsecurity	25000	2006
Totalestimatedcostovernext5years	311735	

PHA 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.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 40,785

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____

R X

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long.

Activities initiated and expanded with PHDEP funding at Romano Circle have reduced youth violence, eliminated evidence of gangs and drugs, reduced crime statistics and have begun to establish a supportive community in which children and adults can safely address the issues of skills they need to acquire in order to grow. During calendar year 2001 with 2000 funds we are involving and training parents in understanding the guidelines of behavior which support positive change which are already well established with youth. In year 2001 we will begin a partnership with social service agencies to, with other funding, replicate Romano Circle programs at one other neighborhood subsidized housing, and participation by Romano Circle youth and families in providing leadership within this neighborhood initiative will be expanded in calendar year 2002 with PHDEP 2001 funding.

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. Unit count information should be consistent with that available in PIC.

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)
Romano Circle (NH 9 -3)	30	100

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).

12 Months _____ 18 Months _____ X 24 Months _____

ATTACHMENTD

G. PHDEPProgramHistory

IndicateeachFYthatfundinghasbeenreceivedunderthePHDEPProgram(placean“x”byeach applicableYear)andprovidamountoffundingreceived.Ifpreviouslyfundedprograms havenot been closedoutatthetimeofthissubmission,indicatethefundbalanceandanticipatedcompletiondate.The FundBalanceshouldreflectthebalanceasofDateofSubmissionofthePHDEPPlan.TheGrantTerm EndDateshouldincludeanyHUD -approvedextensionso rwaivers.Forgrantextensionsreceived,place “GE”incolumnor“W”forwaivers.

FiscalYearof Funding	PHDEP Funding Received	Grant#	FundBalance asofDateof thisSubmission	Grant Extensions or Waivers	Grant StartDate	Grant TermEnd Date
FY1997						
FY1998	\$50,000	NH36DEP0090197	0	0	01/08/1999	01/07/2001
FY1999	\$36,510	NH36DEP0090199	13,591	0	01/13/2000	01/12/2003
FY2000	\$38,051	NH36DEP0090100	38,051	0	11/02/2000	11/01/2003

Section2:PHDEPPlanGoalsandBudget

A.PHDEPPla nSummary

Inthespacebelow,summarizethePHDEPstrategytoaddresstheneeds ofthetargetpopulation/target area(s).Yoursummaryshouldbrieflyidentify:thebroadgoalsandobjectives,theroleofplanpartners, and yoursystemorprocessformonitoringandevaluatingPHDEP -fundedactivities .Thissummaryshouldnot exceed5 -10sentences.

ThegoalofthePHDEPprogramistopreventdruguseandotherat -riskbehaviorsby youthatRomanoCirclebyincreasingpro -socialprotectivefactorsforyouthan dfamilies. ThetwomajorpartnersbeganpreventionactivitiesatRomanoCircleonavolunteerbasis beforethePHDEPfundingsbeganandhavebeenworkingcontinuouslyfor3½years. TheyareSecondGrowth,anagencyactiveinNewHampshirethroughtheStateDept.of Educationwithdevelopmentofpreventionandschoolsupportprograms,which collaborateswiththeAuthorityonprogramdesignandstaffsprograms,andtheWilliam JewettTuckerFoundationatDartmouthCollege,whichsupervisesthestudentrun mentoringprograms.LebanonPoliceDepartmentandWestCentral,theneighborhood mentalhealthagencyhavecollaboratedclosely. Withthesepartnersandother participatingagenciesandnon -PHEDEPfundings,theAuthorityhasenteredtheWest LebanonNeighborhoodAssociationtoreplicateRomanoCircleprogramsatanearby RuralDevelopment515development.

ATTACHMENTD

B. PHDEP Budget Summary

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

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TAMatch	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	38,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	2,785
TOTAL PHDEP FUNDING	40,785

C. 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.

9160 - Drug Prevention					Total PHDEP Funding: \$38,000		
Goal(s)	Prevent youth drug use and at-risk behaviors by increasing pro-social factors for youth and families.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Other Ed. (LEAD)	25	Ages 6 - 18	1/1/02	1/1/05	6000		80% of youth matched with mentors
2. Youth Employment	10	Ages 13 - 18	1/1/02	1/1/05	6000		75% of youth over 16 employed
3. Youth/Families Substance Abuse Ed.	80	All	1/1/02	1/1/05	1000		4 youth/families represent Romano Circle at a Prevention Conference
4. Youth/Families Recreational/Cultural	80	All	1/1/02	1/1/05	7000		50% of parents engage in a community building activity
5. Parenting/Support Services	80	All	1/1/02	1/1/05	18000		Direct support or skills increase in 25% of families.

ATTACHMENTD

9190 -OtherProgramCosts					TotalPHDEPFunds:\$2785		
Goal(s)	Provideeffectiveadministration,reportingandrecordkeeping.						
Objectives							
ProposedActivities	#of Person s Served	Target Populatio n	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.Administration			1/1/0 2	1/1/05	2785		Otherobjectivesmetand excellentprogram review.
2.							
3.							

ATTACHMENTE

Required Attachment __ E __: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Louise Vachon, Lebanon Towers 407

B. How was the resident board member selected: (select one)?

Elected

Appointed on June 5, 2002 by the Lebanon City Council

C. The term of appointment is (include the date term expires): 7/2002 – 7/2007

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

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: July, 2002

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Lebanon City Council

Required Attachment ___ F ___: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Lorayne Bean, President, Maple Manor Resident Association
Carman Deuso, President, Rogers House Resident Association
Louise Vachon, President, Lebanon Towers Resident Association
Judith Thornton, Romano Circle

~~Mrs. Lloyd Henry, Section 8 — Resigned~~
Mr. George Goodhue, Section 8

Lebanon Housing Authority
Resident Advisory Board (RAB)
Minutes of Meeting 3/25/2002

Present: Carman Deuso, Rogers House Resident Association
Louise Vachon, Lebanon Towers Resident Association
Lorayne Bean, Maple Manor Resident Association
George Goodhue, Section 8
Jonathan Chaffee

Absent: Judith Thornton had an appointment and sent written comments
Susan Henry called Jon to ask to be excused from participating.

Meeting called to order at 2:00 pm at Rogers House Community Room.

1. Louise asked about the replacement of stoves at Lebanon Towers. Jon replied that a new regulation requires stoves to be secured at the back "feet" so that they cannot tip over. That will be a big problem on concrete floors. The combination of that and the fact that the current stoves are perfectly good has almost decided him to not replace them. Louise said that some residents have stopped cleaning their ovens in anticipation of new stoves.
2. Lorayne asked if refrigerators could be replaced at Maple Manor. Jon said not for another 8 -10 years. What about bigger refrigerators? Jon said that HUD had standards and that family sized refrigerators in elderly apartments would be an unnecessary luxury. In the discussion, George mentioned that he thought he had a big refrigerator in his apartment at Quail Hollow, and that he has a dishwasher. He also said that the market rate for units there is close to \$1000 a month. Lorayne also asked why there were no ceiling lights in the living rooms at Maple Manor. None of the housing authority units have ceiling lights. It has been a cost saving convention for many years now to leave the light out and connect the switch to an outlet where the resident can install a light. Lorayne did not know about the switched outlet. Lorayne would like a ceiling fan in her living room. Louise Vachon said that she wanted one too and was told that they weren't allowed. Jon said that in most of the places it would be impractical to install ceiling fixtures. Rogers House has drop ceilings and the ceilings at Lebanon Towers are concrete. The first floor ceilings at Maple Manor are not accessible. Lorayne replied that she is on the top floor.
3. Everyone reviewed the **Capital Fund Program 5 -Year Action Plan, beginning with Maple Manor** on page 13.
 4. Jon noted that new fire codes require smoke detectors in bedrooms now. These are to be added at Maple Manor, but the existing smoke detectors are still very good and do not need replacing. The cost estimate is too high because it anticipates changing all detectors.
 5. The residents had said that lever handles on the entrance doors were not necessary, but the Board of Commissioners said that these handles are a big help to those with hand problems. Installation of these handles had been moved to an earlier year on every building. People at the meeting agreed that the handles are easier to use, especially if you have arthritis.
 6. Jon explained about the plan to replace the ambulance calls with ones which will take multiple emergencies. The current system must be manually reset after each use. He is investigating getting systems which will allow residents to wear neck lace call buttons.
 7. Noise suppression is listed in year 2003. This is a big problem because the plywood flooring is loosening on some floor joists. George said that noise was a problem at Quail Hollow too. Someone asked about filling the floor cavity with blown insulation. Jon said that the engineer and insulation contractor did not recommend that. We can either install a new sound barrier and ceiling below, or rugs above. Another problem is the absence of floors beneath the tubs. Jon said that he will hire some help from a noise engineer. Carman and Louise said that noise is not a problem at Rogers House and Lebanon Towers.
 8. Lorayne questioned the item "Replace resting entrance doors". What about the unit doors which don't fit? Jon said that it was supposed to be "rusting" doors, and that we had

- temporarily stopped the rust with sanding and primer. He said that the item would be changed to "Replace entrance and unit doors as needed".
9. Clean Bathroom heaters is on for 2003. Judy Thornton couldn't come to the meeting, but called to comment on the plan. She said that many people do not use the bathroom heaters, and so may not be aware that they need cleaning. However the heating elements on other heaters are quite dirty and residents may not be able to clean them. Others at the meeting agreed. Jon suggested that while the maintenance guys don't have time to go around cleaning heaters, perhaps we should hire a private contractor with the right equipment and skill at removing and replacing the covers, to go from apartment to apartment cleaning all the elements.
 10. We had a discussion about the emergency generator and emergency preparedness. George did not think that Quail Hollow has an emergency generator. Lebanon Towers does have one, but there is a question if residents could stand the noise of it running for very long. Carman had been displaced by the ice storm and had to live in a shelter for days. She thought it was a good idea to prepare the community rooms to shelter residents. Jon said that the stove at Rogers House is going to be switched to gas, and that the stove at the Towers will run off the generator. Jon had wondered if the generator at Maple Manor was cost effective. However there was some feeling that it would be good to have some place at Maple Manor for residents to congregate and be fed in an emergency. The fire code will not allow gas heaters in the community rooms. The generator will be left in the plan, and the exact thing to do will be figured out later.
 11. On the **Rogers House 5 -Year Plan** we discussed almost every item. Carman was concerned about the window replacement. Jon showed that it had been moved forward onto the 2001 plan. We had some discussion about the addition of services at Rogers House. Kitchen modification is to be done this summer. George said that dinner and breakfast are available at Quail Hollow for \$5 a piece. Not so many of the residents there buy the meals. The roll-in showers in year 2005 would also aid Rogers House residents. There is no consensus yet about resident's wanting to have a tub versus the dangers and difficulties of tubs. We discussed the stove hood installation in year 2006. Jon said that it would actually be way more expensive to do such a big ventilation project. Cooking smells do travel around Rogers House. George said that they have smells in Quail Hollow too. Louise said that smell travels in Lebanon Towers even though they have stove hoods and a constant roof fan pulling air up and out of the apartments. This will be evaluated later.
 12. We didn't discuss the **Romano Circle 5 -Year Plan**, but Judy Thornton had made two comments: In looking at energy conservation we should be aware that there are drafts at the bottom of both the front and back doors. She was not sure what could be done about it. She also noted that few residents use the recycling service, while the newspaper reports that landfill capacity is being used up. Jon suggested that there are young people who would like to be on a recycling committee and encourage residents to use the service we already pay for.
 13. **Lebanon Towers 5 -Year Plan.** Louise agreed that the dining room light which is to be replaced in 2002 is so dim that you can't see what you are eating. She moved her table. We discussed other items and noted that the expensive closet door replacement planned in 2006 will probably not be done, because there is no alternative to the bi-fold doors being used.
 14. **PHA Wide 5 -Year Plan.** Jon noted that \$20,000 had been included in each year to replace lost Drug Elimination funding for youth programs at Romano Circle. Louise commented that a lot of money was being directed to the young people, including the community building and expanding it this year at Romano Circle. Jon agreed that a lot of his effort and creativity had been directed toward these programs, and that they had made a lot of difference in the quality of life for families. The ROSS grant was his first attempt to better the quality of life for seniors. We discussed this grant. Carman said that the exercise program at Rogers House had made a tremendous difference for residents who participate in it. Louise said that Jude Powers is coming to Lebanon Towers now and that there is a program there, but less and less residents come out for it. Lorayne wondered when it would be started at Maple Manor. We asked George whether there were activities at Quail Hollow and he said that there were all kinds of activities going on constantly. Louise said that space was a problem at Lebanon Towers. They had only the one community room and it was getting filled up. They have their computers there. Some residents want an exercise treadmill and there really isn't room. There is no room for an office for the association. Rogers House has more rooms in the basement. Lorayne asked if the room in Maple Manor Community Building now

being used for storage could be cleaned out and used for computers. Jon noted that in year 2005 there were funds for replacing the office computers and software. Louise asked what about replacing the computers that the residents associations were using? Jon laughed and said that trickled down was the way that their computers would be replaced. Of course the last time the office computers were replaced the old ones were so slow they were worthless. Louise said that not very many residents were using the computers. Did anyone know how they could get instruction for residents? Carman said that the instruction at the Senior Center was excellent. Residents should go over there. They also had someone from Mascoma Bank. Jon suggested that there might be someone who could do a projector show to introduce many residents at once to the basics.

15. **Executive Summary, Page 1.** The housing shortage is acute in Lebanon. Carman thought that Dartmouth was building new housing in Centerra, but Jon said he thought that they were only renting housing at Stone Farm and the Centerra building is all offices. However, Dartmouth will be helping by building new dormitories for undergraduates and new graduate student housing in Hanover and Sachem Village in Lebanon. The public housing residents were interested in how Section 8 works. George explained that he pays the same proportion of his income as they do. If he moved to a more expensive apartment, he said that he would have to pay himself any amount above the maximum rent HUD will allow. George can take his Section 8 subsidy anywhere, but the public housing subsidy stay with the public housing apartment.
16. **Upcoming Year Programs, Page 2.** Jon went over the 4 program initiatives. He said that finding ways to provide additional services for elderly is his top priority now. He did not know exactly how that will work out. There was some discussion of levels of service going from independent living, to the a la carte services offered at Quail Hollow, to full services at Harvest Hill or Wheelock Terrace.
- 10. Resident member on the PHA Governing Board** .Lebanon Housing Authority must inform the Resident Advisory Board each year about the regulation requiring a resident commissioner and ask if anyone can serve. If no one will serve, then the requirement has been fulfilled. Last year the advisory board was informed and Louise Vachon said that she was willing to serve. The Board of Commissioners subsequently invited her to attend meetings and she has been attending most meetings. She said that she hasn't wanted to make a big stink about it, but she cannot vote. She said that she is still willing to be appointed as a regular Commissioner.
11. **Employee evaluations.** Jon showed a form he intends to send to some residents to give feedback to employees. Was the form understandable? Yes, and they thought it was a good thing to do.

Jon explained that he would circulate minutes and that after any corrections were made the minutes would go to the Board of Commissioners at their April 17, 2002 meeting. They would include any responses in the final plan, which would then go out for public comment.

The meeting was over at 3:30 pm.

LEBANON HOUSING AUTHORITY RESPONSES TO THE ADVISORY BOARD COMMENTS:

At their irregular meeting of April 17, 2002, which was postponed until April 26, 2002, the Board of Commissioners voted to make the following changes to the PLAN in response to Advisory Board comments:

1. Change "Replace resting entrance doors" on the Maple Manor 5 - Year Capital Plan to "Replace building and unit entrance doors as needed".
2. Change "Clean bathroom heaters" in the 5 - Year Capital Plan for all developments in year 2003 to "Clean all baseboard and wall heater elements."
3. Endorse the formation of a Romano Circle Recycling Committee.
4. Could not replace CFP funding of Romano Circle youth programs with ROSS funding because Romano Circle does not meet ROSS criteria.
5. Voted to request that the City Council appoint a Resident Board Member.

Deconcentration and Income Mixing

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

September 25, 2001

Ms. Donna J. Ayala, Director
Office of Public Housing
U.S. Dept. of HUD - Region I
Boston Federal Bldg., 3rd Floor, Rm. 321
10 Causeway Street
Boston, MA 02222 - 1092

RE: VOLUNTARY CONVERSION CERTIFICATION

Dear Ms. Ayala:

This letter is a report and certification that Lebanon Housing Authority has reviewed each development subject to Required Initial Investment to consider the implications of converting the public housing to tenant based assistance.

Using the format which will be included in subsequent Annual Plans:

- a) Only one of Lebanon's developments is subject to Required Initial Assessment.
- b) Three of Lebanon's developments are elderly/disabled and exempt.
- c) One assessment was conducted for the required development.
- d) No development was appropriate for conversion based on the Required Initial Assessment.
- e) The Required Initial Assessment is completed.

Conversion of the single family development, Romano Circle, is inappropriate because removal of the development would not meet the three necessary conditions for voluntary conversion:

(1) Initial assessment indicates that it would be more expensive to convert and sell Romano Circle than to operate it as public housing. It would cost HUD more to support the same families in Lebanon with Section 8 vouchers and in addition it would cost the families more for their housing. We do not have development based cost figures, but our average PUM expensetousof\$370 is less than the average HAP expensetousof\$577 for 4 bedroom apartments and \$431 for 3 bedroom apartments. The average rent paid by a family in a 4 bedroom apartment at Romano Circle is \$562, whereas the average Gross Family Contribution of a family on Section 8 in Lebanon in a 4 bedroom apartment is \$690. Similarly, families in 3 bedroom apartment in Romano Circle pay an average of \$380, whereas Section 8 families pay an average of \$429.

(2) An Initial Assessment does not yield any benefit at all from conversion to the residents of the public housing or to the community. The general public passing by thinks that Romano Circle is a condo project. The physical layout of the units is like condos, in that the bedrooms are above the living spaces, with good sound separation between units. People come to the office all the time asking for housing but do not realize that they are in public housing. The appearance of the development is very good. The housing is in good condition. CIAP expenditures on this housing have been ongoing and there are no deferred maintenance issues. It would be easy to sell the development, but it is not clear how HUD's mission in Lebanon would be forwarded by converting public housing to condos, while forcing residents to move to less desirable housing outside of Lebanon.

(3) To remove Romano Circle from subsidized housing would adversely affect the availability of affordable housing in the community. The community has an effective zero percent vacancy. There is no affordable housing available in the community. There is no rental housing of any kind available. A recent housing study concluded that since the 1990 census there have been 7550 new households added to the labor market area (a region larger than Lebanon) while there have been only 150 additional rental units added in the same region. To remove 30 units from the affordable housing stock

would be welcomed by the market, but would be unconscionable. Counting Romano Circle there are only 150 total subsidized family units in Lebanon. Romano Circle is a very significant portion of the family subsidized housing stock. The 1990 census tallied 106 four bedroom units in Lebanon. 10 of those are at Romano Circle and these 10 are the only subsidized 4 bedroom units in Lebanon. 78% of all the subsidized 3 bedroom units in Lebanon are at Romano Circle (14). The other 118 subsidized units are all 1 and 2 bedroom units. Finally, current Section 8 voucher holders are now unable to find housing in Lebanon, and residents of Romano Circle given vouchers would undoubtedly be displaced to a less desirable town on the periphery from which to join the ranks of low income commuters.

Sincerely yours,

Jonathan Chaffee
Executive Director

SECTION 8 HOMEOWNERSHIP STATEMENT**B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below): The Executive Director previously recruited and qualified applicants for mortgage to purchase limited equity homes. He worked on the committee which developed the limited equity ground lease. He developed and oversaw the construction of the homes as in -fill housing on municipally owned land, using Community Development Block Grant funding for infrastructure among other funding.

PROJECT-BASEDSECTION8VOUCHERSSTATEMENT

Lebanon Housing Authority intends to develop a policy to guide the issuance of Project Based Vouchers. This policy would be consistent with the Annual Plan of Lebanon Housing Authority in that it would address the difficulty that voucher holders experience in Lebanon in finding housing. Rental housing shortage is documented in the Executive Summary as the foremost characteristic of the Lebanon housing market. Because of the shortage of rental housing in general, and the resultant high rents, voucher holders cannot find housing at all, or cannot use their vouchers in housing that is available because of flow FMRs and regulatory limits on the percentage of income which can be used toward rent. If current recipients of tenant-based vouchers cannot find housing, applicants would be better served by the creation of additional housing. Project based vouchers could contribute to construction of additional housing units by becoming a part of a developer's projected operating budget. Lebanon Housing Authority has received requests for project based vouchers from developers who cited that this operating funding stream would be critical for the development of a new project. (In every such request, the development has proceeded without the project-based vouchers.)

Lebanon Housing Authority projects that its Project-Based Voucher policy will encourage the development of new housing by limiting the issuance of project-based vouchers to planned new development. The policy will determine the types of developers and projects which will be considered for issuance of project-based vouchers (such as only non-profit developers, or only projects serving special needs populations) and how applications for such vouchers will be scored. The number of vouchers which will be potentially issued as project-based will be no more than the regulatory limit of 15% of the total vouchers. All project-based vouchers will be issued within the geographic area of Lebanon Housing Authority's jurisdiction, or the City of Lebanon and 6 miles from its perimeter. Lebanon does not have a particular concentration of poverty in a census tract, and therefore there will be no limitation on the location(s) of project based vouchers.

NH0092002200207100457-01.doc,nh009v02.doc
NH0092002200207100457-02.sig,NH0092002200207100457-02.sig