

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2003

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

PHA Plan Agency Identification

PHAName: Lebanon Housing Authority

PHANumber: NH009

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

PHA Plan Contact Information:

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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.

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<input checked="" type="checkbox"/>	Attachment <u>A</u> : Supporting Documents Available for Review
<input checked="" type="checkbox"/>	Attachment <u>B</u> : Capital Fund Program Annual Statement
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<input checked="" type="checkbox"/>	Attachment <u>H</u> : Deconcentration of Poverty and Income Mixing
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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. The Upper Valley Housing Needs Analysis was released in August 2002 by the Upper Valley Lake Sunapee Regional Planning Commission. It states that 6,129 jobs were added in the Hartford/Lebanon job area between 1990 and 2000 and nearly 5,000 new households, but only 2,774 units of housing were added. There was a net loss of 64 rental units during that decade. The study predicts the need for 5,600 units to be added in the Hartford/Lebanon labor market during this decade. 1,800 of these should be rental units.

The 2000 census data illustrate the current shortage of housing in Lebanon itself. Between 1990 and 2000 Lebanon gained 327 households. These extra households were 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.

The low rental vacancy rate and rising rents have made it difficult for low and moderate income families to find rental housing, and have increased the rent burden of very low and extremely low income rental households. Section 8 voucher holders have had only a 69% success rate in finding housing. Home ownership opportunities for households at or below median income are nonexistent as housing shortage has driven real estate prices in the core towns of the Upper Valley beyond reach.

The effects of economic slowdown in the Upper Valley, with some companies laying off workers, have not offset the overall increase in jobs caused by Dartmouth Hitchcock Medical Center expansion, and there has not been a reduction in real estate prices, rents or an increase in vacancy.

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.

However, there is very strong anti-growth sentiment in Lebanon, shown both in the City Council and the Planning Board and evidenced when more than 2/3 of the general public turned down a proposal to rezone an area off Old Pine Cemetery Road for increased housing density. The City Council sharply opposed Dartmouth College's expansion of graduate student housing at Sachem Village in Lebanon, which would have significantly reduced pressure by this population on existing rentals. The response of the chair of the Planning Board to three large proposed residential developments has been to propose an ordinance limiting growth to no more than 50 units a year. One rental development has gained Planning Board approval, for 160 units of luxury rental housing on the previous Emerson Gardens land in the downtown area, but there will be serious regulatory impediments to the development of any additional rental housing, particularly subsidized rental housing, in Lebanon. Rental housing is perceived as adding a school tax burden on taxpayers.

The role of Lebanon Housing Authority is to administer its existing subsidized units in an exemplary professional manner, supporting its residents in being fully contributing members of the community.

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.

There are two evolving areas of program in which LHA has made significant commitment of Capital

funding in the past year and for which it will seek additional funding in the coming year. The foremost challenge is to add services in senior housing essential to keeping frail elderly in place. In family housing the challenge is to stay a head of the continuing pressure of drugs and anti-social behavior and support as safe and secure environment in which children and adults can grow and heal. A policy change being made with this PLAN is the designation of elderly housing for elderly only and aged 55 or older non-elderly disabled. A second policy change would allow 2 chances for residents to make remedial changes in behavior with the help of social services before being evicted. This policy would include drug possession or use (but not drug sales).

1) Additional services for frail elderly.

37% of LHA elderly residents are now 80 years old or older. 9% are 90 or above. Many are physically disabled. Walkers, wheelchairs and electric runabouts abound in facilities which were not constructed as accessible. Moreover, there has been a shift so that our applicants are initially more elderly and more infirm. Most new residents are also in their 80s and 90s. Many residents and even new applicants "belong" in assisted living facilities. The many such facilities in the area all have monthly rents in the \$3,000 range. LHA is the default assisted living option, with most of the assistance being provided by the Visiting Nurse Alliance.

The Authority is starting the final 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. In the current year LHA will apply for another ROSS grant to continue the partnership with the Visiting Nurse Alliance, the Senior Citizens Council, Dartmouth Mary Hitchcock Hospital Injury Prevention Center and NH State Dept of Elderly and Adult Services. The purpose of the partnership will be to develop additional essential services which if provided would allow residents to remain in place longer.

The most needed services seem to be non-skilled assistance such as running errands, and additional help in crises such as when a resident is sick. 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 handson help with other activities of daily living, such as dressing and bathing was much lower, around 10%. But of the small number who needed such assistance, many reported having unmet needs. The partnership will seek to develop volunteer services to provide help with errands, chores and to provide friendly visits.

Lebanon Housing Authority now offers a housekeeping program which can serve approximately 25% of residents and is partially funded by resident payments. This will continue. Next year a program of meals will be started at Rogers House, using the kitchen being renovated this current year through the Capital Fund Program. Residents from other locations will be able to come to these meals at Rogers House. Next year also, the roll-in shower being prepared in the common handicapped bath at Rogers House will be available to residents there.

Next year the Capital Fund Program will address the problem of accessing the 20 second floor units at Maple Manor by some sort of lift.

In LHA's fiscal year ending 9/30/2002 funding was provided to Resident Associations in Rogers House, Lebanon Towers and Maple Manor. These associations each have fostered social events which have improved the quality of life for residents, and are fully involved in planning for program developments and physical improvements at the three senior living sites. LHA has a continuing commitment to these Resident Associations.

2. Supportive services in family housing.

Six years of funding by the Public Housing Drug Elimination Program for services at Romano Circle will end at the end of calendar year 2002. These services have been primarily provided by Second Growth, an agency providing prevention and student support services in the Lebanon Schools and to one other Lebanon subsidized housing development besides LHA. These services at Romano Circle have included supervision and coordination of LEAD, a mentoring program for school aged youth staffed by Dartmouth College volunteer through the Tucker Foundation, direct provision of groups for kindergartners through junior high aged youth, ongoing support for families in crisis, and skill training for youth and adults. The issues needing family support have included drug use, suicide prevention, physical violence in the household, sexual abuse, harassment and mental health issues.

A policy change in the current year, before the PLAN year will support the prevention efforts: behavior problems that affect other residents, including the use of drugs, will be addressed by the resident undertaking remedial action. With drug use this action would be undergoing assessment by a certified drug counselor and then following the contract developed. If the resident refuses to undertake remedial action LHA will pursue eviction. If the resident does the behavior a second time, the policy places them on probation, allowing a second chance for remedial action. A third failure would precipitate expedited eviction. This policy has been developed in a series of meetings with residents at Romano Circle. One of the goals of PHDEP during this calendar year is that youth and adults will understand how this new policy will work. The intent of the policy is that if residents understand that remedial action is possible rather than eviction, they will more readily recommend this for other residents.

A commitment of \$25,000 from the year 2003 Capital Fund Program is made to continue a portion of these services. An additional \$11,000 must be raised to fully fund programs at the current level.

Services at Romano Circle have been additionally supported in the year 2001 Capital Fund Program within addition to the Community Building of a room for meetings of the youth groups and training programs, and another room for a homework lab outfit with computers.

3. Designation of elderly housing for elderly only and non-elderly disabled 55 years and older. This policy changes support efforts to develop services supported senior community at elderly housing.

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? \$ 261,519

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

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: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. 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

[24CFR 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 a 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 produced with some Community Development Block Grant funding for infrastructure in a program he created and administered.

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEPPI 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

[24 CFR 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
 - 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 Consolidated Plan for years 2001 – 2005 has not changed since the LHA Year 2002 PLAN.

The rental housing shortage and rising rents noted in Lebanon 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 -6% in rents from 1999 to 2000. A rental market 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. LHA is preserving its rental housing.

Provision of additional services in Senior Housing is with the Consolidated Plan. The Consolidated Plan reports that an analysis of elderly housing needs indicates that the highest need is for some support services within 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 renovating a community room kitchen to allow the preparation of meals in the PLAN year. On a temporary basis it is adding additional case management and help with activities of daily living through a ROSS grant and will expand these services with a new ROSS grant in the PLAN year.

The Consolidated Plan does not mention the other challenge for LHA; supporting its family housing residents to maintain a drug free and safe environment for children and adults.

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 line 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 on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 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

ATTACHMENT A

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest 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 HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §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

ATTACHMENT A

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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
	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: 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: 4)						
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2003 <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	7738.22	7738.22	7738.22	7738.22	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration	5793.00	5793.00	5793.00	5793.00	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	22987.32	22987.32	22987.32	22987.32	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	0	0	0	0	
10	1460 Dwelling Structures	179709.00	179708.74	179708.74	151135.39	
11	1465.1 Dwelling Equipment — Nonexpendable	694.00	693.97	693.97	693.97	
12	1470 Nondwelling Structures	0	0	0	0	
13	1475 Nondwelling Equipment	41656.46	41656.75	41656.75	41656.75	
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)	258578.00	258578.00	258578.00	230004.65	
21	Amount of line 20 Related to LBP Activities	0	0	0	0	
22	Amount of line 20 Related to Section 504 Compliance	55235	55235.48	55235.48	55235.48	
23	Amount of line 20 Related to Security	0	0	0	0	
24	Amount of line 20 Related to Energy Conservation Measures	105570	105569.74	105569.74	105569.74	

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 FINAL		
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	75465.00	75465.00	75465.00	75465.00	Done
NH9-1	Lower emergency fire pull boxes	1460	10	0	0	0	0	Done earlier
NH9-1	Replace toilets with 1.6 gal tanks	1460	40	7481.00	7481.00	7481.00	7481.00	Done
NH9-1	Paint and scrape columns of bldg	1460		0	0	0	0	Done
NH9-1	Replace lights in laundry rooms	1460	16	0	0	0	0	Dropped
NH9-1	Replace HW circulator pumps	1465.1		694.00	693.97	693.97	693.97	Done
NH9-1	Rewire GFCI outlets in bathrooms	1460	40	1324.00	1324.35	1324.35	1324.35	Done
NH9-1	Install door openers	1460	11	0	0	0	0	Done
NH9-2	Install sump pump in elevator pit	1475		0	0	0	0	Dropped
NH9-2	Upgrade elevator	1475	1	41656.46	41656.75	41656.75	41656.75	Done
NH9-2	Lower fire pull boxes common halls	1460		0	0	0	0	Done earlier
NH9-2	Install GFCI outlet in bathrooms	1460	56	0	0	0	0	Done
NH9-2	Replace toilets with 1.6 gal tanks	1460	56	10947.00	10947.00	10947.00	10947.00	Done
NH9-2	Repoint brickwork	1460		0	0	0	0	Done
NH9-2	Repour front step and sidewalk	1450		0	0	0	0	Done
NH9-2	Update Community Rm. Kitchen & Dining area & Handicapped Bath	1460		54059.00	54057.95	54057.95	25484.60	Started
NH9-2	Continue replacing aluminum wiring	1460		17580.00	17579.96	17579.96	17579.96	Partial
NH9-2	Accessibility modification to apts.	1460		1176.00	1176.48	1176.48	1176.48	Done
NH9-2	Build dumpster enclosure	1470		0	0	0	0	
NH9-3	Replace toilets with 1.6 gal tanks	1460	25	5109.00	5109.00	5109.00	5109.00	Done
NH9-3	Repave parking lot	1450		0	0	0	0	Dropped
NH9-4	Replace toilets with 1.6 gal tanks	1460	36	6568.00	6568.00	6568.00	6568.00	Done
NH9-4	Repave Parking Lot	1450		0	0	0	0	Done earlier
PHAWide	Administration & Financial Salaries	1410		4710.00	4710.00	4710.00	4710.00	Done
	Admin & Financial Fringe Benefits	1410		1083.00	1083.00	1083.00	1083.00	Done

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 FINAL		
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	
	Architects/Engineer fees	1430		22987.32	22987.32	22987.32	22987.32	Done
	Complete energy study, heat conversion, all sites	1430		0	0	0	0	Done
	Expenses related to the ROSS, RSDM grant	1406		7738.22	7738.22	7738.22	7738.22	
				258578	258578	258578	230004.65	

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	9/30/02	9/02	9/03	9/30/04	5/03	
NH9-2	9/02	9/30/02	9/02	9/03	9/30/04	5/03	
NH9-3	9/02	9/30/02	9/02	9/03	9/30/04	5/03	
NH9-4	9/02	9/30/02	9/02	9/03	9/30/04	5/03	
PHAWide	9/02	9/30/02	9/02	9/03	9/30/04	5/03	

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: NH36P00950101 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 3/31/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Revision1	Revision2	Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	15000	15000	15000	0
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	11000	11000	11000	11000
8	1440 Site Acquisition	30000	0	0	0
9	1450 Site Improvement	12000	4000	0	0
10	1460 Dwelling Structures	146493	187844	117662.45	93003.85
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	43500	40149	39501.55	33196.30
13	1475 Nondwelling Equipment	0	0	0	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)	263786	263786	188957	137200.15
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	12000	12000	0	0
23	Amount of line 20 Related to Security	0	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	98500	108208	86943	62284.40

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
				Revision 1	Revision 2	Funds Obligated	Funds Expended	
NH9-1	Install lever door handles, unit entrances	1460	40	0	0	0	0	
NH9-1	Install stove exhaust vent to outside	1460	40	0	0	0	0	
NH9-1	Replace ceiling fixtures, halls, 2@	1460	80	0	0	0	0	
NH9-1	Convert units to accessible	1460	2	0	0	0	0	
NH9-2	Install 4' kitchen lights with T-8 bulbs	1460	56	0	0	0	0	
NH9-2	Install lever door handles, unit entrances	1460	56	0	0	0	0	
NH9-2	Upgrade Fire Doors in Halls	1460		0	3725	3724.87	3724.87	
NH9-2	Caulk Metal Outside Windows	1460	215	0	20000	0	0	
NH9-2	Replace windows	1460	224	86000	75708	74443	49784.40	
NH9-2	Continue replacing aluminum wiring	1460		35993	34731	26994.58	26994.58	
NH9-2	Add handrails in stairwells	1460	4	12000	12000	0	0	
NH9-2	Repair 1 st and 3 rd floor trim	1460		0	8592	0	0	
NH9-3	Replace tile flooring	1460		0	0	0	0	
NH9-3	Replace vinyl bathroom floors	1460	30	0	0	0	0	
NH9-3	Add Stair Tread Covers	1460	300	0	5588	0	0	
NH9-3	Replace Bathroom Fans	1460	32	0	15000	0	0	
NH9-3	Replace windows	1460	186	12500	12500	12500	12500	
NH9-3	Site work and fencing	1450		8000	0	0	0	
NH9-3	Expand Community Building (approved in 2002 PLAN)	1470		43500	40149	39501.55	33196.30	
NH9-4	Replace closet doors	1460	40	0	0	0	0	
NH9-4	Repour sunken walkway	1450		4000	4000	0	0	
PHA wide	Administrations salaries	1410		4710	4710	4710	0	
PHA wide	Administration fringe benefits	1410		1083	1083	1083	0	
PHA wide	Architect/Engineer fees	1430		11000	11000	11000	11000	
PHA wide	Operations	1406		15000	15000	15000	0	

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
				Revision 1	Revision 2	Funds Obligated	Funds Expended	
PHA wide	Site acquisition	1440		30000	0	0	0	
				263786	263786	188957	137200.15	

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#: NH36P00950101 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2001		
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	9/03	9/30/03		9/04	9/30/05		Comply with statute
NH9-2	9/03	9/30/03		9/04	9/30/05		Comply with statute
NH9-3	9/03	9/30/03		9/04	9/30/05		Comply with statute
NH9-4	9/03	9/30/03		9/04	9/30/05		Comply with statute
PHA-wide	9/03	9/30/03		9/04	9/30/05		Comply with statute

**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
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Original Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/03
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 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	27000	0	27000	0
3	1408 Management Improvements	0	1369.00	1369.00	1369.00
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	36300	11991.38	11991.38
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	198387	185154	59013.00	59013.00
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	1200	3500	0	0
13	1475 Nondwelling Equipment	8000	25764	2764.00	2764.00
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)	257880	257880	107930.38	75137.38
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Compliance	12000	2000	0	0
23	Amount of line 20 Related to Security	20000	0	0	0
24	Amount of line 20 Related to Energy Conservation Measures	63700	59013	59013.00	59013.00

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 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	Add smoke detectors in bedrooms	1460	56	10000	4291	0	0	
NH9-1	Replace Comm. Building ceiling lights	1470		1200	0	0	0	
NH9-1	Leve type unit entrance handles	1460	40	8500	0	0	0	
NH9-1	Replace ambulance call	1460		7000	0	0	0	
NH9-1	Install Backflow Preventors	1460		0	1069	0	0	
NH9-2	Complete Kitchen upgrade	1460		0	26182	0	0	
NH9-2	Replace 1 st & 3 rd floor trim roofing	1460		15000	0	0	0	
NH9-2	Leve type unit entrance handles	1460		12000	0	0	0	
NH9-2	Install 4' kitchen T-8 lights	1460		6200	0	0	0	
NH9-2	Replace ambulance call	1460		7000	2000	0	0	
NH9-2	Replace Aluminum Wiring	1460		0	30105	0	0	
NH9-2	Kitchen equipment	1475		0	12500	0	0	
NH9-2	Build Dumpster Enclosure	1470		0	3500	0	0	
NH9-3	Replace storm door hardware	1460		6200	0	0	0	
NH9-3	Replace kitchen cabinets & counters	1460		63487	62494	0	0	
NH9-3	Replace windows	1460		50500	59013	59013.00	59013.00	done
NH9-3	Computer lab computers, internet filter, network hub, and chairs	1475		0	1000	0	0	
NH9-4	Replace dining room lights	1460		5500	0	0	0	
NH9-4	Replace ambulance call	1460		7000	0	0	0	
PHA wide	Anti-virus Software & installation and computer set-up	1408		0	1369.00	1369.00	1369.00	
PHA wide	Administrations salaries	1410		4710	4710	4710.00	0	
PHA wide	Administration fringe	1410		1083	1083	1083.00	0	
PHA wide	Architect/Engineer fees	1430		17500	36300	11991.38	11991.38	

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 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	
PHA wide	Replace tractor, Computer workstation, Back-up Tape Drive, Constant Power Source & 5 Computer workstation Tables	1475		8000	12264	2764.00	2764.00	
PHA wide	Operations (shortfall)	1406		27000	0	27000.00	0	
				257880	257880	107930.38	75137.38	

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#: NH36P00950102 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2002	
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	9/04	8/15/04		9/05	8/15/06		Comply with statute
NH9-2	9/04	8/15/04		9/05	8/15/06		Comply with statute
NH9-3	9/04	8/15/04		9/05	8/15/06		Comply with statute
NH9-4	9/04	8/15/04		9/05	8/15/06		Comply with statute
PHA-wide	9/04	8/15/04		9/05	8/15/06		Comply with statute

**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: NH36P00950103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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	40000			
3	1408 Management Improvements	0			
4	1410 Administration	5793			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	6500			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	4000			
10	1460 Dwelling Structures	194226			
11	1465.1 Dwelling Equipment — Nonexpendable	11000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1498 Mod Used for Development	0			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2-19)	261519			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	70500			
23	Amount of line 20 Related to Security	10000			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Annual State ment/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#: NH36P00950103 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2003			
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	Levertype unit door handles	1460	40	8500				
NH9-1	Install chair lifts	1460	4	50000				
NH9-1	Clean all heaters	1460	120	800				
NH9-2	Levertype unit door handles	1460	56	12000				
NH9-2	Finish replace aluminum wiring	1460		14000				
NH9-2	Clean all heaters	1460	168	1200				
NH9-3	Replace kitchen cabinets	1460		36126				
NH9-3	Clean all heaters	1460	90	800				
NH9-3	Install backflow preventor	1465	1	1000				
NH9-4	Repour sunken walkway	1450	1	4000				
NH9-4	Clean all heaters	1460	120	800				
NH9-4	Replace roof	1460	1	70000				
NH9-4	Replace security intercom	1465	1	10000				
PHAWide	Transfer to operations	1406		40000				
	Administration & financial salaries	1410		4710				
	Administration & financial fringe	1410		1083				
	Architects & Engineers	1430		6500				
				261519				

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacement HousingFactor(CFP/CFPRHF) PartIII:ImplementationSchedule							
PHAName:LebanonHousingAuthority		GrantTypeandNumber CapitalFundProgram#: NH36P00950103 CapitalFundProgramReplacementHousingFactor#:				FederalFYofGrant: 2003	
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuartEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
NH9-1	9/30/05			9/30/07			
NH9-2	9/30/05			9/30/07			
NH9-3	9/30/05			9/30/07			
NH9-4	9/30/05			9/30/07			
PHAWide	9/30/05			9/30/07			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameLebanonHousing Authority		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:4			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: PHAFY:	WorkStatementforYear3 FFYGrant: PHAFY:	WorkStatem entforYear4 FFYGrant: PHAFY:	WorkStatementforYear5 FFYGrant: PHAFY:
<i>NH009-001Maple Manor</i>	Annual Statement	\$26,600	\$29,000	\$86,000	\$39,000
NH009-002Rogers House		\$0	\$79,000	\$82,000	\$96,785
NH009-003Romano Circle		\$19,400	\$40,000	\$70,400	\$0
<i>NH009-004Lebanon Towers</i>		\$22,000	\$0	\$32,385	\$0
HA-wide		\$71,293	\$119,293	\$63,283	\$63,283
CFPFundsListedfor 5-yearplanning		\$139,293	\$267,293	\$334,078	\$199,078
ReplacementH ousing FactorFunds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:_2_ __ FFYGrant:2004 PHAFY:2004			ActivitiesforYear:3 FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	MapleManor	KitchenCountertops	\$14,000	MapleManor	Stoveexhaustvents	\$8000
Anna		Unitentrancedoors	\$12,600		Emergencygenerator	\$21,000
Statement	Subtotal		\$26,600	Subtotal		\$29,000
	RogersHouse			RogersHouse	Stoveexhausthoods	\$58,000
					Emergencygenerator	\$21,000
				Subtotal		\$79,000
	Subtotal		\$0			
	RomanoCircle	Stormdoors	\$9,000	RomanoCircle	Repaveparkinglot	\$25,000
		Repairsiding	\$1,500		Bedroomsmoke detectors	\$15,000
		Bathroomflooring	\$8,800	Subtotal		\$40,000
	Subtotal		\$19,400			
	LebanonTowers	KitchenCountertops	\$22,000	LebanonTowers		
	Subtotal		\$22,000	Subtotal		\$0
	HA-wide	Administrationsalaries	\$4,710	HA-wide	Administrationsalaries	\$4,710
		AdministrationBenefits	\$1,083		AdministrationBenefits	\$1,083
		Architect/Engineerfees	\$17,500		Architect/Engineerfees	\$17,500
		Lawntractor	\$8,000		Lawntractor	\$8,000
		Operations,inc.security	\$40,000		Operations,inc.security	\$40,000
	Subtotal		\$71,293		Plowtruck&plow	\$17,000
					Computer\$software upgrade	\$31,000
						\$119,293
				Subtotal		
	TotalCFPEstimatedCost		\$139,293			\$267,293

Capital Fund Program Five - Year Action Plan

Part II: Supporting Pages — Work Activities

Activities for Year: 4_ __ FFY Grant: 2006 PHAFY: 2006			Activities for Year: 5__ FFY Grant: 2007 PHAFY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Maple Manor	Noise suppression between floors	\$46,000	Maple Manor	Handicapped Ramp	\$19,000
	Convert 2 unit to Accessible	\$40,000		Pave parking lots	\$30,000
Subtotal		\$86,000	Subtotal		\$39,000
Rogers House	Convert 2 unit to Accessible	\$82,000	Rogers House	Roll-in Showers	\$96,785
Subtotal		\$82,000	Subtotal		\$96,785
Romano Circle	Tile floor, 1 st floor	\$70,400	Romano Circle		
Subtotal		\$70,400	Subtotal		\$0
Lebanon Towers	Closet doors	\$32,385	Lebanon Towers		
Subtotal		\$32,385	Subtotal		\$0
HA-wide	Administration salaries	\$4,710	HA-wide	Administration salaries	\$4,710
	Administration Benefits	\$1,083		Administration Benefits	\$1,083
	Architect/Engineer fees	\$17,500		Architect/Engineer fees	\$17,500
	Operations, inc. security	\$40,000		Operations, inc. security	\$40,000
Subtotal		\$63,293	Subtotal		\$63,293
Total CFPEstimated Cost		\$334,078			\$199,078

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 PH DEP 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

IndicateeachFYthatfundinghasbeenreceivedunderthePHDEPPProgram(placean“x”byeach applicableYear)andprovideamountoffundingreceived.Ifpreviouslyfundedprograms havenot been closedoutatthetimeofthissubmission,indicatethefundbalanceandanticipatedcompletiondate.The FundBalance should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Dates should include any HUD -approved extensions or waivers. 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	Grant Start Date	Grant Term End 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
FY2001	\$40,785	Nh36DEP0090101	35,054	1	08/24/2001	02/22/2004

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.

The goal of the PHDEP program is to prevent drug use and other at-risk behaviors by youth at Romano Circle by increasing pro-social protective factors for youth and families. The two major partners began prevention activities at Romano Circle on a volunteer basis before the PHDEP funding began and have been working continuously for 3½ years. They are Second Growth, an agency active in New Hampshire through the State Dept. of Education with development of prevention and schools support programs, which collaborates with the Authority on program design and staffs programs, and the William Jewett Tucker Foundation at Dartmouth College, which supervises the student run mentoring programs. Lebanon Police Department and West Central, the neighborhood mental health agency have collaborated closely. With these partners and other participating agencies and non-PHEDEP funding, the Authority has entered the West Lebanon Neighborhood Association to replicate Romano Circle programs at an nearby Rural Development 515 development. Additional PHDEP funding will be used in this PLAN year to hire new prevention workers to meet more intensively with youth to counter the increased Citywide pressure of drugs on to this community.

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: \$40,785	
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	8/24/01	2/22/03	6200		80% of youth matched with mentors
2. Youth/Families Substance Abuse Ed.	80	All	8/24/01	2/22/03	1000		80% of Jr. and Sr. high youth and adults understand the new drug policy steps.
3. Youth/Families Recreational/Cultural	80	All	8/24/01	2/22/03	1500		50% of parents engage in a community building activity
4. Parenting/Support Services	80	All	8/24/01	2/22/03	30300		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 Comple t e Date	PHEDE P Funding	Other Funding (Amount /Source)	PerformanceIndicators
1.Ad ministration			8/24/01	2/22/04	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

ATTACHMENT F

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

Tyra Thompson, Section 8
Jeffrey White, Section 8

Lebanon Housing Authority
Resident Advisory Board (RAB)
Minutes of Meeting 3/25/2003

Present: Carman Deuso, Rogers House Resident Association
Louise Vachon, Lebanon Towers Resident Association
Lorayne Bean, Maple Manor Resident Association
Judith Thornton, Romano Circle
Tyra Thompson, Section 8
Jeffrey White, Section 8
Jonathan Chaffee, Lebanon Housing Authority

Meeting called to order at 2:00 pm at Rogers House Community Room. Carman provided the Association coffeemaker, coffee and cups, Jeffrey made coffee, and Jonathan brought cookies.

There was a discussion about chairs for the common rooms. Louise said that the Towers residents favored the scooped fiberglass stackable chairs like the few at Rogers House over metal folding chairs. Jon thinks the ideal chair has arms. Jon is going to try again to get the Towers upholstered chairs with armrests to be altered so that the wooden cross braces don't cut into people's thighs.

Jon started the discussion about the Executive Summary, the statement of need. He summarized the need for housing for working people, saying that the need for additional subsidized housing in Lebanon is less acute. The waiting time for a Section 8 voucher for a person earning less than 30% of median income would be only a few months. Similarly, the waiting time to get into senior housing is short. The wait to get into Romano Circle is many years, but Jon suggested that many of these applicants are not in the lowest income category. Jon said that it is not the mission of the housing authority to develop subsidized housing.

- Tyra brought up the proposed project on Old Pine Cemetery Road and there was discussion of whether the proposed houses really were affordable, and if any rental housing was planned there. That is, would it have helped the housing situation if people had voted for it.
- Carman agreed that more housing needs to be built. She said that she had lived in a poorly maintained apartment and was paying \$650 a month before moving into senior housing.
- Jeff wondered if people could add housing by getting together and doing self-help. Jon said that 20 years ago, in the early years of Twin Pines, they had done some of that, fixing up apartment buildings with volunteers. These run-down buildings were purchased cheaply and fixed up with little funding. In later years Twin Pines came to feel that these early projects were a mistake. The buildings had deficiencies and the volunteer work was not good enough quality. They believed that renovations should be done professionally with lots of money invested up front to achieve a high standard. Besides this shift in approach, the buildings themselves are prohibitively expensive now, asking \$50,000 to \$60,000 per apartment for junk.
- Jeff said that tenants have difficulty getting landlords to make repairs. He suggested that if there was a contractor agreed upon by both tenant and landlord the tenant could pay to get the repairs done that the landlord refused to do. Leases prevent tenants from doing the repairs themselves. Jon asked how the Housing Authority does in making repairs. Everyone said "Great", but Jon admitted that there are changes that residents request which he doesn't see how to do, or won't do. The resident associations have some "pull" in that they can bring something upon behalf of individual residents. What if there were a tenant's association for Lebanon? Could the Authority help by supporting Section 8 participants? Would renters be willing to pay some small dues? Jeff thought that they would after seeing that the association was useful. Jon will talk to people in Burlington where there is some such organization, and will also call LISTEN.
- Tyra mentioned the policy change that would restrict senior housing to elderly and non-elderly disabled over 55. She lives at Spencer Square where there is a broad mix of people of all ages and disabilities. The mix works well there. She thinks people with disabilities shouldn't be separated out. Jon explained that young people with a young lifestyle haven't mixed well in senior housing.

- Tyrasaid that she would prefer using 50 as the age limit. Lorayne also supported 50 as the age. Louise still supports 55 as a compromise age. She said that many residents in Lebanon Towers feel that there should be no one under 62 in the buildings. Jeffrey asked why not vote on the question in the buildings. Jon said that he was afraid that someone would make comments hurtful to persons with disabilities who already were in the buildings.
- Jon noted the challenge of older, more infirm residents in senior housing and that one response was to make renovations to Rogers House to allow a regular meal program one evening and weekends. Light evening meals probably would help some residents at Rogers House. There was a discussion of meals. They are popular with residents. Maple Manor has dinner every other week, facilitated by Mary Stevens with the help of some residents. At Lebanon Towers the residents association has potlucks where residents make dishes and those who come pay \$3.00 each to pay for the cost of the ingredients. Residents at Rogers House used to do breakfasts at cost but were not able to continue due to health problems. HUD regulations won't let the resident associations use their funding of \$25/unit/year on food or entertainment unless it is incidental to a meeting for another purpose, such as an educational program. What do they use the money for, Jeffrey asked. Maple Manor does welcome baskets for new residents and baskets for shut-ins at Christmas (but they haven't used association money for this yet). They have done a computer hookup for residents. The resident associations all do bingo, but this is separate and they cannot charge money.
 - Some sort of lift at Maple Manor is another challenge created by aging residents. People marveled that the units had been built with no foresight of how the population would age. Jeffrey asked why we did not move residents who can't climb stairs downstairs. We do that, but can't find new applicants who can climb stairs. Jon laid out the option of a \$4000 (per building) lift in the back stairs which no one would use, a \$12000 chairlift in the front stairs which people might be afraid to use and which wouldn't allow people to bring up their walker and laundry, a \$22000 (per building) vertical lift which won't last a very long time and for which there may be repair problems, and a \$100,000 (per building) real elevator. Lorayne thinks that the front stair chairlift is really the way to go.
 - Lorayne brought up the problem of the ambulance call systems. A Maple Manor resident fell in her living room, broke her hip, and was unable to get to the pull cord. She lay for 12 hours until another resident coming by her door heard her call. Because she also had pneumonia she could have died. What about the necklace call system? Jon explained that he had been planning to change the call system to digital, which would have supported necklace call units in addition to the cords. However, the City system doesn't accept digital input. The Fire Department feels that the older analog units with switches and relays and telephone lines are more reliable and fail safe. Jon said that the new budget calls for buying a number of units to add to some apartments which will activate the existing older call system from a necklace. The trick will be to get these installed in the apartments of residents who cannot afford the lifeline and who need them the most. Jeffrey suggested getting manufacturers to donate such units. Lorayne suggested asking service club to donate them. Judy Thornton suggested having residents to carry old cell phones that they could use to dial 911.
 - Judy Thornton suggested that CPR training for Romano Circle residents would be a good idea. Including how to do it with children. Jeffrey thought it cost money. Some of the seniors might be interested as well, although not everyone. Lorayne said that she had been trying to get the police to do a program at Maple Manor on personal safety for seniors, but they never return her phone calls.
 - Jon directed attention to the program challenges facing family housing and said that \$25,000 in funding was to be taken from the Capital Fund Budget to replace part of the Drug Elimination Grant funding for programs with youth and families at Romano Circle. The Capital Fund Program is now fungible and can be used for any expense. Why this expense and not others? Jon said that these programs had made a big difference at Romano Circle and he felt they were needed. There was discussion about the needs of young families, and even older parents. No one suggested that these programs were not needed.
 - Jon directed attention to the Capital Fund Program 5 Year Plans for different locations and there was discussion about some of the individual items. What about the sunroom over the Rogers House porch? Jon suggested that it might be more important to make accessibility modifications in

a number of Rogers House units where they lay out would allow it, rather than just the 2 units called for in that plan, and rather than adding roll-in showers in every unit. The exhaust fans over stoves are a questionable as well. Carm said that she had an exhaust fan in her kitchen and assumed that all others did as well. Jon didn't know that any had them.

- Jeffreys suggested resident involvement in deciding which Capital Fund project to do and not do. Jon said that residents are involved in this process through quarterly meetings and some projects come directly from their suggestions. However, sometimes residents don't make the right calls, as on the lever door handle they thought were less important. These really are a big help. Jon had hired an architect to go through the buildings and many of the Capital Fund Projects were from his looking at things with a fresh eye (although he missed some things residents suggested, like the stair railing at Rogers House). Jon thought that he should again engage outside assistance in projecting and evaluating new projects.
- Lorayne said that there were problems with the stove buttons at Maple Manor being turned by residents without their knowing it. They turn too easily.

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 16, 2003 meeting. They would include any responses in the final plan, which would then go out for public comment and be sent to HUD after the June commissioners meeting.

The meeting was over at 3:50pm.

LEBANON HOUSING AUTHORITY RESPONSES TO THE ADVISORY BOARD COMMENTS, MADE AT THEIR REGULAR MEETING 4/16/2003:

1. Commissioners questioned the suggestion that a renters organization be formed, noting that there had been one in Lebanon under the direction of Marie Hill of LISTEN. They wondered who would have the willingness and capacity to organize renters now. Mr. Chaffee admitted that neither he nor Steven Stancek had the ability to take on an additional task, even if the organization were for Section 8 renters only.
2. Mrs. Wilson brought up the issue of the age for non-elderly disabled in senior housing, and Commissioners reaffirmed their choice on March 19, 2003 of 55 as the compromise age.
3. Mr. Ryerson questioned why money from the Capital fund was allocated to programs at Romano Circle. To replace the lost PHDEP funding and keep continuity with the 6 years that the same people had been doing social programs, Mr. Chaffee replied. He noted (at some length) the differences in Romano Circle because of the training of young people in conflict resolution skills, and the beginning of skill training with adults.
4. There was a considerable discussion of the suggestion that there be some additional help in establishing the future Capital Fund projects. Mr. Chaffee said that it had been 5 years since a Capital Needs Assessment had been done, with Jerry Wuebbol of Northern Architectural Design Group. Mr. Chaffee explained that the best practice is to have a preventive maintenance schedule for replacing every building component which wears out. The last Capital Needs Assessment did not result in such a schedule. He has started a spreadsheet listing the components (doors, faucets, roofs, etc.) and when they were replaced last. He would like help establishing the expected lifetime of these components and the projected cost of replacing them. This would provide the basis of a projected budget for maintenance each year. Properties worth almost 15 million will require substantial annual maintenance. Of course, codes will change and priorities will change leading to changes in the plan. Mr. Chaffee would also like help in evaluating

available components: what is the "best" faucet for toilet or window based on the experience of multifamily housing groups across the country? He is making these decisions himself with very limited information. Commissioners asked who could provide help with establishing a preventive maintenance schedule and with advice on procurement. Mr. Chaffee suggested that he do some research into this question before another Capital Needs Assessment is approved.

5. The problem at Maple Manor with stove knobs on the front of the stove that can't turn on very easily has not been able to be fixed, Mr. Chaffee reported. He had contacted the manufacturer, who would not admit to any problem, and engaged an appliance repair person, who had no suggestion either. He will give it to our present appliance person.

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 condop 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 downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment 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-BASED SECTION 8 VOUCHERS STATEMENT

Lebanon Housing Authority intend 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.