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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

Westmoreland County Housing Authority
Greensburg, Pennsylvania

MICHAEL L. WASHOWICH
EXECUTIVE DIRECTOR

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: Westmoreland County Housing Authority

PHA Number: PA-18

PHA Fiscal Year Beginning: 10/2003

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

- Westmoreland County Housing Authority
  RD #6, Box 223
  South Greengate Road
  Greensburg, PA 15601 - 9308
  Telephone: 724-832-7248

☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

- The Westmoreland County Housing Authority is committed to providing, preserving, managing and maintaining quality, affordable housing. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources, we intend to provide our residents with as many opportunities for economic self-sufficiency as we can identify. We endeavor to instill pride, and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and this entire County in a manner that demonstrates professionalism, courtesy, respect and caring.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

☒ Apply for additional rental vouchers:

- The Housing Authority will apply for additional Section 8 vouchers based on demand and the Authority's eligibility to apply.

☒ Reduce public housing vacancies:

- The Housing Authority will continue to exert maximum effort to reduce vacancies over the five- year period. Toward meeting this objective a Vacancy Reduction Strategy has been developed.

☒ Leverage private or other public funds to create additional housing opportunities:

- As scheduled the Housing Authority advertised for 70 units of project based Section 8 assistance during the 2001 Plan Year. These units were awarded and are under management. The units are located in the Village of Easton in the Borough of Irwin. Although this goal has been met the Authority may apply for additional Section 8 project based funding.

☒ Acquire or build units or developments

☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: (PHAS score) 92-High Preformer

- The Housing Authority achieved the High Performer status during the 2003 Plan Year. The Authority will continue to evaluate and implement management strategies designed to maintain this score.

☒ Improve voucher management: (SEMAP score) 92

☒ Increase customer satisfaction:

- The Housing Authority will continue to emphasize timely response to maintenance requests.

☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

☒ Renovate or modernize public housing units:

- As per the Five Year Capital Fund Program discussed in component 7 of the Annual Plan.

☒ Demolish or dispose of obsolete public housing:

- The Housing Authority believes that demolition and disposition are useful and effective tools to reduce density and overcrowding, eliminate dangerous conditions, and dispose of obsolete housing. Toward meeting this objective the Authority will develop a Vacancy Reduction Strategy

that will employ various mechanisms that may include demolition and disposition. Specific demolition or disposition activities will be identified in subsequent Annual Plans.

☐ Provide replacement public housing:
☐ Provide replacement vouchers:
☒ Other: (list below)

- During the Five Year Plan period the Housing Authority will examine all elderly high-rises and identify those buildings and units where conversion from efficiency units to more "tenant friendly" one bedroom units can most economically be undertaken. Any specific conversions the Authority is considering will be identified in subsequent Annual Plans.

PHA Goal: Increase assisted housing choices

Objectives:

☒ Provide voucher mobility counseling:

- At time of tenant application for assistance.

☒ Conduct outreach efforts to potential voucher landlords

- The Authority will hold periodic meetings with potential landlords. Meeting will be held in the north, south and central portions of the county.

☒ Increase voucher payment standards

- The PHA will reevaluate voucher payment standards annually.

☒ Implement voucher homeownership program:

- See "Other" comment below.

☒ Implement public housing or other homeownership programs:

- See "Other" comment below.

☒ Implement public housing site-based waiting lists:

- Continue current HUD approved 23 site-based waiting lists.

☐ Convert public housing to vouchers:
☒ Other: (list below)

- The Housing Authority is committed to offering homeownership opportunities to public housing and Section 8 tenants who are interested and financially capable. The Housing Authority will develop a strategy to address homeownership and will annually thereafter consider specific activities aimed at homeownership.

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment
Objectives:

☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- The PHA will implement HUD's Deconcentration Policy requirements.

☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- See above comment.

☒ Implement public housing security improvements:
- Through the remaining PHDEP funds and annually through the Capital Fund.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- The PHA will consider the feasibility and desirability of designating certain elderly buildings to "Elderly Only". Developments the Authority is considering for designation will be identified in subsequent Annual Plans.

☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

☒ Increase the number and percentage of employed persons in assisted families:
- The Authority promotes self-sufficiency through the Family Self-Sufficiency (FSS) Program and other resident programs. The FSS Coordinator develops training and employment goals with Sec. 8 and Public Housing tenants. The FSS Coordinator provides job search assistance or connects the tenant with an agency that provides job search activities for public housing tenants. The goal of both programs is to increase the number of employed tenants. The Authority plans to increase the number of employed tenants by continuing to offer FSS and other resident programs.

☒ Provide or attract supportive services to improve assistance recipients' employability:

- Pursue cooperative agreement with TANF Agency targeted toward providing supportive services to needy tenants. The Authority has developed and submitted a cooperative agreement to the TANF Agency and will pursue approval through the 2002- 2003 Plan Years. (With the signing of the cooperative agreement with the TANF Agency in June 2003, this goal was accomplished).

- Authority staff will maintain their active participation in Pennsylvania's Career Links Program. Through the continued success of this "one stop" education and employment center, resident employment opportunities should be positively impacted.

☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.

☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- See the Westmoreland County Housing Authority Fair Housing Policy below.

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- See the Westmoreland County Housing Authority Fair Housing Policy below

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

- The Housing Authority will contract with Three Rivers Center for Independent Living or a similar organization to conduct a follow-up review of all developments to ensure accessibility to persons with disabilities. Emphasis will be placed on access to community space.

☒ Other: (list below)

- The Westmoreland County Housing Authority Fair Housing Policy

It is the policy of the Westmoreland County Housing Authority to comply fully with all Federal, State and local nondiscrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The PHA will comply with all laws relating to Civil Rights including:

Title VI of the Civil Rights Act of 1964
Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988)
Executive Order 11063
Section 505 of the Rehabilitation Act of 1973
The Age Discrimination Act of 1975
Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern)
Any applicable State laws or local ordinances and any legislation protecting individual rights of tenants, applicants or staff that may subsequently be enacted.

The PHA shall not discriminate because of race, color, sex, religion, familial status, disability, national origin, marital status or sexual orientation in the leasing, rental, or other disposition of housing or related facilities, including land, that is part of any project or projects under the Authority's jurisdiction covered by a contract for annual contributions under the United States Housing Act of 1937, as amended, or in the use or occupancy thereof.

Posters and housing information are displayed in locations throughout the PHA's office in such a manner as to be easily readable from a wheelchair.

Other PHA Goals and Objectives: (list below)

The Westmoreland County Housing Authority has developed, as part of its Admissions and Continued Occupancy Plan for the Public Housing Program a number of local objectives that are designed to demonstrate that the WCHA is managing its program in a manner that reflects its commitment to improving the quality of housing available to the public, and its capacity to manage that housing in a manner that demonstrates its responsibility to the public trust. In this regard the Authority intends:

- To provide improved living conditions for very low and low-income families while maintaining there rent payments at an affordable level.

- To operate a socially and financially sound Public Housing Agency that provides decent, safe, and sanitary housing within a drug free, suitable living environment for tenants and their families.

- To avoid concentrations of economically and socially deprived families in any one or all of the Housing Authority's public housing developments.

- To lawfully deny admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, and comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to PHA employees.

- To provide opportunities for upward mobility for families who desire to achieve self-sufficiency.

- To ensure compliance with Title VI of the Civil rights Act of 1964 and all other applicable Federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Quality Housing and Work Responsibility Act of 1998 created the public housing agency Five Year and Annual Plan requirements. The Housing Authority's Five Year Plan describes the mission of the Authority and the long-term goals and objectives for achieving its mission through the period 2004 to 2008. The Annual Plan identifies approaches the Housing Authority will take to manage programs and provide services for the fiscal year beginning in October 2003.

The Westmoreland County Housing Authority will begin the Fiscal Year with the recently received High Performer designation awarded by HUD to Housing Authorities that have a proven and documented track record of accomplishments over the past year. It will be a primary goal of the Authority to maintain this designation throughout the 2004 Fiscal Year.

The overall goals and objectives identified in the Five Year Plan remain substantially unchanged from last fiscal year. Emphasis will again be placed on reducing public housing vacancies and completing capital fund improvements within prescribed time frames. Efforts will be increased to convert efficiency units to more tenant friendly one bedroom units while continuing to develop homeownership opportunities for public housing and Section 8 tenants.

The Annual Plan identifies specific activities that will be undertaken during the period October 1, 2003 through September 30, 2004.

Specifically this will include exploring the possibility of designating certain buildings for elderly residents only; continuing efforts to economically deconcentrate identified family public housing developments; establishing an agency wide flat rent schedule and continuing efforts to expand the Section 8 program. The Section 8 program now serves as many families in Westmoreland County as the Public Housing program.

In addition, the accessibility of Housing Authority buildings will again receive emphasis, as well as beginning the conversion of small public housing efficiency units to larger 1 bedroom apartments. Lastly, the Section 8 Homeownership program will see its first participants during the 2003-2004 Plan Years.

One of the goals of the Annual Plan is to reduce the number of reports that are required to be sent to HUD. The Annual Plan does, to the extent practicable and directed by HUD, consolidate most information the Housing Authority is now required to be submitted to HUD. Principal among these submissions is the Capital Fund Program application and Performance and Evaluation reports that are attached to the Annual Plan.

The QHWRA also requires that the Agency Plan developed by the Westmoreland County Housing Authority be consistent with the Westmoreland County Consolidated Plan. A copy of the Public Housing Agency Plan was sent to the Westmoreland County Department of Planning and Development for their determination of consistency with the Plan. A copy of their Certificate of Consistency will be sent to the local HUD office along with the other required certifications.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

☒ A. Admissions Policy for Deconcentration
☒ FY 2004 Capital Fund Program Annual Statement (File Attachment pa018a01))
☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
☒ B. Implementation of Public Housing Resident Community Service Requirement
☒ C. Pet Policy
☒ D. PHA 5-Year Plan Progress Report
☒ E. Resident Member of the PHA Governing Board
☒ F. Membership of the Resident Advisory Board
☒ G. Substantial Deviation and Significant Amendment or Modification Definitions

☒ H. Section 8 Homeownership Capacity Statement
☒ I. PHA Response to Resident Survey
☒ L. Replacement housing Factor Plan

Optional Attachments:

☒ PHA Management Organizational Chart - Attachment J
☒ FY 2004 Capital Fund Program 5 Year Action Plan (File Attachment pa018b01)
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) - Attachment K.
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☐ 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 ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Policy on Administration of the Community Service Requirement	Required by Handbook 2000-43
X	Full Pet Policy	Required by Handbook 2000-43
X	Deconcentration of Poverty and Income Mixing-Income Analysis	Required by Handbook 2001-26
X	Voluntary Conversion – Initial Assessment	Required by Handbook 2001-26

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	491	4	4	4	1	1	1
Income >30% but <=50% of AMI	249	3	3	3	1	1	1
Income >50% but <80% of AMI	396	2	2	2	1	1	1
Elderly	611	2	2	2	2	1	1
Families with Disabilities	220	n/a					
Race/Ethnicity (White)	1615						
Race/Ethnicity (Black)	132						
Race/Ethnicity							
Race/Ethnicity							

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

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
Pennsylvania State University Data Center.
U.S. Census Data: Small Income and Poverty Estimates.
Westmoreland County Housing Authority Waiting List.

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	277		322
Extremely low income <30% AMI	207	74.7	
Very low income (>30% but <50% AMI)	62	22.4	
Low income (>50% but <80% AMI)	8	3	
Families with children	143	52	
Elderly families	100	36	
Families with Disabilities	34	12	
Race/ethnicity (White)	240	87	
Race/ethnicity (Black)	30	11	
Race/ethnicity (Native American)	1		
Race/ethnicity (Not Identified)	6		
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	73	26.4	

Housing Needs of Families on the Waiting List			
1 BR	82	29.6	
2 BR	73	26.4	
3 BR	45	16.2	
4 BR	4	1.4	
5 BR	0	0	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 tenant-based assistance

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1347		384
Extremely low income <30% AMI	1140	84.6	
Very low income (>30% but <50% AMI)	196	14.5	
Low income (>50% but <80% AMI)	11	.8	
Families with children	567	42.0	
Elderly families	56	4.1	
Families with Disabilities	336	24.9	
Race/ethnicity (White)	1101	81.7	
Race/ethnicity	235	17.4	

Housing Needs of Families on the Waiting List			
(Black)			
Race/ethnicity (Native American)	10	.7	
Race/ethnicity (Hispanic)	9	.6	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

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

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☒ Seek designation of public housing for the elderly
The PHA will continue to research the possibility and feasibility of designating certain elderly developments as "Elderly Only".

☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☒ Other: (list below)

Individuals interested in Section 8 housing are shown a video that includes advice on locating housing outside of poverty/minority areas.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☒ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Information on this form are estimates based on data available on June 1, 2003.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2004 grants)**	$13,730,337	Public Housing and Section 8 Operations and Public Housing Capital Improvements
Public Housing Operating Fund	3,600,000	
Public Housing Capital Fund	2,889,206	
HOPE VI Revitalization		
HOPE VI Demolition		
Annual Contributions for Section 8 Tenant-Based Assistance	7,241,131	
Public Housing Drug Elimination Program (including any Technical Assistance funds)		
Resident Opportunity and Self-Sufficiency Grants		
Community Development Block Grant		
HOME		
Other Federal Grants (list below) See Component 18, Consistency with the Consolidated Plan.		
2. Prior Year Federal Grants (unobligated funds only) (list below)	$1,622,282	
FFY 2002 Capital Fund	1,554,273	Public Housing Capital Improvements
FFY 2002 Replacement Housing	68,009	Replacement Housing
FFY 2001 Replacement Housing		Replacement Housing
3. Public Housing Dwelling Rental Income	$3,875,000	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Other income (list below)	$244,010	
Public Housing Investment Income	207,610	Public Housing Operations
Section 8 Investment Income	36,400	Section 8 Operations
5. Non-federal sources (list below)		
Total resources	$19,471,629	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe)
Eligibility is verified when applicant reaches the top of the waiting list.

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

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
Applicant information is sent to the Westmoreland County Sheriff's Department for any original national criminal record report. If there is a criminal record the Authority then requires the applicant to be fingerprinted and then obtains an FBI Report. Eligibility is made following receipt and review of the FBI Report.

(2)Waiting List Organization

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

☐ Community-wide list
☐ Sub-jurisdictional lists
☒ Site-based waiting lists
HUD approved on August 13, 1998.

☐ Other (describe)

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

☒ PHA main administrative office
☒ PHA development site management office
☒ Other (list below)
Applications for admission can also be sent and received through the mail.

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☒ PHA main administrative office
☒ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☒ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☒ One
☐ Two
☐ Three or More

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

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

4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
Elderly applicants (62 or older and/or disabled or handicapped) have preference over near elderly applicants (50 to 62).

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

Date and Time

Former Federal preferences:
Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

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

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)
"Questions and Answers" Booklet and list of all PHA developments are given to new applicants.

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

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

(6) 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.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no this section is complete.

Deconcentration Policy for Covered Developments

Development Name:	Number of Units	Explanation (if any)	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]
Penn Manor	16	Above 115%	Target lower
Park Manor	76	Below 85%	Target higher
East Ken	14	Below 85%	Target higher
Greensburg	15	Below 85%	Target higher
New Stanton	60	Below 85%	Target higher

No project designated higher income (at or above 115% of the EIR) is at or below the 30% of area median income (2/20/03) of $16,230. (24CFR Part 903).
The Authority's Deconcentration Policy will be amended to allow changes in the developments determined to be above or below the established income range and the calculations used to support those determinations.

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

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
See list above.

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

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

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

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
Park Manor 18-2
East Ken 18-16
Greensburg 18-19
New Stanton 18-27

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

☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:
Penn Manor 18-43

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☒ Other (list below)
If the Housing Authority determines the applicant has an unsatisfied financial obligation with the WCHA or any other assisted housing development, additional screening is conducted.

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

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

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

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

☐ Criminal or drug-related activity
☒ Other (describe below)
The landlord is given the prospective tenant's prior address and authorization to contact (including a home visit) and determine previous tenancy history. The PHA will also share other documented information they might have available including information gained from the criminal background check.

(2) Waiting List Organization

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

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

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

☒ PHA main administrative office

☒ Other (list below)

Applications are available at all public housing developments and at various agencies including the PA Dept. of Welfare, Domestic Abuse Center, etc.

(3) Search Time

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

If yes, state circumstances below:

Upon review of the documented circumstances/situation the Authority permits up to 120 total days of search time.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence

☐ Substandard housing

☒ Homelessness

☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

1. *Participants of the Transitional Housing Program, sponsored by the Westmoreland Human Opportunities Agency.*
2. *Public Housing Family Self-Sufficiency program participants who maintain full time employment for 12 consecutive months while under the Family Self- Sufficiency Contract of Participation.*
3. *Family Unification Program referrals that exceed the target program allocation.*

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

2 Date and Time

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

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

1. *Family Unification in conjunction with the Westmoreland County Children's Bureau. 55 units are currently set-aside for the Family Unification Program. This number may be increased if more applications are received*
2. *Overhoused and underhoused Moderate Rehab. Program families*

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

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

Waiver of the minimum rent in PHA approved hardship cases (documentation from tenant must be available).

c. Rents set at less than 30% than adjusted income.

Tenant may select between income-based rent and ceiling rent.

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

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

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

☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☒ Other (describe below)
Exclusion for payment of child support and/or alimony.

e. Ceiling rents

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

☒ Yes for all developments
☐ Yes but only for some developments
☐ No

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

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

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

☒ Market comparability study
☒ Fair market rents (FMR)

☐ 95th percentile rents
☒ 75 percent of operating costs
☒ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☒ The "rental value" of the unit
☐ Other (list below)

f. Rent re-determinations:

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

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

An increase in income when received from a current employer does not trigger a rent adjustment until the next recertification.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
Following a reexamination of the payment standards the Housing Authority increased the standard to 110% in October 2002. The Authority will review and examine the market annually.

☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

The Authority regularly examines the private market and its effect on the Section 8 program.

(2) Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

Waiver of the minimum rent in PHA approved hardship cases will continue as necessary throughout the 2004 Plan Year.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached . *Attachment J.*

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	**Units or Families Served at Year Beginning**	**Expected Turnover**
Public Housing	1934 (net avail. 1912)	322
Section 8 Vouchers	1644 (total avail. 1690)	384
Section 8 Certificates		
Section 8 Mod Rehab	129 (total avail. 147)	30
Special Purpose Section 8 Certificates/Vouchers (list individually)	55 Family Unification 88 FSS	23 17
Public Housing Drug Elimination Program (PHDEP)	6 units used as Drug Elimination Centers	
Public Housing FSS	22	
Other Federal Programs(list individually)		
202 Developments	Latrobe – 96 units Arnold – 125 units Hempfield –202 units	

C. Management and Maintenance Policies

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

Public Housing Maintenance and Management:

The Maintenance operations are under the direction of 3 Regional Maintenance Supervisors. Each Supervisor is responsible for all maintenance activities within a specified geographical area. The Maintenance Supervisors report directly to the Deputy Executive Director. Coordination is achieved by twice monthly meetings. Each supervisor is responsible for the supervision of employees, receiving and completing work-orders, annual inspections of the units, lawn care, snow removal and preventive maintenance functions. Specific written rules and standards exist on the handling of work-orders. Long standing operational policy is followed in other areas. Existing policies as well as overall administrative rules and regulations, including civil service and union rules are maintained at the offices of the Regional Supervisors as well as the Main Administrative Offices.

Pest control is performed by the maintenance staff of the PHA.

Section 8 Management:

a. Section 8 Administration Plan
b. Housing Quality Standards
c. HUD Directives

6. <u>PHA Grievance Procedures</u>

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *pa018a01*

-or-

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

The Housing Authority is reserving the right to use up to 20% of the Capital Fund for Operating Fund expenses as provided under Part 1, Section 9 of the U.S. Housing Act, as amended. (Section 519 (g) (1) of the QHWRA)

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name). *pa018b01*

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 complete one activity description for each development.)

As part of a Vacancy Reduction Strategy the Housing Authority will explore the feasibility of demolition or partial demolition of selected buildings in various developments. The identification of specific demolition sites and the preparation of an application (s) to HUD requesting approval to demolish will follow the analysis.

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

Should the need develop; the Housing Authority is reserving its option to demolish units under the de minimus exception for demolition provided by the QHWRA.

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

[24 CFR Part 903.7 9 (i)]

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

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

The Authority has not designated nor applied for designation at this time. However the Authority intends to study the possibility and feasibility of designating certain developments as "Elderly Only" during the 2004 Plan Year.

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

(date submitted or approved:)
☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
☐ Requirements no longer applicable: vacancy rates are less than 10 percent
☐ Requirements no longer applicable: site now has less than 300 units
☐ Other: (describe below)

a. How many of the PHA's developments are subject to the Required Initial Assessments? 30

b. How many of the PHA' developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not generally occupancy projects)? 0

c. How many assessments were conducted for the PHA's covered developments? 30

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment:

No Family Public Housing Development was identified for Section 202 Conversion.

Development Name	Number of Units

e. If the PHA has not completed the Required Initial Assessments, describe the status.

24 CFR Part 972.200 Subpart B requires Housing Authorities to undertake an assessment of all family developments to determine if conversion is appropriate. Para. (e) requires that the Certification associated with the Initial Assessment be included in the PHA Plan following completion of the assessment. The Westmoreland County Certification appeared in the 2003 PHA Plan.

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

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

The Housing Authority has developed, approved and forwarded to HUD a detailed outline of the Section 8 Homeownership Program. The Program has been included in the Section 8 Administrative Plan and meets all HUD requirements as defined in 24 CFR Parts 5, 903 and 982.

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

The Housing Authority established Eligibility Criteria and the Section 8 Homeownership Capacity Statement are included as Attachment H.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

Section 12 of the U.S. Housing Act of 1937, as amended, requires every adult resident of public housing to required to perform 8 hours of community service each month, or participate in a self-sufficiency program for at least 8 hours each month or a combination of the two totaling 8 hours each month. This requirement does not apply to various exempt groups such as elderly persons, certain disabled individuals and others. Based upon this law the Housing Authority established and implemented a Community Service Program.

In December 2001, the Housing Authority was advised that according to the 2002 HUD Appropriation Act, Section 432 "none of the funds made available by this Act may be used to implement or enforce the requirement …relating to community service,"……(except those living in Hope VI developments). As a result of this decision on December 19, 2001, residents were notified of the program's suspension.

In April 2003, the Housing Authority learned that the 2003 HUD Appropriations Act allows for the funding of the Community Service Program. Upon official notification of this change, affected public housing residents will be notified of the requirement to complete 8 hours of Community Service each month.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

The Housing Authority has an ongoing productive working relationship with the TANF Agency. This relationship has resulted in the signing of a formal Cooperative Agreement in June 2003. The Agreement covers coordination of services with the TANF Agency (PA Department of Welfare) for both Public Housing and Section 8.

If yes, what was the date that agreement was signed? 15/06/03

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

☒ Client referrals

☒ Information sharing regarding mutual clients (for rent determinations and otherwise)

A TANF Agency representative sits on the Housing Authority's 18 member Family Self Sufficiency and Rental Services/Case Management Advisory Board and provides letters of support when needed.

Income verification referred to TANF Agency under Section 8 and Public Housing Programs.

☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

Westmoreland Human Opportunities (WHO), Community College, PIC, PA Career Link, Child Care Assistance and others.

☒ Jointly administer programs

Homeless Assistance Program and the Emergency Shelter Grant Program with Westmoreland County.

☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

☒ Public housing rent determination policies
☒ Public housing admissions policies
☒ Section 8 admissions policies
☒ Preference in admission to section 8 for certain public housing families
☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
☒ Preference/eligibility for public housing homeownership option participation
☒ Preference/eligibility for section 8 homeownership option participation
☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name) **See Below**	Eligibility (public housing or section 8 participants or both)
Family Unification Program	55	Specific Criteria	Main Office/ Westmorelanf Co. Childrens Bureau.	Section 8
Child Care Assistance Project	Varies	Specific Criteria	Development Office/Child Care Assistance Agency	Both
Mental Health - Mental Retardation	Varies	Need based	Development Office/Westmoreland County MH - MR	Both
Income -Foodstamps - Medical - Job Search	Varies	Specific criteria	Development Office/PA Welfare Dept.	Both
Domestic and Sexual Violence	Varies	Need based	Development Office/Center Against Domestic and Sexual Violence	Both
Job Search - Career Counseling - Job Training - GED Preparation	Varies	Need based	Development Office/Private Industry Council/ PA Career Links	Both
Post High School Education	Varies	Specific criteria - testing	Development Office/Westmoreland County Community College	Both
Head Start - Housing Counseling - Home Ownership - Job Search - Transportation Aid to Employment	Varies	Specific criteria	Development Office/Westmoreland Human Opportunities Inc./ Seton Hill Child Care Services	Both

In most of the above cases the Housing Authority is the initial contact for the assistance provided. The Authority's Social Service staff has found that program results are significantly better when the family/person in need makes the contact with social service agency rather than the Authority. PHA staff follows up on their referrals as needed.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2004 Estimate)	Actual Number of Participants (As of: 04/01/03
Public Housing	95	22
Section 8	156	88

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

If no, list steps the PHA will take below:

Continued outreach activities including mass mailings of promotional flyers, recruitment at Section 8 group briefings, Resident Resource Centers, Social Service Agencies such as the Private Industry Council (Job Training Partnership Act), PA Public Welfare Dept., and Westmoreland Human Opportunities Inc. (WHO). Door to door recruitment in public housing developments. The Housing Authority has found that working families have been unable to see the advantages of the FSS without face-to-face meetings at which individual, specific circumstances can be discussed. Steps that provide for a personal contact will continue to be emphasized.

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
HUD policy directions identified in Final Rule dated March 29, 2000 Changes to Admission and Occupancy Requirements in the Public Housing and Section 8 Assistance Programs have been fully implemented.

☒ Informing residents of new policy on admission and reexamination

☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.

☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

With the signing of the FY 2002 HUD Appropriations Act drug elimination grants for low-income housing developments, provided through the Public Housing Drug Elimination Program (PHDEP), were not funded. As a result the PHDEP has been merged with the Housing Authority's Capital and Operating Funds. Despite the elimination of this program, the Housing Authority is attempting to continue to provide some of the core activities developed under the PHDEP.

A. Need for measures to ensure the safety of public housing residents

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

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments

☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

☒ Residents fearful for their safety and/or the safety of their children

An October 2002 survey by the PHA continues to support this need.

☒ Observed lower-level crime, vandalism and/or graffiti

☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

PHA statistics and experience suggest that the level of violence and/or drug related activity is largely perceived.

☐ Other (describe below)

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

☒ Safety and security survey of residents

The Housing Authority conducts an annual survey. The most recent survey was completed in October 2002.

☒ Analysis of crime statistics over time for crimes committed "in and around" public Housing Authority

Uniform Crime Statistics provided by the Pennsylvania State Police are reviewed annually.

☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
Project Managers and Maintenance Staff.

☐ Police reports
☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
The Housing Authority believes its Public Housing Drug Elimination Grant Program (PHDEP) has produced significant results in improving the safety and livability of its developments. Although the PHDEP grant program has been eliminated, the Housing Authority hopes to be able to retain some of the more effective activities developed over the years

☐ Other (describe below)

Which developments are most affected? (list below)
The Housing Authority will continue to give the following public housing developments priority in safety and crime prevention areas:
Park Manor and Highland Manor in Monessen.
Kensington Manor and East Kensington Manor in New Kensington
West Hempfield Townhouses in Irwin
Derry Townhouses in Latrobe.

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

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

☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
Contract with St. Vincent College Drug Prevention Project.

☒ Crime Prevention Through Environmental Design
Implementation of the Capital Fund Annual and 5-Year Improvement Plans will continue to emphasize crime prevention through design techniques. 2004 improvements include additional lighting, debris and trash removal and others.

☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below)
The Authority has developed a Follow-up Plan to the Resident Service and Satisfaction Survey. (REAC) The only component of the Resident Survey to score less than 75% was the Safety section. The Follow-up Plan, included as

Attachment I to this Annual Plan focuses on areas of improving resident safety.

During the Plan Year, the PHA plans to continue operating six established drug prevention centers. Drug prevention activities will be offered to residents within six public housing communities and three scattered housing sites.

2. Which developments are most affected? (list below)
   Park Manor and Highland Manor in Monessen.
   East Ken Manor and Kensington Manor in New Kensington.
   West Hempfield Townhouses in Irwin.
   Derry Townhouses in Latrobe.

C. Coordination between PHA and the police

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

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
   Police substations have been established in 2 public housing developments:
   Park Manor
   Highland Manor
   In addition Kensington Manor and East Kensington Manor receive above base level patrol services from the New Kensington Police.

☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
   Regular meetings in Monessen, other meeting are as needed.

☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
   Agreements with Monessen and New Kensington have been established through the Capital Fund Program.

☐ Other activities (list below)

2. Which developments are most affected? (list below)
   Park Manor
   Highland Manor
   Kensington Manor
   East Kensington Manor

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

A copy of the Westmoreland County Housing Authority Pet Policy is included as a Supporting Document to this Annual Plan and is available for review. A one page Statement (synopsis) of the Pet Policy is included as Attachment C to this Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

☐ Not applicable
☐ Private management
☐ Development-based accounting
☒ Comprehensive stock assessment

Annual physical inspection prior to developing the capital improvements program

☒ Other: (list below)

In Plan Year 2003 the Authority renewed its commitment to accessible housing with an increased emphasis on additional improvements designed to meet the accessibility needs of disabled individuals. A private firm, Accessibility Development Associates Inc. undertook an assessment of all public housing developments in Westmoreland County. That assessment identified potential accessibility improvements. During the 2004 Plan Year the County will determine those improvements that are most critical and develop a schedule of action.

As discussed in the Five Year Plan the reduction in the public housing vacancy rate holds a high priority with the Housing Authority. Toward meeting a lower vacancy rate the Authority has developed a Vacancy Reduction Strategy. The principle component of this Strategy is the implementation of a comprehensive marketing plan. Using multiple radio, TV and print media sources the Authority has created a positive consumer image of public housing. By promoting available, safe, and affordable housing in familiar community setting the Authority has seen a vacancy rate reduction of 4% over the past year. A second approach in vacancy reduction was the completion in FY 2003 of an analysis to determine occupancy trends related directly to the overabundance of 0 bedroom or efficiency units. The results of this analysis formed the basis for the Authority to submit to HUD an application requesting approval to convert small efficiency units to larger 1 bedroom units. The Authority has received HUD approval to begin this conversion activity. During the 2004 Plan Year the conversion off 42 units will be initiated in the following developments: Scottdale (18-10), Kensington (18-4) and Latrobe (18-13).

The Authority will continue to explore other options in an effort to further reduce the historically high vacancy rate.

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

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

☒ Attached at Attachment (File name) Attachment K

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

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

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

3. Description of Resident Election Process

A public housing resident volunteered through the self-nomination process to serve on the Housing Authority Board. Her name was forwarded to and the appointment was made by the elected Board of County Commissioners.

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

☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☒ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

Consolidated Plan jurisdiction: (provide name here)
Westmoreland County, Pennsylvania

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

☒ The PHA has based its statement of needs of families 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 the initiatives contained in the Consolidated Plan. (list below)

Each year Westmoreland County prepares a series of strategies defined to meet the goals and objectives of the Consolidated Plan. Many of the activities of the Westmoreland County Housing Authority support the initiatives defined in the County's current (May 2003 to April 2004) list of strategies.

The Housing Authority will continue to play a leadership role with county government in providing low-income housing opportunities to Westmoreland County's most needy residents. The Housing Authority intends, not only through its traditional public housing and Section 8 programs to move forward in this capacity, but to continue to support Countywide housing efforts wherever they may be initiated. Toward meeting these objectives the WCHA will undertake the following activities in support of the Consolidated Plan Strategies:

The Housing Authority's continued commitment to maintain and improve the existing 1934 units of federally assisted public housing now under management supports the County's Consolidated Plan Strategy of rehabilitating existing rental units. The Housing Authority projects spending approximately $2.8 million in Capital Funds annually to meet this objective. In addition the inspection process, necessary to assure the long term viability of the County's approximate 2000 Section 8 housing units will likewise continue to play an important role in meeting Westmoreland County's housing goals.

The Housing Authority will support the County's overall goal of reducing the number of homeless persons by continuing to administer the Countywide Emergency Shelter Grant Program. Through this program the Housing Authority provides temporary housing for homeless individuals and families at hotels and motels and homeless prevention through the payment of rent, mortgages and utility arrearages.

The WCHA will provide substantial support to the County's Consolidated Plan efforts to increase homeownership opportunities through the implementation of the Section 8 Homeownership Program and the continued development of the Family Self Sufficiency Program.

The Housing Authority has identified improvements to existing Housing Authority developments in order to make all public housing building fully accessible to handicapped individuals. Accessibility to affordable rental housing units has and will continue to play a significant role in the County's Consolidated Plan.

The Housing Authority will support Consolidated Plan strategies concerning the reduction of lead based paint hazards. Although the Authority's Lead Abatement Assessment Program remedial activities have been completed, maintenance staff continue to monitor for lead based paint in the public housing developments. In addition the ongoing Section 8 inspection efforts designed to assure that Section 8 families are not exposed to lead based paint hazards will be continued.

Additional commitments to improving and maintaining the existing housing stock will be made by implementing a 42 unit Conversion Program within 3 Public Housing Developments. Through this effort many existing small elderly efficiency units will to converted to larger more tenant friendly one bedroom apartments.

Researching new methods and expanding existing marketing programs to reach and house those extremely large low-income families is an objective shared by both County Government and the WCHA.

Countywide Strategies aimed at preventing homelessness, through the jointly funded and very successful Homeless Assistance Program will be continued.

Lastly, Part 4 of the Westmoreland County Consolidated Plan at page 7 states " No gaps have been identified within this organization (Housing Authority) relative to the implementation of the Consolidated Plan strategies".

☒ Other: (list below)
The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Financial assistance to serve the homeless (and prevent homelessness) through the County Emergency Shelter Grant Program (Hotel/Motel Program). During used to provide temporary housing for homeless at local area wide hotels and motels.

Continued financial support to the Housing Authority to operate the Homeless Assistance Program. Through this one time financial assistance program homeless prevention is addressed through the payment of first month's rent, security deposits and mortgage and utility arrearages. During the 2004 Plan Year the Housing Authority anticipates receiving approximately $640,000 in County financial assistance for this activity.

Block grant financial assistance for the Emergency Housing Rehabilitation Program. During the 2004 Plan Year the Authority, serving as a sub recipient to the Westmoreland County Redevelopment Authority (CDBG) will receive $300,000 to administer a onetime emergency grant for roof or furnace repairs in owner occupied dwelling units in selected communities throughout the County.

The Housing Authority anticipates receiving (as a sub recipient) approximately $200,000 from Westmoreland County's Federal Community Development Block Grant (CDBG) provided by the U.S. Dept of HUD. These funds will be used to fund a locally established Tenant Based Rental Assistance Program. In past years this program has served almost 100 families.

D. Other Information Required by HUD

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

Attachments

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

Attachment A.

Deconcentration Policy - 2004

The HUD rule to deconcentrate poverty in public housing was finalized on December 22, 2000. This rule requires Housing Authorities to annually:

1. Survey all families residing in covered developments (this generally means family developments as opposed to elderly) to determine the average income of the tenants.

2. Determine the average income of all families residing in each separate development.

3. Finally, determine the established income range which is defined as those covered developments where the average income is between 85% and 115% (inclusive of those percentages) of the PHA wide averages for all covered developments.

The Westmoreland County Housing Authority has performed the above calculations and determined the average income of tenants in all developments is $10,852.00. The established income range was determined to be between $9,224 and $12,480.00 . In comparing the average incomes for each individual family development against the established income range and taking into affect that no project designated higher income is at or below the 30% of area median income the following developments have been identified for deconcentration targeting:

Target for Lower Income Residents	Target for Higher Income Residents
Penn Manor 18-43	Park Manor 18-2
	East Ken 18-19
	Greensburg 18-19
	New Stanton 18-27

The proceeding was adopted as the Deconcentration Policy of the Westmoreland County Housing Authority.

Attachment B.

Community Service Description

Although all federally assisted Community Service programs were suspended for the 2002 Federal Fiscal Year, the Federal Fiscal Year 2003 HUD Appropriations Act again allowed for the expense of funds to administer this program. Therefore the suspension of this activity has been lifted and affected residents will be notified of the requirement to undertake 8 hours of Community Service each month using the following program guidelines:

The Housing Authority has established a community service policy and program to meet the 8 hour monthly community service/self sufficiency requirements of the QHWRA. The program became operational on October 1, 2000.

The Authority has undertaken an assessment of the number of persons preliminarily believed to be nonexempt from the community service /self sufficiency requirement. The initial survey has identified 169 individuals currently residing in public housing that are required to perform community service. This figure is substantially higher than initially estimated. Although the PHA is attempting to administer this program we are reserving the option to contract with a third party, including the Resident Advisory Board, if after gaining some experience this becomes necessary.

As was originally proposed all residents were advised by letter of the community service requirement. The letter included an overview of community service and a complete list of all exempt categories. Persons incorrectly identified were instructed to contact the PHA site office with documentation supporting their correct status. Similarly, residents were advised of their right to provide documentation at any time that they believe their status has changed.

As part of the system to identify those residents who must perform community service all Resident Managers are reviewing the program requirements with each tenant at the time of the annual recertification. Following the recertification meeting the family is fully knowledgeable of the requirements, and have been advised of the need for he/she to begin the process of meeting the requirements. An amendment to the lease detailing the community service requirement has been developed and is signed by the tenant at the recertification meeting. It is being made clear to residents, determined “non-exempt” that failure to participate in community service or a self-sufficiency activity will result in eviction. (following the appeal process)

A. Requirement

Each adult resident of the PHA shall:

1. Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

2. Participate in an economic self-sufficiency program for 8 hours per month.

3. Perform 8 hours per month of combined activities (4 hours of community service and 4 hours of economic self-sufficiency).

B. Exemptions

The following are exempt from Community Service Requirements.

4. On the job training; if a member of the family receiving assistance benefits under a state program funded under Part A of Title IV of the Social Security Act, (42 USC 601 et Seq.), or under any other welfare program in PA, including a state administered welfare-to-work program, and has not been found by the state or other administering entity to be in non-compliance with such a program; any adult family member receiving cash on the TANF grant would be in compliance and would be exempt from performing community service.

5. Sixty-two years of age or older;

6. Blind/disabled or primary care-giver of such an individual;

7. Is engaged in work activities, working at least 20 hours per week;

8. Eighteen years or older high school student;

9. In vocational education training (not to exceed 12 months for any individual);

10. Provides child care to an individual who is participating in the Community Service Program;

11. Participating in the GED program

12. Job search and/or job skills training are directly related to employment;

13. Meet the requirements for being exempted from having to engage in work activity under the state program funded under Part A of Title IV of the Social Security Act or other welfare programs in the state of Pennsylvania, including a state administered welfare to work program;

Family members who are exempt from the community service requirement must provide documentation that they fall into one of the above categories. The PHA will re-verify exemption status annually except in the case of an individual who is sixty-two years old.

The PHA will permit residents to change exemption status during the year if status changes. For example, unemployed residents must be able to request an exemption if they start to work or participate in a training program.

C. Definition of Economic Self-Sufficiency Program

Any Program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families, and can include:

Job training, employment counseling, work placement, basic skills training, education, English proficiency, work fare, financial or household management, or any program necessary to ready a program participant to work (such as substance abuse or mental health treatment).

D. Community Service Activities

The PHA will give residents the greatest choice possible, and attempt to inform residents of volunteer opportunities in the community.

Community Service Activities may include volunteering:

In a local school;
In a hospital or nursing home;
Senior citizens center
Homeless shelter or Women's abuse center;
Child care center;
Youth organization;
Library;
Helping neighborhood groups on special projects;
Success in Life Program;
Participate in programs that develop and strengthen resident self responsibility such as drug and alcohol abuse, counseling and treatments, as well as budgeting and credit counseling. Political activity is prohibited as community service.

E. Annual Determinations

For each public housing resident the subject to the requirement for community service, shall 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a non– discriminatory basis.

Reasonable documentation must verify the community service and will be placed in the residents file at the time of recertification.

F. Noncompliance

The WCHA will determine annually if non-exempt residents are in compliance.

A non-compliant adult and head of household must sign an agreement to make up the hours within a 12 month period. Continued non-compliance will result in eviction of the entire family, unless the non-compliant family member is no longer part of the household.

The determination of non-compliance is subject to the administrative grievance procedure under the WCHA's published Grievance Procedures.

The WCHA will not renew or extend the resident's lease upon expiration of the lease term and will take such action as necessary to terminate the tenancy of the household, unless the Authority enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any non-compliance by participating in an approved program for as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12 month term of the lease.

Inability for Occupancy for Non-compliance

The Authority will not renew or extend any lease for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

Attachment C.

Pet Policy

The Westmoreland County Housing Authority has adopted a Pet Policy which reflects both the desire of the tenant families for the companionship and enjoyment that pet ownership brings and the concerns of the Authority to assure that pets are maintained in a fashion that will not be detrimental to the safety and security of the general housing community. The Pet Policy was written with the above goals in mind yet within the guidelines of the requirements of the recently enacted Quality Housing and Work Responsibility Act.

The Pet Policy sets specific standards for the types and numbers of pets that may be permitted in each unit. Tenant families must notify and register with the PHA, giving particular information about the pet they intend to keep in their unit, and must receive permission from the Authority to do so. A fee and deposit is required to cover any damage that may occur. The Tenant must keep current an insurance policy to cover personal injury or property damage.

The Pet Policy contains general requirements concerning license, age, size, and Veterinary certifications. There are also specific requirements regarding the owner's control and handling of the pets. There are also standards for keeping birds and fish, as well as a list of animals and breeds that are prohibited.

Pet ownership is considered an important responsibility and owners must provide proper care including nutrition, exercise, and medical attention. The PHA management and maintenance personnel will monitor the Pet Policy through observation and tenant complaints, and corrective action will be enforced as needed.

Attachment D.

5-Year Plan Progress Report

1. The Vacancy Reduction Strategy developed by the Authority has begun to show results in reducing the number of vacant public housing units. During the 2003 Plan year vacancies were reduced by 4%. This was due in a large extent to increased aggressive marketing.

2. Similarly, the percentage of available Section 8 units rented has increased from 80% to 90% during the same period.

3. With the completion of scheduled Capital Fund improvements the Housing Authority continues to meet its goal of modernizing and renovating public housing units.

4. Demolition and disposition as a mechanism to reduce vacancies and eliminate obsolete public housing will remain under consideration. The Authority's public housing stock is generally is good condition with few obvious opportunities for demolition.

5. During the second quarter of FY 2003 the Authority received HUD approval to begin a Public Housing Conversion Program. Under this planned activity small efficiency units will be combined to provide residents with larger one bedroom units. Initially 42 efficiency will be converted to 21 one bedroom units in 3 separate developments.

6. The planning and organization stage of the Section 8 Homeownership Program has been completed. The Authority has teamed with Westmoreland Human Opportunities Inc, to provide perspective participants with counseling and with the USDA/Rural Development for financing assistance. Initial participants will shortly enter the program.

7. With the help of Accessibility Development Associates Inc. an assessment of all public housing developments in Westmoreland County has been undertaken. The assessment identified potential accessibility improvements to meet the need of disabled persons. During the 2004 Plan Year the County will determine those improvements that are most critical and develop a schedule of implementation.

8. Although the designation of buildings for elderly resident only will remain an option, no specific designation is currently under consideration.

9. The annual analysis of tenant incomes from the Authority's family public housing developments has resulted in a change in the economic deconcentration targets.

Attachment E.

Resident Member of the PHA Governing Board

Ms. Debbie Doverspike of Derry Townhouses is the appointed resident member of the Westmoreland County Housing Authority.

Attachment F.

Members of the Resident Advisory Board

Latrobe Manor:
John Dornauer 904
Nicholas Rose 612
Roger Stronko 209

Scottdale Manor:
Rev. and Mrs. Albert Thomas 415
Janet Welsh 303

Irwin Manor:
Phyliss Thiem 709
Janet Dence 202

New Florence Manor:
Debra Hernandez 137

Trafford Manor:
Betty Earl 305
Anna Hethering 707

New Stanton Manor:
Tonya Kish 37B
Rex Paterson 40B
Nancy Modar 39B

Park Manor
Arlene Gaul 203
Brenda Ferrari 804
Debbie Malago 702
John Schultz 1301

Jeannette Manor:
Dorothy Barbish 506
Betty Rish 710

Westgate Manor:
Nancy Layton 1007
Rose Mowl 203
Audrey Cunningham 804
Hilda Troth 1001
Olga Rizzuto 906
Lynn Roberts 505
Dennis Cadwallader 702

Lower Burrell Townhouses:
Lynne Predes 230

Kensington Manor:
Melanee Schuler 404
Rita Brownlee 45 Peach

McMurtry Towers:
Evelyn Riffer 613
Kathryn Gibbon 215

Parnassus Manor:
Elaine Schantz 404
Jean Brill 707
Patty Handcock 312
Kathleen Specht 616
Lois Piechowicz 615

Pleasant Manor:
Sandy Bandemer 202
John & Colleen Bosch 402

East Ken Manor:
Sharon Paladino 132 Haser
Pat Marine 114 Haser

Arnold Manor:
Unis McClaine 309
Esther Hockey 310
Mary Ann Christopher 305
Karen Kelley 505

Lower Burrell Manor:
Alice Palmer 515
Barbara Sayers 517

Valley Manor:
Vera Barton 607
Ruth Bradley 413
Fannie Heath 514
Nancy Lipp 314

Attachment G.

Substantial Deviation/Significant Amendment Modification Definitions

The PHA has established the following definition for "Substantial Deviation and Significant Amendment or Modification". Changes other than those specified will be undertaken by the PHA staff and reported in the 2005 Annual Plan.

1. Changes to rent or organization of the waiting list.
2. Any change in the Capital Fund Annual Statement that is not in accordance with HUD's fungibility regulations
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment H.

Section 8 Eligibility Criteria and Homeownership Capacity Statement

As stated in Component 11, Page 40 of the PHA Plan:

The Housing Authority has developed, approved and forwarded to HUD a detailed outline of the Section 8 Homeownership Program. The Program has been included in the Section 8 Administrative Plan and meets all HUD requirements as defined in 24 CFR Parts 5, 903 and 982.

Following are the Section 8 Homeownership Eligibility Criteria and the Section 8 Homeownership Capacity Statement. This document is part of the Section 8 Homeownership Program.

21.3 ELIGIBILITY REQUIREMENTS [24 CFR 982.627]

The family must meet all the requirements listed below before the commencement of homeownership assistance.

A. The family must be eligible for Housing Choice Voucher Program.

B. The family must be in good standing with WCHA and the landlord.

C. The family must qualify under one of the following: first-time homeowner, cooperative member or a person with a disability (see definitions below).

1. A first-time homeowner is a family of which no member owned any present ownership interest in a residence of any family member during the three years before commencement of homeownership assistance for the family. This includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
2. A cooperative member is a family of which one or more members owns membership shares in a cooperative. A cooperative is housing owned by a corporation or association, and where a member of the corporation or association has the right to reside in a particular unit and to participate in management of the housing.

3. A family of which a family member is a person with a disability, and use of the homeownership option is needed as reasonable accommodations so that the program is readily accessible to and usable by such a person.

D. The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted towards this requirement.

E. The family must meet the Federal minimum employment requirement.

1. At least one adult family member who will own the home must be currently employed full-time and must have been continuously employed for one year prior to homeownership assistance.

   a. HUD regulations define "full-time employment" as not less than an average of 30 hours per week.
   b. A family member will be considered continuously employed even if that family member has experienced a break in employment, provided that the break in employment: did not exceed thirty (30) calendar days; did not occur within the six-month period immediately prior to the family's request to use the homeownership option; and has been the only break in employment within the past 12-month period.

2. The Federal minimum employment requirement does not apply to elderly and disabled families.

F. Any family member who has previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

G. The family must be "mortgage-ready". The family must submit written verification that they are pre-approved for a mortgage by one of the following:

1. USDA/Rural Development;

2. Westmoreland Human Opportunities, Inc.;

3. Financial institutions that mortgage financing is provided, insured or guaranteed by state or Federal government, complying with secondary mortgage market-underwriting requirements or comply with generally accepted private sector underwriting standards.

H. WCHA's initial requirements are:

1. The family has had no family-caused violations of HUD's Housing Quality Standards within the last 12 months.

2. The family is not within the initial one-year period of a HAP contract.

3. The family does not owe money to WCHA.

4. The family has not committed any serious or repeated violations of a WCHA-assisted lease within the last 12 months.

Section 21.9 A. shows Section 8 Homeownership Capacity

21.9 FINANCING [24 CFR 982.632]

The family is responsible for securing financing. WCHA has established financing requirements, listed below, and may disapprove proposed financing if WCHA determines that the debt is not affordable.

A. Mortgage financing must be provided, insured or guaranteed by the state or Federal government, complying with secondary mortgage market-under writing requirements or comply with generally accepted private sector underwriting standards.

B. Down payment requirements.

1. WCHA will let the market determine the down payment. The family may use the following sources (this is not a complete list): FSS escrow account; Individual Savings Account; HOMES funding; gifts from family members and friends; the seller may also contribute to down payment and closing cost requirements.

2. WCHA anticipates that the secondary or private market will further dictate credit worthiness and minimum down payment requirements.

C. WCHA will let the market determine the minimum initial equity requirement.

D. If the home is purchased using FHA mortgage insurance it is subject to FHA mortgage insurance requirements.

E. Families locating a home in a special flood zone area must obtain flood insurance on the home and agree to maintain this insurance.

F. WCHA will prohibit the following forms of financing:

1. Balloon payment mortgages;

2. Variable interest rate loans;

3. Seller financing;

4. Any form of predatory lending.

Attachment I.

PHA Response To Resident Survey (Follow-Up Plan for REAC)

Westmoreland County Housing Authority (WCHA) has developed a follow-up plan for the Resident Service and Satisfaction Survey of the REAC. The only component of the Resident Service and Satisfaction Survey to score less than 75% is the Safety Section. (Westmoreland County's score was 73.8%). Therefore, the following response to the Resident Survey, included as part of the 2004 Annual Plan, focuses on areas of improvement for resident safety.

WCHA's weakness, in the Safety Section of the Resident Service and Satisfaction Survey, is resident's awareness of crime prevention programs. The results of the REAC Safety Section are largely impacted by the question pertaining to residents' awareness of available crime prevention programs. This question only uses neighborhood watch programs, community policing and patrols as examples of crime prevention programs. The example does not include alternative prevention activities such as crime and drug prevention education, parenting and personal /home safety programs. WCHA offers crime prevention education and programs at all our public housing communities. Due to this question's strong emphasis on policing and patrols, WCHA believes that our residents do not associate WCHA's crime prevention activities with this question. Therefore, the results are not a true reflection of the crime prevention programs available to our residents.

In the past, WCHA recognized the need for organized crime prevention activities. From 1998 to 2003, WCHA has operated crime and drug prevention programs in six family communities through the Public Housing Drug Elimination Program (PHDEP). In four of these six family communities, WCHA contracts with the local police to provide additional patrols. Capital Funds are utilized to pay for patrols above baseline services. With the presence of PHDEP programming and additional police patrols, these four communities were more aware of WCHA's efforts in providing crime prevention activities. This was reflected positively in their Safety scores.

As part of our follow-up plan, WCHA will continue to offer crime prevention programs in our public housing communities. We will strongly emphasize crime and safety education in our neighborhoods. This past year, WCHA and public safety officials developed and implemented safety and evacuation plans in all elderly high rises. This plan will be reviewed yearly with residents. All new residents will receive a copy of the evacuation plan.

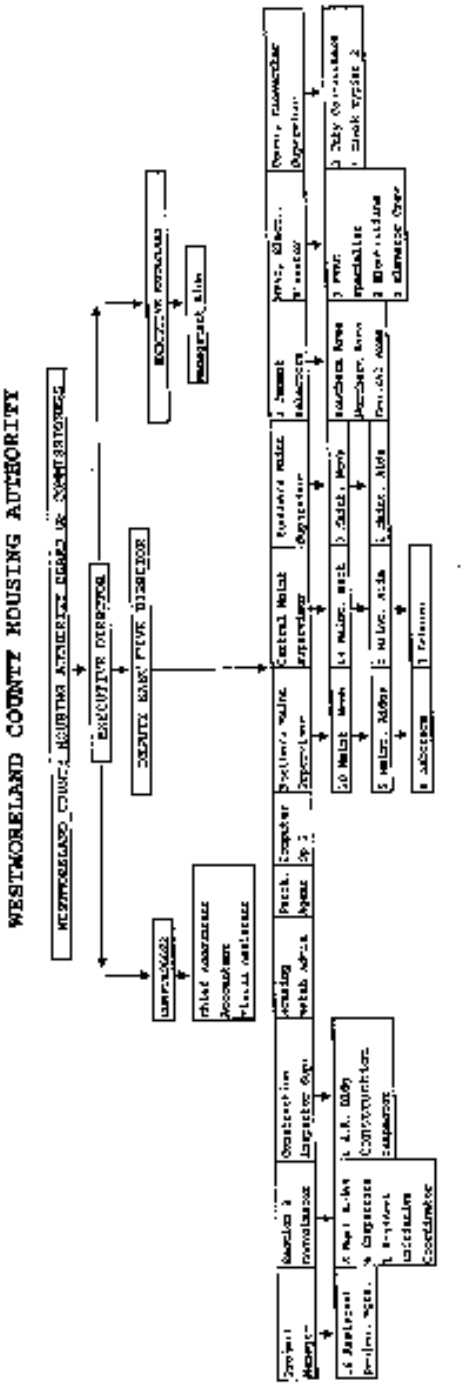
All public housing managers will continue to organize semi-annual crime prevention activities within their housing community. Managers will contact community resources, such as the local police, fire department, and crime prevention organizations to schedule instructional programs related to personal safety/crime prevention. Residents will be encouraged to participate in Block Parent/Neighborhood Watch programs. One of the

semi-annual crime prevention activities will be conducted in the fall of each year. The fall semi-annual prevention activity will focus on making residents aware of their environment, ways to monitor and report suspicious individuals or situations and safety / crime prevention programs available in their community. These efforts will have a positive effect on resident's knowledge of personal safety and crime prevention measures.

WCHA will continue the resident screening process, as noted in the WCHA's 2004 Annual Plan. WCHA will continue to develop and implement a marketing plan to fill vacant units in our public housing communities. Residents will feel more secure in a community with fewer vacancies.

Attachment J.

Organizational Chart



Attachment K.

Resident Comments and Housing Authority Response

RESIDENT COMMENTS AND AUTHORITY RESPONSE

AND

PUBLIC COMMENTS

REGARDING THE ANNUAL PLAN 2004

June 11, 2003

List of attendees attached

1. The Annual Plan includes information concerning the Authority's Home Ownership Program. The Home Ownership Program Coordinator explained that the Section 8 Administrative Plan has been amended to include the Home Ownership Program. Currently there are families who have been identified as being eligible for the program, and in fact have begun the credit and home ownership counseling that is required for the program. Once the counseling has been completed, these families will begin to search for homes to purchase.

2. The Executive Director indicated that a program is being implemented that would bring computers into the hi-rises. The Authority is attempting to partner with a local college for an internship program that will bring students into the hi-rises to instruct seniors on the use of computers, including internet. This information was met with much interest from the residents in attendance. Many of the residents feel that the seniors will be very receptive to learning how to use a computer, especially the internet.

3. Several questions arose concerning the Drug Elimination in Public Housing Program. The Authority explained that HUD has eliminated the program; therefore no further funding will be available for the excellent programming that has been provided at six of the family communities. However, the Authority is committing monies to the program from the Capital Fund Program to continue the programming. In fact, the program will be expanded to include hi-rises and additional family communities. The residents in attendance were very happy to hear this information. The coordinators for the program indicated that safety, health and other informational programs would be provided to the hi-rise residents.

4. Many of the residents in attendance at the meeting were from hi-rise buildings. Traditionally these buildings have been considered for elderly and disabled only, however the Authority has not designated any buildings "elderly only". Much of

the discussion revolved around the feelings of the elderly that younger people should not be living in their buildings. The elderly residents shared stories of problems being encountered with the younger people. The Authority responded that they are researching the possibility of designating certain developments as "Elderly Only". This was met with enthusiasm by the elderly.

5. The Capital Fund Program was discussed with the residents. The Authority representative discussed the Annual Statement and the Five Year Plan with the residents.

6. The Executive Director indicated that the Authority currently has contracts with police in two municipalities for additional police patrols at family developments. He has asked the local authorities to expand those patrols to include hi-rises.

7. A public hearing was held at the administrative offices of the Authority. There was no attendance at the meeting and no comments were received.

PHA Response: The Housing Authority has reviewed and taken into consideration the comments offered by the members of the Resident Advisory Board. No changes to the Plan are necessary due to the comments offered.

DATE: 5-12-03

RESIDENT BOARD MEETING
ANNUAL PLAN

NAME:	ADDRESS:
[illegible]	[illegible]
[illegible]	[illegible]
[illegible] Bosch	Mt Pleasant
Phyllis Thiem	[illegible]
Barbara [illegible]	[illegible]
[illegible]	[illegible]
[illegible]	Mt Murray Towers
Catherine Gibbon	Mt Murray Towers
[illegible]	Pennwood Manor N/K
[illegible]	Paramount Manor N/K
Rose Marie	Westgate Manor
Mark [illegible]	W.C.H.A.
[illegible]	W.C.H.A.
[illegible]	W.C.H.A.
Walter [illegible]	W.C.H.A.
Mike [illegible]	W.C.H.A.

DATE: 5-27-03

RESIDENT BOARD MEETING
ANNUAL PLAN

NAME:	ADDRESS:
Bonnie Heath	Valley Manor - Monessen
Ruth Bradley	Valley Manor - Monessen
Nancy K. Lipp	Valley Manor Monessen
Olga Rizzuto	Westgate Manor Monessen
Lynne Roberts	Westgate Manor Monessen
Neal Rayter	Valley Manor Monessen, Pa. 15062
Betty Carl	Trafford Manor, Trafford Pa. 15085
Ann Harrington	Trafford Manor, Trafford Pa. 15085
Fran Calvetta	West Gate Manor Monessen
Nancy Dayton	
Donna Bunch	WCHA

DATE: 5-17-03

RESIDENT BOARD MEETING
ANNUAL PLAN

NAME:	ADDRESS:
Mary A Christopher	Arnold Manor
Doris McClain	Arnold Manor
Esther Hardy	Arnold Manor
Joyce Kirschner	WCHA Sec. 8
Warren Hope	WCHA
Cheryl Modsmer	WCHA
Carol Lawson	WCHA

Attachment L

Replacement Housing Factor Plan

WCHA
Westmoreland County Housing Authority

May 28, 2003

Mr. James D. Cassidy, Director
Department of Housing and Urban Development
339 Sixth Avenue
Pittsburgh, PA 15222-2515

Dear Mr. Cassidy:

Attached you will find the Capital Fund Replacement Housing Factor (RHF) Plan for your review.

If you have any questions concerning this plan, please give me a call.

Sincerely,

WESTMORELAND COUNTY HOUSING AUTHORITY

Michael L. Washowich
Executive Director

Enclosure

WESTMORELAND COUNTY HOUSING AUTHORITY

CAPITAL FUND
REPLACEMENT HOUSING FACTOR (RHF) PLAN
FY 2000 - 2004

May 20, 2003

1	Amount of RHF funds currently on hand (FY 2002)	$68,309
2	Additional RHF funds expected in FY 2003	$64,009
3	Additional RHF funds expected in FY 2004	$68,009
4	Total RHF budget (sum of 1 + 2 + 3)	$204,027
5	Number of units to be developed	3

6	Development Method		
	New construction?	■ Yes	☐ No
	Acquisition with rehab?	☐ Yes	☐ No
	Acquisition without rehab?	☐ Yes	☐ No

7	Structure Type		
	Single family?	■ Yes	☐ No
	Row?	☐ Yes	☐ No
	Walk up?	☐ Yes	☐ No

8	Project Schedule	Begin Date	End Date
	Site control / acquisition	July 1, 2003	August 31, 2003
	Select architect	September 1, 2003	October 31, 2003
	Prepare plans and specifications	December 1, 2003	May 31, 2006
	Construction	August 1, 2006	March 30, 2007
	Initial occupancy	April 1, 2007	June 30, 2007
	Other		

	Source of Funds	Amount
9	RHF	$204,027
	Other Loan	$100,000
	Other	
	TOTAL	$304,027

10	WCHA requests HUD's approval of the following obligation and expenditure schedule. WCHA expects to accumulate adequate funds to undertake replacement housing as July 1, 2006.		
		Obligation of Funds deadline	Expenditure of Funds deadline
	FY 2002	July 1, 2004	July 1, 2007
	FY 2003	July 1, 2005	July 1, 2007
	FY 2004	July 1, 2005	July 1, 2007

11	RHF Funding for the period FY 2005 - 2009.
	In accordance with Section 3(c) of HUD PIH Notice 2003-10, WCHA hereby requests an additional five years of funding for the period FY 2005 through FY 2009. Based on our reading of Section (b)(2) of PIH Notice 2003-10, the RHF Plan for the second five-year increment must be submitted to HUD on or before the due date for submission of the PHA's Annual Plan for the 3rd year (FY 2007).

Insert File Attachment pa018b01 – Capital Fund Program 5-Year Action Plan

Insert File Attachment pa018a01 – Capital Fund Program Original Annual Statement

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-03	2003
	Replacement Housing Factor Grant No:	RHP501-03	

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☐ Performance and Evaluation Report for Program Year 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-CGP Funds				
2	1406 Operations	10,116.00	-	-	-
3	1408 Management Improvements	375,000.00	-	-	-
4	1410 Administration	289,090.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	140,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	1,975,000.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	25,000.00	-	-	-
13	1475 Nondwelling Equipment	50,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	25,000.00	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 2,889,206.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-03** Replacement Housing Factor Grant I **RHP501-03**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	DRUG ELIMINATION ACTIVITIES	1408.00	25	300,000.00				
PHA WIDE	ADDITIONAL POLICE PATROLS	1408.00	2	70,000.00				
PHA WIDE	RESIDENT INITIATIVES	1408.00	1	5,000.00				
PHA WIDE	OPERATIONS	1406.00	1	10,116.00				
PHA WIDE	ADMINISTRATION							
	EXECUTIVE DIRECTOR	1410.00	1	21,040.00				
	DEPUTY EXECUTIVE DIRECTOR	1410.00	1	14,027.00				
	PROJECT MANAGER	1410.00	1	10,158.00				
	ACCOUNTANT	1410.00	1	6,875.00				
	PURCHASING AGENT	1410.00	1	5,890.00				
	REHAB ADMINISTRATOR	1410.00	1	43,200.00				
	CLERK TYPIST	1410.00	1	2,402.00				
	CONSTRUCTION INSPECTOR	1410.00	2	86,400.00				
	F.I.C.A. = 7.65%	1410.00	9	13,754.00				
	PENSION = 14%	1410.00	9	25,172.00				
	HEALTH, LIFE, WORKERS							
	COMP INSURANCE = 14%	1410.00	9	25,172.00				
	SUNDRY: BID ADVERTISEMENT,	1410.00		35,000.00				
	ETC.							

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	VACANCY REDUCTION	1460.00		250,000.00				
PA 18-39	MAINTENANCE SHED	1470.00	1	25,000.00				
PHA WIDE	COMPUTER HARDWARE	1475.00		50,000.00				
PHA WIDE	RELOCATION COSTS	1495.10		25,000.00				
PHA WIDE	FEES & COSTS	1430.00		140,000.00				
PHA WIDE	504 REQUIREMENTS	1460.00		400,000.00				
PHA WIDE	EFFICIENCY CONVERSION	1460.00		500,000.00				
	CENTRAL TOWERS							
PA 18-24								
LOWER	ROOF REPLACEMENT	1460.00		175,000.00				
BURRELL								
TOWNHOUSE								
PA 18-29	HVAC UPDATE	1460.00		650,000.00				
TRAFFORD								
MANOR								

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

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WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-03** Replacement Housing Factor Grant I **RHP501-03**	**2003**

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				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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				Original	Revised	Funds Obligated	Funds Expended	

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-03** Replacement Housing Factor Grant I **RHP501-03**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-03	2003
	Replacement Housing Factor Grant No:	RHP501-03	

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE - VACANCY	9/30/2005			9/30/2006			
REDUCTION							
PA 18-39	9/30/2005			9/30/2006			
PHA WIDE- 504 REQUIREMNT	9/30/2005			9/30/2006			
PHA WIDE - EFFICIENCY	9/30/2005			9/30/2006			
CONVERSION							
PA 18-24	9/30/2005			9/30/2006			
PA 18-29	9/30/2005			9/30/2006			

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-03**
	FFY of Grant Approval **2003**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	$ 2,889,206.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	2,889,206.00
F. Excess of Funds Advanced (C-D)	$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	**09/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-03**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$ -
B. Funds Disbursed	$ -
C. Funds Expended (Actual Modernization Cost)	$ -
D. Amount to be Recaptured (A - C)	$ -
E. Excess of Funds Disbursed (B - C)	$ -

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1408	300,000.00	0.00	0.00	0.00	1406	10,116.00
0	0.00	0.00	0.00	0.00	ACCT	
1408	70,000.00	0.00	0.00	0.00	1408	375,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1408	5,000.00	0.00	0.00	0.00	1410	289,090.00
0	0.00	0.00	0.00	0.00	ACCT	
1406	10,116.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1410	21,040.00	0.00	0.00	0.00	1430	140,000.00
1410	14,027.00	0.00	0.00	0.00	ACCT	
1410	10,158.00	0.00	0.00	0.00	1440	0.00
1410	6,875.00	0.00	0.00	0.00	ACCT	
1410	5,890.00	0.00	0.00	0.00	1450	0.00
1410	43,200.00	0.00	0.00	0.00	ACCT	
1410	2,402.00	0.00	0.00	0.00	1460	##########
0	0.00	0.00	0.00	0.00	ACCT	
1410	86,400.00	0.00	0.00	0.00	1465	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1410	13,754.00	0.00	0.00	0.00	1470	25,000.00
1410	25,172.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1475	50,000.00
1410	25,172.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
1410	35,000.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	25,000.00
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#VALUE!	Original	Revised	Funds	Funds		
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1470	25,000.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
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1475	50,000.00	0.00	0.00	0.00		
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1430	140,000.00	0.00	0.00	0.00		
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1460	400,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	500,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	175,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	650,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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#VALUE!	PA28P01850	0.00	2003	0.00		
#VALUE!	RHP501-03	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2003	0.00
#VALUE!	RHP501-03	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
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			1408.00	375,000.00	0.00	0.00
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			1411.00	0.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
			1430.00	140,000.00	0.00	0.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	0.00	0.00	0.00
0.00	0.00	0.00	1460.00	##########	0.00	0.00
			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	25,000.00	0.00	0.00
			1475.00	50,000.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
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			1495.10	25,000.00	0.00	0.00
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Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2005 FFY Grant: 2005 PHA FY: 10/1/2004			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 10/1/2005		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement	PHA WIDE	HARD TO RENT UNITS	$100,000.00	PA 18-9	REPLACE COMMON	$50,000.00
				ARNOLD MANOR	AREA FLOOR TILE	
	PHA WIDE	CONVERSION OF	500,000.00		WITH CARPETING	
		EFFICIENCIES			CLEAN INTERIOR BRIC	25,000.00
					SECURITY CAMERA F(	15,000.00
	PHA WIDE	UFAS COMPLIANCE	400,000.00		LOBBY AREA	
					REPLACE EMERGENC	45,000.00
	PA 18-29	HVAC UPGRADE	750,000.00		CALL SYSTEM	
	TRAFFORD MANOR	CARD KEY SYSTEM	45,000.00		ELEVATOR RENOVATI	50,000.00
		INTERCOM SYSTEM	50,000.00			
		COMPRESSORS	35,000.00			
		EXHAUST FANS	25,000.00	PA 18-8H	REPLACE APPLIANCES	42,500.00
		ENLARGE LAUNDRY	75,000.00	HIGHLAND MANOR	PLUMBING UPDATE:	125,000.00
		COMMUNITY ROOM	15,000.00		KITCHEN, BATH,	
		HVAC UPGRADE			LAUNDRY	
		INSTALL NEW LIGHTIN	15,000.00		REPLACE ROOFS	250,000.00
		AT HALLWAYS			REPLACE WINDOWS	75,000.00
		REPLACE APPLIANCES	85,000.00		REPLACE COVE BASE	45,000.00
		REPLACE COMMON	50,000.00		REPLACE ENTRY &	80,000.00
		AREA CARPETING			STORM DOORS	
		REPLACE ALL WINDOV	400,000.00		CONSTRUCT ROOF	35,000.00
		REPLACE KITCHEN	200,000.00		FOR REAR OF UPPER	
		CABINETS & COUNTERS			UNITS	
		REPLACE ALL CEILING	150,000.00		REPLACE BI-FOLD DO(	125,000.00
		TILE			ENCLOSE STAIRCASE	25,000.00
		REPLACE SLIDING	250,000.00			
		GLASS DOORS		PA 18-13	REPLACE ENTRANCE	30,000.00
		REPLACE ALL FLOOR	250,000.00	LATROBE MANOR	DOOR LOCKSETS	
		TILE			COMMUNITY ROOM	15,000.00
		REPLACE BLDG ENTR	35,000.00		EXHAUST FAN	
		DOORS			FIRST FLOOR FLOOR	12,000.00
		LIGHTING FIXTURES	125,000.00		TILE REPLACEMENT	
		TRHROUGHOUT BLDG			COMMON AREA CARP	50,000.00
		Total CFP Estimated Cost	$ 3,555,000.00			$ 1,094,500.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2005 FFY Grant: 2005 PHA FY: 10/1/2004			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 10/1/2005		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement	PA 18-29	REPLACE VINYL WALL	$15,000.00	PA 18-13	OUTDOOR COMMUNIT	$15,000.00
	TRAFFORD MANOR	COVERING IN UNITS &		LATROBE MANOR	SPACE	
		COMMON AREAS			LAUNDRY ROOM	1,000.00
		PLUMBING UPDATE:	400,000.00		CEILING TILE	
		FAUCETS, VALVES,			REPAVING	35,000.00
		TRAPS, FIXTURES			BALCONY REPAIR	200,000.00
		REPLACE BALCONY	50,000.00			
		HANDRAILS		PA 18-1	REPLACE WINDOWS	265,000.00
				EAST KEN MANOR	REPLACE ENTRY &	202,000.00
					STORM DOORS	
					SURVEY TO LOCATE	50,000.00
					ALL UTILITY LINES	
					BATH & KITCHEN EX-	63,000.00
					HAUST FANS	
					BACKSPLASH AT STO	15,750.00
					CLEAN BRICK	65,000.00
					HOT WATER TANKS	31,500.00
					ELECTRICAL UPDATE	315,000.00
					REPLACE BI-FOLD DO	220,000.00
					OUTDOOR LIGHTING	25,000.00
					BATH VANITIES	31,500.00
					ADDRESS NUMBERS	25,200.00
				PA 18-5	CLEAN & SEAL BLDG	40,000.00
				EASTGATE MANOR	EXTERIOR ENTRY DO	30,000.00
					CARD KEY SYSTEM	25,000.00
					BATH RENOVATIONS	75,000.00
					RENOVATE PUBLIC	15,000.00
					RESTROOMS	
					KITCHEN RENOVATIO	100,000.00
					RANGE HOODS, BACK	25,000.00
					SPLASH	
					HOT WATER TANKS	15,000.00
		Total CFP Estimated Cost	$ 465,000.00			$ 1,884,950.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2005 FFY Grant: 2005 PHA FY: 10/1/2004			Activities for Year: 2006 FFY Grant: 2006 PHA FY: 10/1/2005		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See Annual Statement						
		Total CFP Estimated Cost	$ -			$ -

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: 2007 FFY Grant: 2007 PHA FY: 10/1/2006			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 10/1/2007		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PA 18-14	ADDITIONAL PARKING	$15,000.00			
JEANNETTE MANOR	WATER CLOSETS	50,000.00			
	APPLIANCES	80,000.00			
	REPAVING	25,000.00			
	ELECTRICAL UPDATE	45,000.00			
	CLEAN & SEAL BLDG	40,000.00			
	INTERIOR DOORS	35,000.00			
PA 18-4	HI-RISE:				
KENSINGTON MANOR	BATH RENVOATIONS	78,000.00			
	KITCHEN RENOVATIONS	130,000.00			
	TRASH COMPACTOR	5,000.00			
	INTERCOM SYSTEM	25,000.00			
	UNIT DOOR REPLACEME	18,200.00			
	ELEVATOR RENOVATIO	100,000.00			
	APPLIANCES	41,600.00			
	TOWNHOUSES:				
	ROOF, SOFFIT, FASCIA,	300,000.00			
	GUTTER, DOWNSPOUT,				
	SIDING REPLACEMENT				
	BREAKER PANELS	26,000.00			
	BATH RENOVATIONS	78,000.00			
	FURNACES	78,000.00			
	HOT WATER TANKS	26,000.00			
	LIGHTING UPGRADE	52,000.00			
	SIDEWALK REPLACEME	45,000.00			
	COMMUNITY ROOM HVA	15,000.00			
PA 18-6	KITCHEN RENOVATIONS	180,000.00			
VALLEY MANOR	BI-FOLD DOORS	75,600.00			
	LOCKSETS	25,200.00			
	FLOOR TILE REPLACEM	184,000.00			
	PAINT COMMON AREAS	15,000.00			
	Total CFP Estimated Cost	$ 1,787,600.00			$ -

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: 2007 FFY Grant: 2007 PHA FY: 10/1/2006			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 10/1/2007		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PA 18-6	CARPETING	$15,000.00	PA 18-26	COMMUNITY ROOM	$20,000.00
VALLEY MANOR	HOT WATER TANKS	15,000.00	ST. CLAIR MANOR	RENOVATIONS	
	CLEAN & SEAL BLDG	40,000.00		FURNACES	90,000.00
				KITCHEN RENOVATION	150,000.00
PA 18-12	CLEAN & SEAL BLDG	40,000.00		BATH RENOVATION	90,000.00
IRWIN MANOR	BATH EXHAUST FANS	37,000.00			
	COVE BASE	37,000.00	PA 18-24	ROOF, GUTTER, SOFFIT	150,000.00
	REPAVING	45,000.00	LOWER BURRELL TWNH	FASCIA, DOWNSPOUT	
	REPLACE GAS VALVES	37,000.00		REPAVE PARKING & SID	45,000.00
	CARPETING	45,000.00		WALKS	
	FLOOR TILE REPLACEM	74,000.00		BI-FOLD DOORS	31,500.00
	OUTDOOR SHED	40,000.00		PRIVACY DOORS	31,500.00
PA 18-15	CLEAN, SEAL & REPOIN	65,000.00	PA 18-2	BATH RENOVATION	153,000.00
PARNASSUS MANOR	BLDG EXTERIOR		PARK MANOR	FLOOR TILE	255,000.00
				OPEN BOTTOM OF STAI	122,400.00
PA 18-8W	ROOF REPLACEMENT	85,000.00		WELL	
WESTGATE MANOR	BATHROOM HEAT	37,000.00			
	CLEAN & SEAL BLDG	40,000.00	PA 18-27	REPAVE PARKING & SID	70,000.00
	HOT WATER TANKS	15,000.00	NEW STANTON MANOR	WALKS	
	FLOOR COVERING	144,000.00		COMMON AREA WALL	50,000.00
PA 18-17	APPLIANCES	16,000.00		COVERING REPLACEMENT	
LATROBE TOWNHOUSE	REPAVING	45,000.00		REPLACE BALCONIES	55,000.00
	INTERIOR DOORS	24,000.00			
	CLEAN & SEAL BLDG	40,000.00	PA 18-28	KITCHEN RENOVATION	312,500.00
	SIDEWALK REPLACEME	30,000.00	LOWER BURRELL MANO	SLIDING GLASS DOORS	312,500.00
	ROOF, SOFFIT, FASCIA,	150,000.00		COVE BASE REPLACEM	125,000.00
	GUTTER, DOWNSPOUT,			DOORS & LOCKSETS	87,500.00
PA 18-11	ENLARGE COMMUNITY	25,000.00	PA 18-39	BATH RENOVATION	60,000.00
MCMURTRY TOWERS	ROOM		WEST HEMPFIELD TWNHS		
	BATH RENOVATIONS	100,000.00			
	RANGE HOODS, SPLASH				
	Total CFP Estimated Cost	$ 1,241,000.00			$ 2,210,900.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year: 2007 FFY Grant: 2007 PHA FY: 10/1/2006			Activities for Year: 2008 FFY Grant: 2008 PHA FY: 10/1/2007		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
PA 18-11	GUARDS, KITCHEN LIGH	$50,000.00	PA 18-40	WATER CLOSETS	$25,000.00
MCMURTRY TOWERS	ALARM SYSTEM UPGRA	25,000.00	DERRY TOWNHOUSES	INSULATE VENT PIPES	25,000.00
	PLUMBING UPGRADE	150,000.00		DRAINAGE PROBLEM	45,000.00
	CARPETING	45,000.00		OUTDOOR SHED	40,000.00
				CLEAN & REPOINT BRIC	35,000.00
PA 18-7	EXPAND PARKING	45,000.00		REPAVE PARKING & SID	55,000.00
PLEASANT MANOR	ROOF, GUTTER, SOFFIT	150,000.00		WALKS	
	FASCIA, DOWNSPOUTS			REPLACE SIDING	125,000.00
	INTERIOR DOORS	52,500.00		ROOF REPLACEMENT	75,000.00
	APPLIANCES	40,000.00			
	EXT PAINT/SIDEWALKS	235,000.00			
PA 18-18	REPAVE PARKING & SID	55,000.00	PHA WIDE	LANDSCAPING & SITE	300,000.00
ARNOLD TOWNHOUSES	WALKS			WORK	
PA 18-25	COMMUNITY ROOM	20,000.00	PA 18-16	WINDOW REPLACEMEN	200,000.00
NEW FLORENCE MANOF	RENOVATION		EAST KEN MANOR	ENTRY & STORM DOORS	72,800.00
	FURNACES	60,000.00	ANNEX	SURVEY TO LOCATE AL	15,000.00
	KITCHEN RENOVATIONS	100,000.00		UTILITY LINES	
	BATH RENOVATIONS	60,000.00		BATH/KITCHEN EXHAUS	26,000.00
	REPAVE PARKING & SID	55,000.00		FANS	
	WALKS			BATH VANITIES	26,000.00
PA 18-20	ROOF, GUTTER, SOFFIT	150,000.00			
VANDERGRIFT TWNHS	FASCIA, DOWNSPOUT				
	REPAVE PARKING & SID	45,000.00			
	WALKS				
PA 18-10	ROOF OVER STAIRWELL	10,000.00			
SCOTTDALE MANOR	EXIT AT NORTH END				
	LIGHTING UPGRADE	35,000.00			
	STORAGE SHED	40,000.00			
	HOT WATER TANK	15,000.00			
	OUTDOOR COMM SPAC	15,000.00			
	Total CFP Estimated Cost	$ 1,452,500.00			$ 1,064,800.00

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name **WESTMORELAND COUNTY HOUSING**				☑ Original 5-Year ☐ Revision No.	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: **2005** PHA FY: **10/1/2004**	Work Statement for Year 3 FFY Grant: **2006** PHA FY: **10/1/2005**	Work Statement for Year 4 FFY Grant: **2007** PHA FY: **10/1/2006**	Work Statement for Year 5 FFY Grant: **2008** PHA FY: **10/1/2007**
PHA WIDE		1,000,000.00			300,000.00
PA 18-1 & 16 EAST KEN MANOR	**Annual**		1,308,950.00		339,800.00
PA 18-2 PARK MANOR	**Statement**				530,400.00
PA 18-4 KENSINGTON MANOR				1,017,800.00	
PA18-5 EASTGATE MANOR			325,000.00		
PA 18-6 VALLEY MANOR				549,800.00	
PA 18-7 PLEASANT MANOR				522,500.00	
PA 18-8 WESTGATE/HIGHLAND			802,500.00	321,000.00	
PA 18-9 ARNOLD MANOR			185,000.00		
PA 18-10 SCOTTDALE MANOR				115,000.00	
PA 18-11 MCMURTRY TOWERS				395,000.00	
PA 18-12 IRWIN MANOR				355,000.00	
PA 18-13 LATROBE MANOR			358,000.00		
PA 18-14 JEANNETTE MANOR				290,000.00	
PA 18-15 PARNASSUS MANOR				65,000.00	
PA 18-17 LATROBE TWHN				305,000.00	
PA 18-18 ARNOLD TOWNHOUSE				55,000.00	
PA 18-20 VANDERGRIFT TWNH				195,000.00	
PA 18-24 LOWER BURRELL TWH					258,000.00
PA 18-25 NEW FLORENCE MANOR				295,000.00	
PA18-26 ST. CLAIR MANOR					350,000.00
PA 18-27 NEW STANTON MANOR					175,000.00
PA 18-28 LOWER BURRELL MANOR					837,500.00
PA 18-29 TRAFFORD MANOR		3,020,000.00			
PA 18-39 WEST HEMPFIELD TH					485,000.00
PA 18-40 DERRY TOWNHOUSE 5-year planning		4,020,000.00	2,654,775.00	4,366,100.00	3,275,700.00
Replacement Housing Factor Funds		68,000.00	68,000.00	68,000.00	68,000.00

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Macros:

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Macros 52832

Adds a page

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Deletes a page

Del {GOTO}A:L1~{END}{DOWN}{U 55}~{IF @CELLPOINTER("type")="v"}{home}{quit}
{L 11}~/WGPD/wdr{D 55}~/WGPE{u 3}{r 6}~{QUIT}

Macros 52833

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{L 5}~/WGPD/wdr{D 53}~/WGPE{u 3}{r 3}~{QUIT}

Macros 52834 P2

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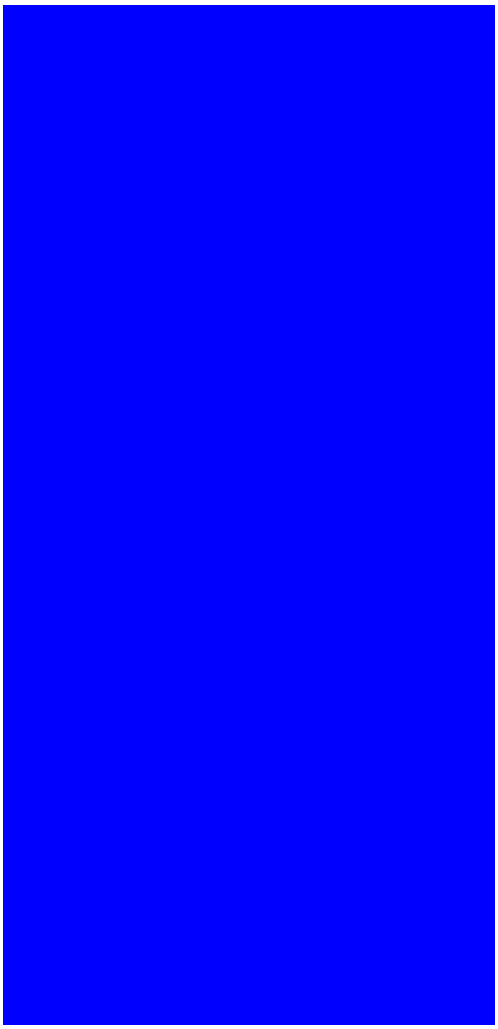
{L 14}~/WGPD/wdr{D 41}~/WGPE{u 1}{r 5}~{QUIT}



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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: Replacement Housing Factor Grant No: **PA28R01850103**	**2003**

☑ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☐ Performance and Evaluation Report for Program Year 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-CGP Funds	$ 68,009.00			
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	68,009.00	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 68,009.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850103**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	DEVELOPMENT ACTIVITIES	1499.00		68,009.00				
	TO BE DETERMINED AT A							
	LATER DATE							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850103**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850103**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850103**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850103	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850103	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850103	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850103	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No: PA28R01850103	2003

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/2008			9/30/2010			

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**0**
	FFY of Grant Approval **2003**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	$ 68,009.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	68,009.00
F. Excess of Funds Advanced (C-D)	$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	09/22/2003

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**0**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$ -
B. Funds Disbursed	$ -
C. Funds Expended (Actual Modernization Cost)	$ -
D. Amount to be Recaptured (A - C)	$ -
E. Excess of Funds Disbursed (B - C)	$ -

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1499	68,009.00	0.00	0.00	0.00	1406	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1408	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1410	0.00
0	0.00	0.00	0.00	0.00	ACCT	
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#VALUE!	Total Estimat	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
0	0.00	0.00	0.00	0.00		
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#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	0.00	0.00	2003	0.00		
#VALUE!	PA28R01850	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
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#VALUE!	0.00	0.00	2003	0.00
#VALUE!	PA28R01850	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
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#VALUE!	Original	Revised	Funds	Funds
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#VALUE!	PA28R01850	0.00	0.00	0.00
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#VALUE!	Original	Revised	Funds	Funds
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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
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			1408.00	0.00	0.00	0.00
0.00	0.00	0.00	1410.00	0.00	0.00	0.00
			1411.00	0.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
			1430.00	0.00	0.00	0.00
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			1450.00	0.00	0.00	0.00
0.00	0.00	0.00	1460.00	0.00	0.00	0.00
			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	0.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
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			1495.10	0.00	0.00	0.00
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PHA Forms

Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	**PA28P018501-00**	**2000**
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☑ Performance and Evaluation Report for Program Year Ending **03/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	225,320.00	225,320.00	225,320.00	225,320.00
3	1408 Management Improvements	70,000.00	73,064.90	73,064.90	60,973.63
4	1410 Administration	247,685.00	257,219.90	257,219.90	30,000.42
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	130,000.00	220,045.00	220,045.00	220,045.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	97,500.00	123,687.65	123,687.65	123,687.65
10	1460 Dwelling Structures	2,194,000.00	2,012,138.04	2,012,138.04	1,870,156.65
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	87,076.00	140,105.51	140,105.51	140,105.51
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 3,051,581.00	$ 3,051,581.00	$ 3,051,581.00	$ 2,670,288.86
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-00** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-28	REPLACE ALL FAUCETS	1460.00	125	30,000.00				
	REPLACE ALL RISER VALES	1460.00	8	32,000.00				THESE
	REPLACE ALL STOPS, TRAPS	1460.00	125	124,000.00				WORK
	BATHROOM FIXTURES							ITEMS
	REPLACE LOBBY CEILING	1460.00	1	15,000.00				WERE
	REPLACE STORE FRONT	1460.00	1	15,000.00				MOVED
	REPAIR HALLWAY BETWEEN	1460.00	1	40,000.00				TO AN
	RESTROOMS AND ELEVATOR							EARLIER
	REPLACE CHILLERS	1460.00	2	40,000.00				CGP YEAR
	REPLACE MAKE UP AIR	1460.00	1	20,000.00				IN ORDER
	REPLACE ALL EXHAUST FANS	1460.00	125	25,000.00				TO MORE
	REPLACE FIRE ALARM SYSTEM	1460.00	1	50,000.00				EFFICIENTLY
	REPLACE COMMUNITY ROOM	1460.00	1	15,000.00				OBLIGATE
	HEATING & COOLING UNITS							FUNDS
	REPLACE ALL PUMPS & VALVES	1460.00		15,000.00				
	UPGRADE APARTMENT LIGHTING	1460.00	125	50,000.00				
	UPGRADE EXTERIOR LIGHTING	1460.00		20,000.00				
	UPGRADE COMMON AREA LIGHT	1460.00		10,000.00				
	REPLACE ROOF	1460.00	1	85,000.00				
	REPLACE COMMON AREA	1460.00		80,000.00				
	FLOOR TILE							
	INSTALL TUB SURROUNDS	1460.00	125	50,000.00				
	HVAC FINAL	1460.00			4,310.60	4,310.60	4,310.60	
	LOWER BURRELL TOTAL			716,000.00				
PA 18-12	ROOF REPLACEMENT	1460.00	1	85,000.00				NO
IRWIN								ACTIVITY
MANOR	IRWIN MANOR TOTAL			85,000.00				

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-1	SHOWER KITS	1460.00	126	25,000.00				
EAST KEN	KITCHEN & BATH GFI'S	1460.00	126	25,000.00				
MANOR	WATER PRESSURE REGULATORS	1460.00	126	20,000.00				NO
	LATERAL EXTERIOR SEWER	1450.00	126	50,000.00				ACTIVITY
	LINES (UNIT TO MAIN SEWER)							
	GAS & WATER CURBBOX	1450.00	126	25,000.00				
	SEWER CLEAN OUT CAPS	1450.00	126	2,500.00				
	FENCE AT BALL FIELD	1450.00	1		27,045.00	27,045.00	27,045.00	
	EAST KEN MANOR TOTAL			147,500.00				
PA 18-2	REPLACE WINDOW LINTELS	1460.00	102	50,000.00	224,849.12	224,849.12	159,028.65	
PARK	REPLACE ENTRANCE DOORS &	1460.00	102	100,000.00	702,025.49	702,025.49	671,707.26	
MANOR	JAMBS							
	REPLACE FURNACES	1460.00	102	255,000.00	181,742.69	181,742.69	135,900.00	
	SITE WORK	1460.00	102		196,978.46	196,978.46	196,978.46	
	ELECTRICAL WORK	1460.00			89,146.29	89,146.29	89,146.29	
PA 18-4	REPLACE BI-FOLD DOORS	1460.00	52	215,000.00				
KEN	HI RISE CURB BOX	1460.00			6,208.96	6,208.96	6,208.96	
MANOR	WINDOW REPLACEMENT	1460.00			7,324.76	7,324.76	7,324.76	
PA 18-14	HOT WATER TANKS	1460.00	100	25,000.00				
JEANNETTE	CITY WATER SERVICE TO BLDG	1460.00	1	20,000.00				NO
MANOR	REPLACE SIDEWALKS	1450.00	1	10,000.00				ACTIVITY
	WATER CLOSETS	1460.00	100	15,000.00				
	INTERIOR DOORS	1460.00	100	25,000.00				

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Part II: Supporting Pages

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-14	EXTERIOR SHED	1450.00	1	10,000.00				
JEANNETTE								
MANOR	JEANNETTE MANOR TOTAL			105,000.00				
PA 18-26	ROOF AND EXTERIOR REPAIRS,	1460.00	60	120,000.00				
ST. CLAIR	INCLUDING GABLE END PORCH							NO
MANOR	SOFFIT, FASCIA, GUTTERS,							ACTIVITY
	DOWNSPOUTS, ENTRANCE AND							
	STORM DOORS							
	TRAPS, VALVES, FIXTURES	1460.00	60	60,000.00				
	ELECTRIC METER SOCKETS	1460.00	60	30,000.00				
	LIGHT FIXTURE UPGRADE	1460.00	60	30,000.00				
	INTERIOR DOORS	1460.00	60	18,000.00				
	BATHROOM RENOVATIONS	1460.00	60	120,000.00				
	KITCHEN RENOVATIONS	1460.00	60	210,000.00				
	REPLACE 2ND FLOOR FLOOR TILE	1460.00	60	30,000.00				
	ST. CLAIR MANOR TOTAL			618,000.00				
PA 18-11	WINDOW REPLACEMENT	1460.00	100		475,448.86	475,448.86	475,448.86	
MCMURTRY								
TOWERS								
PA 18-2								
PARK	ANNUAL ROOF INSPECTION	1460.00			1,690.00	1,690.00	1,690.00	
MANOR								

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	ADMINISTRATION:							
	NON-TECHNICAL SALARIES:							
	EXECUTIVE DIRECTOR	1410.00	1	19,641.00	18,641.00	18,641.00		
	DEPUTY EXECUTIVE DIRECTOR	1410.00	1	13,095.00	12,095.00	12,095.00		
	PROJECT MANAGER	1410.00	1	9,483.00	8,483.00	8,483.00		
	CHIEF ACCOUNTANT	1410.00	1	6,419.00	5,419.00	5,419.00		
	PURCHASING AGENT	1410.00	1	5,499.00	5,033.48	5,033.48		
	REHABILITATION ADMINISTRATOF	1410.00	1	36,659.00	38,659.00	38,659.00		
	CLERK TYPIST II	1410.00	1	2,243.00	2,243.00	2,243.00		
	TECHNICAL SALARIES:							
	CLERK OF WORKS	1410.00	1	39,685.00	39,685.00	39,685.00		
	ASSISTANT CLERK OF WORKS	1410.00	1	35,123.00	37,123.00	37,123.00		
	FRINGE BENEFITS: % OF GROSS							
	SALARY							
	F.I.C.A. = 7.65%	1410.00	9	12,840.00	12,840.00	12,840.00		
	PENSION = 14%	1410.00	9	23,499.00	23,499.00	23,499.00		
	HEALTH, LIFE, WORKERS							
	COMP INSURANCE = 14%	1410.00	9	23,499.00	23,499.00	23,499.00		
	SUNDRY EXPENSES:							
	BID ADVERTISEMENT	1410.00		20,000.00	29,786.24	29,786.24	29,786.24	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	MANAGEMENT IMPROVEMENT:							
	ADDITIONAL SECURITY	1408.00		70,000.00	70,000.00	70,000.00	57,908.73	
	OPERATIONS	1406.00		225,320.00	225,320.00	225,320.00	225,320.00	
	A&E FEES	1430.00		130,000.00	220,045.00	220,045.00	220,045.00	
	COMPUTER HARDWARE	1475.00		87,076.00	140,105.51	140,105.51	140,105.51	
	CONSULTANT	1408.00			3,064.90	3,064.90	3,064.90	
	TRAVEL COSTS	1410.00			214.18	214.18	214.18	
PA 18-23								
JNT TOWN	GENERAL CONTRACT	1460.00			91,236.71	91,236.71	91,236.71	
HOUSES								
PA 18-29								
TRAFFORD	EMERGENCY GENERATOR	1460.00			27,487.00	27,487.00	27,487.00	
MANOR	REPLACEMENT							
PA 18-5	RETAINING WALL REPLACEMENT	1450.00			96,642.65	96,642.65	96,642.65	
EASTGATE								
MANOR								
PA 18-18								
ARNOLD	A/C PANELS	1460.00			2,189.10	2,189.10	2,189.10	
TOWN-								
HOUSES								
PA 18-28	LANDSCAPING	1460.00	1		1,500.00	1,500.00	1,500.00	
LOWER								

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-00	2000
	Replacement Housing Factor Grant No:	0	

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 18-28 LOWER BURRELL	9/30/2002		9/30/2002	9/30/2003		12/30/2002	
PA 18-1 EAST KEN	9/30/2002		9/30/2002	9/30/2003		12/30/2002	
PA 18-2 PARK	9/30/2002		9/30/2002	9/30/2003			
PA 18-4 KEN	9/30/2002		9/30/2002	9/30/2003		12/30/2002	
PA 18-14 JEANNETTE	9/30/2002			9/30/2003			
PA 18-12 IRWIN	9/30/2002			9/30/2003			
PA 18-26 ST. CLAIR	9/30/2002			9/30/2003			
PA 18-11 MCMURTRY TWRS		9/30/2002	9/30/2002			12/30/2002	
PA 18-29 TRAFFORD		9/30/2002	9/30/2002			9/30/2002	
PA 18-5 EASTGATE		9/30/2002	9/30/2002			3/31/2003	
PA 18-18 ARNOLD TWNHSE		9/30/2002	9/30/2002			12/30/2002	

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-00**
	FFY of Grant Approval **2000**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	**$ 3,051,581.00**
B. Revised Funds Approved	**3,051,581.00**
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	**2,670,288.86**
E. Amount to be Recaptured (A-D)	**381,292.14**
F. Excess of Funds Advanced (C-D)	**$ (2,670,288.86)**

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	**09/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-00**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$	**3,051,581.00**
B. Funds Disbursed	$	**2,670,288.86**
C. Funds Expended (Actual Modernization Cost)	$	**2,670,288.86**
D. Amount to be Recaptured (A - C)	$	**381,292.14**
E. Excess of Funds Disbursed (B - C)	$	**-**

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	30,000.00	0.00	0.00	0.00	1406	225,320.00
1460	32,000.00	0.00	0.00	0.00	ACCT	
1460	124,000.00	0.00	0.00	0.00	1408	70,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	15,000.00	0.00	0.00	0.00	1410	247,685.00
1460	15,000.00	0.00	0.00	0.00	ACCT	
1460	40,000.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	40,000.00	0.00	0.00	0.00	1415	0.00
1460	20,000.00	0.00	0.00	0.00	ACCT	
1460	25,000.00	0.00	0.00	0.00	1430	130,000.00
1460	50,000.00	0.00	0.00	0.00	ACCT	
1460	15,000.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	15,000.00	0.00	0.00	0.00	1450	97,500.00
1460	50,000.00	0.00	0.00	0.00	ACCT	
1460	20,000.00	0.00	0.00	0.00	1460	##########
1460	10,000.00	0.00	0.00	0.00	ACCT	
1460	85,000.00	0.00	0.00	0.00	1465	0.00
1460	80,000.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	0.00
1460	50,000.00	0.00	0.00	0.00	ACCT	
1460	0.00	4,310.60	4,310.60	4,310.60	1475	87,076.00
0	716,000.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	85,000.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	85,000.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE!	PA28P01850	0.00	2000	0.00	1501	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	

#VALUE!	Total Estimat	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
1460	25,000.00	0.00	0.00	0.00		
1460	25,000.00	0.00	0.00	0.00		
1460	20,000.00	0.00	0.00	0.00		
1450	50,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1450	25,000.00	0.00	0.00	0.00		
1450	2,500.00	0.00	0.00	0.00		
1450	0.00	27,045.00	27,045.00	27,045.00		
0	147,500.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	50,000.00	224,849.12	224,849.12	159,028.65		
1460	100,000.00	702,025.49	702,025.49	671,707.26		
0	0.00	0.00	0.00	0.00		
1460	255,000.00	181,742.69	181,742.69	135,900.00		
1460	0.00	196,978.46	196,978.46	196,978.46		
1460	0.00	89,146.29	89,146.29	89,146.29		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	215,000.00	0.00	0.00	0.00		
1460	0.00	6,208.96	6,208.96	6,208.96		
1460	0.00	7,324.76	7,324.76	7,324.76		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	25,000.00	0.00	0.00	0.00		
1460	20,000.00	0.00	0.00	0.00		
1450	10,000.00	0.00	0.00	0.00		
1460	15,000.00	0.00	0.00	0.00		
1460	25,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	PA28P01850	0.00	2000	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
1450	10,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	105,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	120,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	60,000.00	0.00	0.00	0.00
1460	30,000.00	0.00	0.00	0.00
1460	30,000.00	0.00	0.00	0.00
1460	18,000.00	0.00	0.00	0.00
1460	120,000.00	0.00	0.00	0.00
1460	210,000.00	0.00	0.00	0.00
1460	30,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	618,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	475,448.86	475,448.86	475,448.86
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	1,690.00	1,690.00	1,690.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2000	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

1410	19,641.00	18,641.00	18,641.00	0.00
1410	13,095.00	12,095.00	12,095.00	0.00
1410	9,483.00	8,483.00	8,483.00	0.00
1410	6,419.00	5,419.00	5,419.00	0.00
1410	5,499.00	5,033.48	5,033.48	0.00
1410	36,659.00	38,659.00	38,659.00	0.00
1410	2,243.00	2,243.00	2,243.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	39,685.00	39,685.00	39,685.00	0.00
1410	35,123.00	37,123.00	37,123.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	12,840.00	12,840.00	12,840.00	0.00
1410	23,499.00	23,499.00	23,499.00	0.00
0	0.00	0.00	0.00	0.00
1410	23,499.00	23,499.00	23,499.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	20,000.00	29,786.24	29,786.24	29,786.24
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2000	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
1408	70,000.00	70,000.00	70,000.00	57,908.73
1406	225,320.00	225,320.00	225,320.00	225,320.00
1430	130,000.00	220,045.00	220,045.00	220,045.00
1475	87,076.00	140,105.51	140,105.51	140,105.51

1408	0.00	3,064.90	3,064.90	3,064.90
1410	0.00	214.18	214.18	214.18
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	91,236.71	91,236.71	91,236.71
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	27,487.00	27,487.00	27,487.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	0.00	96,642.65	96,642.65	96,642.65
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	2,189.10	2,189.10	2,189.10
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	1,500.00	1,500.00	1,500.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2000	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2000	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

001,

Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
225,320.00	225,320.00	225,320.00	1406.00	225,320.00	225,320.00	225,320.00
			1408.00	70,000.00	73,064.90	73,064.90
73,064.90	73,064.90	60,973.63	1410.00	247,685.00	257,219.90	257,219.90
			1411.00	0.00	0.00	0.00
257,219.90	257,219.90	30,000.42	1415.00	0.00	0.00	0.00
			1430.00	130,000.00	220,045.00	220,045.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	97,500.00	123,687.65	123,687.65
0.00	0.00	0.00	1460.00	##########	##########	##########
			1465.10	0.00	0.00	0.00
220,045.00	220,045.00	220,045.00	1470.00	0.00	0.00	0.00
			1475.00	87,076.00	140,105.51	140,105.51
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
123,687.65	123,687.65	123,687.65	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
##########	##########	##########	1499.00	0.00	0.00	0.00
			1501.00	0.00	0.00	0.00
0.00	0.00	0.00	1502.00	0.00	0.00	0.00
0.00	0.00	0.00				
140,105.51	140,105.51	140,105.51				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				

0.00	0.00	0.00

Expended
225,320.00
60,973.63
30,000.42
0.00
0.00
220,045.00
0.00
123,687.65
###########
0.00
0.00
140,105.51
0.00
0.00
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-01	2001
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☑ Performance and Evaluation Report for Program Year Ending 03/31/2003 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	281,270.00	-	-	-
3	1408 Management Improvements	75,000.00	4,375.65	4,375.65	4,375.65
4	1410 Administration	289,066.00	20,632.63	20,632.63	20,632.63
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	135,000.00	90,338.23	90,338.23	90,338.23
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	20,000.00	120,841.00	120,841.00	7,450.86
10	1460 Dwelling Structures	2,292,544.00	2,334,755.54	2,334,755.54	1,342,257.66
11	1465.1 Dwelling Equipment - Nonexpendable	-	28,500.00	28,500.00	28,500.00
12	1470 Nondwelling Structures	20,000.00	-	-	-
13	1475 Nondwelling Equipment	-	31,367.00	31,367.00	31,367.00
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 3,112,880.00	$ 2,630,810.05	$ 2,630,810.05	$ 1,524,922.03
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-4	HI-RISE BI-FOLD	1460.00			93,300.00	93,300.00	91,300.00	
KEN	DOOR REPLACEMENT							
MANOR	WINDOW & DOOR REPLACEMNT	1460.00	312	110,000.00	241,125.00	241,125.00	241,125.00	
	SIDEWALK ELEVATOR	1460.00			16,418.00	16,418.00		
	ADMIN BLDG ROOF REPL	1460.00			4,385.00	4,385.00	4,385.00	
PA 18-7	RELINE BATHTUBS	1460.00	50	10,000.00				
PLEASANT	ENTRANCE SIGN	1450.00	1	5,000.00				
MANOR	REPLACE HOT WATER TANKS	1460.00	50	20,000.00				
PA 18-14	RENOVATE ELEVATOR	1460.00	2	200,000.00	146,757.10	146,757.10	146,757.10	
PARNASSUS								
MANOR	BUILDING RENOVATIONS TO	1460.00			18,000.00	18,000.00	18,000.00	
	ACCOMMODATE ELEVATOR							
	RENOVATION							
PA 18-8H	ENCLOSE STAIRWAYS	1460.00	50	50,000.00				
HIGHLAND	REPAIR BOWED CEILINGS	1460.00	50	40,000.00				
MANOR	CONSTRUCT ROOF OVER	1460.00	4	50,000.00				
	UPPER TOWNHOUSES BACK							
PA 18-29	BOILER REPLACEMENT FINAL	1460.00			2,000.00	2,000.00	2,000.00	
TRAFFORD								

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-26	ROOF AND EXTERIOR REPAIRS	1460.00	60	150,000.00				
ST. CLAIR	INCLUDING GABLE END PORCH							
MANOR	SOFFIT, FASCIA, GUTTERS,							
	DOWNSPOUTS, ENTRANCE AND							
	STORM DOORS							
	TRAPS, VALVES, FIXTURES	1460.00	60	60,000.00				
	ELECTRIC METER SOCKETS	1460.00	60	30,000.00				
	LIGHT FIXTURE UPGRADE	1460.00	60	30,000.00				
	INTERIOR DOORS	1460.00	60	18,000.00				
	BATHROOM RENOVATIONS	1460.00	60	120,000.00				
	KITCHEN RENOVATIONS	1460.00	60	210,000.00				
	REPLACE 2ND FLOOR TILE	1460.00	30	30,000.00				
PA 18-14	ELEVATOR RENOVATION	1460.00	2	200,000.00	154,867.00	154,867.00		
JEANNETTE	BLDG RENOVATION	1460.00			18,500.00	18,500.00	18,500.00	
MANOR	CLEAN AND SEAL BUILDING	1460.00	1	30,000.00				
	EXTERIOR							
	DEVELOP OUTDOOR	1450.00	1	15,000.00				
	COMMUNITY SPACE							
PA 18-12	REPLACE GAS VALVES IN	1460.00	50	7,400.00				
IRWIN	EFFICIENCY APARTMENTS							
MANOR								
	REPLACE BATHROOM	1460.00	74	22,200.00				
	VANITIES							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-12	REPLACE WATER CLOSETS	1460.00	74	14,800.00				
IRWIN								
MANOR	REPLACE BATHROOM FLOOR	1460.00	74	17,000.00				
	TILE							
	REPLACE KTICHEN FLOOR	1460.00	74	20,000.00				
	TILE							
PA 18-1	FLAT ROOF OVER GARAGE	1470.00	1	20,000.00				
EAST KEN								
MANOR	REPLACE FLUE PIPE FROM	1460.00	63	63,000.00				
	FURNACE AND HOT WATER							
	TANK THROUGH THE ROOF							
	BALLFIELD FINAL	1450.00	1		4,400.00	4,400.00	4,400.00	
PA 18-5	REPLACE APARTMENT FLOOR	1460.00	50	100,000.00				
EASTGATE	TILE							
MANOR								
	REPLA CE COMMON AREA	1460.00	50	65,000.00				
	FLOOR TILE							
	REPLACE BUILDING ENTRANCE	1460.00	1	20,000.00				
	DOORS							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-5	REPLACE APARTMENT ENTRY	1460.00	50	25,000.00				
EASTGATE	DOORS							
MANOR								
	INSTALL NEW INTEROM SYSTEM	1460.00	1	50,000.00				
PA 18-6	REPLACE APARTMENT FLOOR	1460.00	72	144,000.00				
VALLEY	TILE AND COVE BASE							
MANOR								
	UPDATE FIRE ALARM SYSTEM	1460.00	1	15,000.00				
	LIGHTING UPDATE: INTERIOR	1460.00	72	40,000.00				
	AND EXTERIOR							
	REPLACE COMMON AREA	1460.00	72	75,000.00				
	FLOOR TILE							
PA 18-9	REPLACE COMMON AREA	1460.00	9	75,000.00				
ARNOLD	FLOOR TILE							
MANOR								
PA 18-11	ENLARGE THE COMMUNITY	1460.00	1	81,144.00				
MCMURTRY	ROOM BY EXPANDING INTO							
TOWERS	ADJACANT STORAGE ROOM							
	AT REAR OF EXISTING COM-							
	MUNITY ROOM							
	WINDOW REPLACEMENT	1460.00			43,891.14	43,891.14	6,000.00	
	CURTAIN RODS	1460.00			4,149.80	4,149.80	4,149.80	
PHA WIDE	HARD TO RENT UNITS	1460.00		100,000.00	1,127.12	1,127.12	1,127.12	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	ARCHITECT AND ENGINEERING	1430.00	1	135,000.00	88,683.23	88,683.23	88,683.23	
	FEE							
	CONSULTANT- VACANCY REDUC	1430.00			1,655.00	1,655.00	1,655.00	
	ADMINISTRATION:							
	NON-TECHNICAL SALARIES:							
	EXECUTIVE DIRECTOR	1410.00	1	20,328.00				
	DEPUTY EXECUTIVE DIRECTOR	1410.00	1	13,553.00				
	PROJECT MANAGER	1410.00	1	9,814.00				
	CHIEF ACCOUNTANT	1410.00	1	6,643.00				
	PURCHASING AGENT	1410.00	1	5,691.00				
	REHABILITATION ADMIN	1410.00	1	39,360.00				
	CLERK TYPIST	1410.00	1	2,321.00				
	TECHNICAL SALARIES:							
	CLERK OF THE WORKS	1410.00	1	41,073.00				
	ASSISTANT CLERK OF WORKS	1410.00	1	38,352.00				
	FRINGE BENEFITS:							
	%OF GROSS SALARY							
	F.I.C.A. = 7.65%	1410.00	9	13,289.00				
	PENSION = 14%	1410.00	9	24,321.00				
	HEALTH, LIFE, WORKERS							
	COMP. INSURANCE = 14%	1410.00	9	24,321.00				
	SUNDRY: BID ADVERTISEMENT,	1410.00		50,000.00	20,632.63	20,632.63	20,632.63	
	ETC.							
PHA WIDE	COMPUTER EQUIPMENT	1475.00			31,367.00	31,367.00	31,367.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	MANAGEMENT IMPROVEMENTS:							
	ADDITIONAL SECURITY	1408.00		70,000.00	2,465.27	2,465.27	2,465.27	
	TRAVEL EXPENSES	1408.00		5,000.00	1,910.38	1,910.38	1,910.38	
	OPERATIONS	1406.00		281,270.00				
PA 18-2	WINDOW REPLACEMENT	1460.00			580,017.77	580,017.77	425,466.03	
PARK								
MANOR	SITE WORK	1460.00			253,265.50	253,265.50	253,265.50	
	FURNACE REPLMT PARTS	1460.00			1,138.00	1,138.00	1,138.00	
	FLOOR TILE FINAL	1460.00			14,250.00	14,250.00	14,250.00	
PA 18-28	GENERAL CONTRACT	1460.00			99,367.38	99,367.38	99,367.38	
LOWER	RANGE REPLACEMENT	1465.10			28,500.00	28,500.00	28,500.00	
BURRELL								
MANOR								
PA 18-19	GENERAL CONTRACT:							
GREENS-	DOORS	1460.00	20		413,919.00	413,919.00	9,990.00	
BURG	WINDOWS	1460.00	20					
TOWN-	FLOOR TILE	1460.00	20					
HOUSES	SIDING	1460.00	20					
	ROOFING	1460.00	20					
	PAINTING	1460.00	20					
	KITCHENS	1460.00	20					
	BATHROOMS	1460.00	20					
	HVAC CONTRACT:							
	FURNACES	1460.00	20		51,580.00	51,580.00	2,250.00	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-01** Replacement Housing Factor Grant I **0**	**2001**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	PLUMBING CONTRACT:							
	BATHROOMS	1460.00	20		104,400.00	104,400.00	2,889.00	
	HOT WATER TANKS	1460.00	20					
	BATHROOM VALVES, ETC.	1460.00	20		250.55	250.55	250.55	
	ELECTRIC CONTRACT:	1460.00	20		72,000.00	72,000.00		
	ELECTRIC EXTRAS	1460.00			47.18	47.18	47.18	
	SITE WORK:							
	LANDSCAPING	1450.00	20		116,441.00	116,441.00	3,050.86	
	CONCRETE WORK	1450.00	20					

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: PA28P018501-01 Replacement Housing Factor Grant I 0	2001

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: PA28P018501-01 Replacement Housing Factor Grant No: 0	2001

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 18-4 KEN MANOR	9/30/2003		12/30/2002	9/30/2004			
PA 18-7 PLEASANT MANOR	9/30/2003			9/30/2004			
A 18-14 PARNASSUS MANO	9/30/2003		6/30/2002	9/30/2004			
PA 18-8H HIGHLAND MNR	9/30/2003			9/30/2004			
PA 18-26 ST. CLAIR MANOR	9/30/2003			9/30/2004			
PA 18-14 JEANNETTE MNR	9/30/2003		6/30/2002	9/30/2004			
PA 18-12 IRWIN MANOR	9/30/2003			9/30/2004			
PA 18-1 EAST KEN MANOR	9/30/2003			9/30/2004			
PA 18-15 EASTGATE MANOF	9/30/2003			9/30/2004			
PA 18-6 VALLEY MANOR	9/30/2003			9/30/2004			
PA 18-9 ARNOLD MANOR	9/30/2003			9/30/2004			
A 18-11 MCMURTRY TOWER	9/30/2003			9/30/2004			
PHA WIDE HARD TO RENT	9/30/2003			9/30/2004			
PA18-2 PARK MANOR		9/30/2003	12/30/2002				
A18-19 GREENSBURG TWNH		9/30/2003	12/30/2002				

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-01**
	FFY of Grant Approval **2001**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	**$ 3,112,880.00**
B. Revised Funds Approved	**2,630,810.05**
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	**1,524,922.03**
E. Amount to be Recaptured (A-D)	**1,587,957.97**
F. Excess of Funds Advanced (C-D)	**$ (1,524,922.03)**

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	**09/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	
Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-01**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$	**2,630,810.05**
B. Funds Disbursed	$	**1,524,922.03**
C. Funds Expended (Actual Modernization Cost)	$	**1,524,922.03**
D. Amount to be Recaptured (A - C)	$	**1,105,888.02**
E. Excess of Funds Disbursed (B - C)	$	**-**

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1460	0.00	93,300.00	93,300.00	91,300.00	1406	281,270.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	110,000.00	241,125.00	241,125.00	241,125.00	1408	75,000.00
1460	0.00	16,418.00	16,418.00	0.00	ACCT	
1460	0.00	4,385.00	4,385.00	4,385.00	1410	289,066.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	10,000.00	0.00	0.00	0.00	1430	135,000.00
1450	5,000.00	0.00	0.00	0.00	ACCT	
1460	20,000.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	20,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	##########
1460	200,000.00	146,757.10	146,757.10	146,757.10	ACCT	
0	0.00	0.00	0.00	0.00	1465	0.00
1460	0.00	18,000.00	18,000.00	18,000.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	20,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1475	0.00
1460	50,000.00	0.00	0.00	0.00	ACCT	
1460	40,000.00	0.00	0.00	0.00	1485	0.00
1460	50,000.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	0.00	2,000.00	2,000.00	2,000.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE!	PA28P01850	0.00	2001	0.00	1501	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	

#VALUE!	Total Estimat	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
1460	150,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	60,000.00	0.00	0.00	0.00		
1460	30,000.00	0.00	0.00	0.00		
1460	30,000.00	0.00	0.00	0.00		
1460	18,000.00	0.00	0.00	0.00		
1460	120,000.00	0.00	0.00	0.00		
1460	210,000.00	0.00	0.00	0.00		
1460	30,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	200,000.00	154,867.00	154,867.00	0.00		
1460	0.00	18,500.00	18,500.00	18,500.00		
1460	30,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1450	15,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	7,400.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	22,200.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	PA28P01850	0.00	2001	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
1460	14,800.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	17,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	20,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1470	20,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	63,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	0.00	4,400.00	4,400.00	4,400.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	100,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	65,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	20,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2001	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1460	25,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
1460	50,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	144,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	15,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	40,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	75,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	75,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	81,144.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	43,891.14	43,891.14	6,000.00
1460	0.00	4,149.80	4,149.80	4,149.80
1460	100,000.00	1,127.12	1,127.12	1,127.12
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2001	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1430	135,000.00	88,683.23	88,683.23	88,683.23
0	0.00	0.00	0.00	0.00
1430	0.00	1,655.00	1,655.00	1,655.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
1410	20,328.00	0.00	0.00	0.00
1410	13,553.00	0.00	0.00	0.00
1410	9,814.00	0.00	0.00	0.00
1410	6,643.00	0.00	0.00	0.00
1410	5,691.00	0.00	0.00	0.00
1410	39,360.00	0.00	0.00	0.00
1410	2,321.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	41,073.00	0.00	0.00	0.00
1410	38,352.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	13,289.00	0.00	0.00	0.00
1410	24,321.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	24,321.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	50,000.00	20,632.63	20,632.63	20,632.63
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1475	0.00	31,367.00	31,367.00	31,367.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2001	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
1408	70,000.00	2,465.27	2,465.27	2,465.27
1408	5,000.00	1,910.38	1,910.38	1,910.38
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1406	281,270.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	580,017.77	580,017.77	425,466.03

0	0.00	0.00	0.00	0.00
1460	0.00	253,265.50	253,265.50	253,265.50
1460	0.00	1,138.00	1,138.00	1,138.00
1460	0.00	14,250.00	14,250.00	14,250.00
1460	0.00	99,367.38	99,367.38	99,367.38
1465	0.00	28,500.00	28,500.00	28,500.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	413,919.00	413,919.00	9,990.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
1460	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	0.00	51,580.00	51,580.00	2,250.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2001	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
1460	0.00	104,400.00	104,400.00	2,889.00
1460	0.00	0.00	0.00	0.00
1460	0.00	250.55	250.55	250.55
1460	0.00	72,000.00	72,000.00	0.00
1460	0.00	47.18	47.18	47.18
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1450	0.00	116,441.00	116,441.00	3,050.86
1450	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

001,

Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
0.00	0.00	0.00	1406.00	281,270.00	0.00	0.00
			1408.00	75,000.00	4,375.65	4,375.65
4,375.65	4,375.65	4,375.65	1410.00	289,066.00	20,632.63	20,632.63
			1411.00	0.00	0.00	0.00
20,632.63	20,632.63	20,632.63	1415.00	0.00	0.00	0.00
			1430.00	135,000.00	90,338.23	90,338.23
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	20,000.00	120,841.00	120,841.00
0.00	0.00	0.00	1460.00	##########	##########	##########
			1465.10	0.00	28,500.00	28,500.00
90,338.23	90,338.23	90,338.23	1470.00	20,000.00	0.00	0.00
			1475.00	0.00	31,367.00	31,367.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
120,841.00	120,841.00	7,450.86	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
##########	##########	##########	1499.00	0.00	0.00	0.00
			1501.00	0.00	0.00	0.00
28,500.00	28,500.00	28,500.00	1502.00	0.00	0.00	0.00
0.00	0.00	0.00				
31,367.00	31,367.00	31,367.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				
0.00	0.00	0.00				

0.00	0.00	0.00

Expended
0.00
4,375.65
20,632.63
0.00
0.00
90,338.23
0.00
7,450.86
###########
28,500.00
0.00
31,367.00
0.00
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-02	2002
	Replacement Housing Factor Grant No:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☑ Performance and Evaluation Report for Program Year Ending **03/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	15,000.00	-	-	-
3	1408 Management Improvements	75,000.00	-	-	-
4	1410 Administration	297,433.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	150,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	115,000.00	-	-	-
10	1460 Dwelling Structures	2,211,773.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	20,000.00	-	-	-
13	1475 Nondwelling Equipment	5,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 2,889,206.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-14								
JEANNETTE								
MANOR	SITE IMPROVEMENTS	1450.00	1	15,000.00				
	WATER CLOSETS	1460.00	100	40,000.00				
PA 18-12	LAUNDRY ROOM FLOOR TILE	1460.00	5	25,000.00				
IRWIN								
MANOR								
PHA WIDE	CONVERSION OF EFFICIENCY	1460.00		200,000.00				
	APARTMENTS TO 1 BEDROOM							
PA 18-25								
NEW								
FLORENCE								
MANOR								
	ROOF & EXTERIOR REPAIRS	1460.00	40	150,000.00				
	INTERIOR DOORS	1460.00	40	48,000.00				
	METER SOCKETS	1460.00	40	30,000.00				
	KITCHEN & BATH RENOVATION	1460.00	40	140,000.00				

MANOR
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-26	REPLACE PATIOS	1450.00	60	60,000.00				
ST. CLAIR								
MANOR	COMMUNITY ROOM RENOVATION	1470.00	1	20,000.00				
	ROOF & EXTERIOR REPAIRS	1460.00	60	180,000.00				
	METER SOCKETS	1460.00	60	45,000.00				
	INTERIOR DOORS	1460.00	60	72,000.00				
	KITCHEN & BATH RENOVATION	1460.00	60	210,000.00				
PA 18-10	REPLACE SIDEWALKS	1450.00	1	25,000.00				
SCOTTDALE								
MANOR	SITEWORK	1450.00	1	15,000.00				
	ROOF OVER NORTH EXIT	1460.00	1	12,000.00				
	ELEVATOR RENOVATION	1460.00	2	191,303.00				
PA 18-8H								
HIGHLAND								
MANOR	CONSTRUCT ROOF OVER	1460.00	4	25,000.00				
	UPPER TOWNHOUSES							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 18-5	MAILBOXES	1460.00	50	5,000.00				
EASTGATE								
MANOR	SECURITY SYSTEM	1460.00	1	15,000.00				
PA 18-6	ENTRANCE DOORS	1460.00	72	25,200.00				
VALLEY								
MANOR	LOCK SETS	1460.00	72	28,800.00				
PA 18-4	SIDING REPLACEMENT	1460.00	10	185,000.00				
KEN MANOR								
	ROOF REPLACEMENT	1460.00	10	180,000.00				
PHA WIDE	ELEVATOR VALVE REPAIR	1460.00	3	104,470.00				
PHA WIDE	HARD TO RENT UNITS -	1460.00	25	250,000.00				
	VACANCY REDUCTION							
PHA WIDE	COMPUTER HARDWARE	1475.00		5,000.00				
PHA WIDE	RENOVATION OF HALLWAYS	1460.00	13	50,000.00				
	LOBBIES							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	ARCHITECT & ENGINEERING FEE	1430.00		150,000.00				
	ADMINISTRATION:							
	NON-TECHNICAL SALARIES:							
	EXECUTIVE DIRECTOR	1410.00	1	21,040.00				
	DEPUTY DIRECTOR	1410.00	1	14,027.00				
	PROJECT MANAGER	1410.00	1	10,158.00				
	ACCOUNTANT	1410.00	1	6,875.00				
	PURCHASING AGENT	1410.00	1	5,890.00				
	REHABILITATION ADMIN.	1410.00	1	40,738.00				
	CLERK TYPIST	1410.00	1	2,402.00				
	TECHNICAL SALARIES:							
	CLERK OF THE WORKS	1410.00	1	42,511.00				
	ASSISTANT CLERK OF WORKS	1410.00	1	39,694.00				
	FRINGE BENEFITS:							
	% OF GROSS SALARY							
	F.I.C.A. = 7.65%	1410.00	9	13,754.00				
	PENSION = 14%	1410.00	9	25,172.00				
	HEALTH, LIFE, WORKERS,							
	COMP INSURANCE =14%	1410.00	9	25,172.00				
	SUNDRY: BID ADVERTISEMENT,	1410.00		50,000.00				
	ETC.							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	MANAGEMENT IMPROVEMENT							
	ADDITIONAL SECURITY	1408.00		70,000.00				
	TENANT COUNCIL EXPENSES	1408.00		5,000.00				
	OPERATIONS	1406.00		15,000.00				

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **PA28P018501-02** Replacement Housing Factor Grant I **0**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: PA28P018501-02 Replacement Housing Factor Grant I 0	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: PA28P018501-02 Replacement Housing Factor Grant I 0	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name:	Grant Type and Number		Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No:	PA28P018501-02	2002
	Replacement Housing Factor Grant No:	0	

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 18-14 JEANNETTE MANOI	9/30/2004			9/30/2005			
PA 18-12 IRWIN MANOR	9/30/2004			9/30/2005			
PA 18-25 NEW FLORENCE MI	9/30/2004			9/30/2005			
PA 18-26 ST.CLAIR MANOR	9/30/2004			9/30/2005			
PA 18-10 SCOTTDALE MANO	9/30/2004			9/30/2005			
PA 18-8 HIGHLAND MANOR	9/30/2004			9/30/2005			
PA 18-5 EASTGATE MANOR	9/30/2004			9/30/2005			
PA 18-6 VALLEY MANOR	9/30/2004			9/30/2005			
PA 18-4 KEN MANOR	9/30/2004			9/30/2005			
PHA WIDE	9/30/2004			9/30/2005			

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-02**
	FFY of Grant Approval **2002**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	$ 2,889,206.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	2,889,206.00
F. Excess of Funds Advanced (C-D)	$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	09/22/2003

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**PA28P018501-02**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$ -
B. Funds Disbursed	$ -
C. Funds Expended (Actual Modernization Cost)	$ -
D. Amount to be Recaptured (A - C)	$ -
E. Excess of Funds Disbursed (B - C)	$ -

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
0	0.00	0.00	0.00	0.00	1406	15,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1450	15,000.00	0.00	0.00	0.00	1408	75,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	40,000.00	0.00	0.00	0.00	1410	297,433.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	25,000.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1430	150,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	200,000.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	115,000.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	##########
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1465	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	150,000.00	0.00	0.00	0.00	1470	20,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	48,000.00	0.00	0.00	0.00	1475	5,000.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	30,000.00	0.00	0.00	0.00	1485	0.00
0	0.00	0.00	0.00	0.00	ACCT	
1460	140,000.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE!	PA28P01850	0.00	2002	0.00	1501	0.00
#VALUE!	0.00	0.00	0.00	0.00	ACCT	

#VALUE!	Total Estimat	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
1450	60,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1470	20,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	180,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	45,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	72,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	210,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1450	25,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1450	15,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	12,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	191,303.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
1460	25,000.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	PA28P01850	0.00	2002	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
1460	5,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	15,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	25,200.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	28,800.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	185,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	180,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	104,470.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	250,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1475	5,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1460	50,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	PA28P01850	0.00	2002	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
1430	150,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	21,040.00	0.00	0.00	0.00
1410	14,027.00	0.00	0.00	0.00
1410	10,158.00	0.00	0.00	0.00
1410	6,875.00	0.00	0.00	0.00
1410	5,890.00	0.00	0.00	0.00
1410	40,738.00	0.00	0.00	0.00
1410	2,402.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	42,511.00	0.00	0.00	0.00
1410	39,694.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	13,754.00	0.00	0.00	0.00
1410	25,172.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	25,172.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1410	50,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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#VALUE!	PA28P01850	0.00	2002	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
1408	70,000.00	0.00	0.00	0.00
1408	5,000.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

0	0.00	0.00	0.00	0.00
1406	15,000.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00

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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
0.00	0.00	0.00	1406.00	15,000.00	0.00	0.00
			1408.00	75,000.00	0.00	0.00
0.00	0.00	0.00	1410.00	297,433.00	0.00	0.00
			1411.00	0.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
			1430.00	150,000.00	0.00	0.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	115,000.00	0.00	0.00
0.00	0.00	0.00	1460.00	###########	0.00	0.00
			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	20,000.00	0.00	0.00
			1475.00	5,000.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
0.00	0.00	0.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
0.00	0.00	0.00	1499.00	0.00	0.00	0.00
			1501.00	0.00	0.00	0.00
0.00	0.00	0.00	1502.00	0.00	0.00	0.00
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Expended
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Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: Replacement Housing Factor Grant No: **PA28R01850102**	**2002**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no.)

☑ Performance and Evaluation Report for Program Year Ending **03/31/2003** ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds	$ 68,009.00			
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	68,009.00	-	-	-
19	1501 Collaterization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	$ 68,009.00	$ -	$ -	$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850102**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	DEVELOPMENT ACTIVITIES	1499.00		68,009.00				
	TO BE DETERMINED AT A							
	LATER DATE							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850102	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850102**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850102**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850102**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: **0** Replacement Housing Factor Grant I **PA28R01850102**	**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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850102	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I PA28R01850102	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 Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement / Performance and Evaluation Report
Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:	Grant Type and Number	Federal FY of Grant:
WESTMORELAND COUNTY HOUSING AUTHORITY	Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No: PA28R01850102	2002

Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	9/30/2008			9/30/2010			

Actual Comprehensive Grant Cost Certificate
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(Exp. 3/31/2002)

PHA/IHA Name	Comprehensive Grant Number
WESTMORELAND COUNTY HOUSING AUTHORITY	**0**
	FFY of Grant Approval **2002**

The PHA/IHA herby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	$ 68,009.00
B. Revised Funds Approved	-
C. Funds Advanced	
D. Funds Expended (Actual Modernization Cost)	-
E. Amount to be Recaptured (A-D)	68,009.00
F. Excess of Funds Advanced (C-D)	$ -

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA/IHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work or public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

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

Signature	Date
X	09/22/2003

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)	Date
X	

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)	Date
X	

Approved (Field Office Manager)	Date
X	

form HUD-52839 (2/92)
ref Handbook 7485.3

Actual Modernization Cost Certificate

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0044 (exp. 12/31/99)
OMB Approval No. 2577-0157 (exp. 12/31/99)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:	Modernization Project Number:
WESTMORELAND COUNTY HOUSING AUTHORITY	**0**

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	$ -
B. Funds Disbursed	$ -
C. Funds Expended (Actual Modernization Cost)	$ -
D. Amount to be Recaptured (A - C)	$ -
E. Excess of Funds Disbursed (B - C)	$ -

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefore incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernizatior work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

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

Signature of Executive Director & Date:

X **9/22/2003**

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator) — Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official) — Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator) — Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & .3

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PHA Forms

Input Range						
Acct	Original	Revised	Obligated	Expended	Acct	Original
1499	68,009.00	0.00	0.00	0.00	1406	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1408	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1410	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1411	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1415	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1430	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1440	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1450	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1460	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1465	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1470	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1475	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1485	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1490	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1492	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1495	0.00
0	0.00	0.00	0.00	0.00	ACCT	
0	0.00	0.00	0.00	0.00	1499	68,009.00
#VALUE!	0.00	0.00	Federal FY o	0.00	ACCT	
#VALUE!	0.00	0.00	2002	0.00	1501	0.00
#VALUE!	PA28R01850	0.00	0.00	0.00	ACCT	

#VALUE!	Total Estimat	0.00	Total Actual (	0.00	1502	0.00
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		
0	0.00	0.00	Obligated	Expended		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
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0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
0	0.00	0.00	0.00	0.00		
#VALUE!	0.00	0.00	Federal FY o	0.00		
#VALUE!	0.00	0.00	2002	0.00		
#VALUE!	PA28R01850	0.00	0.00	0.00		
#VALUE!	Total Estimat	0.00	Total Actual (	0.00		
#VALUE!	0.00	0.00	0.00	0.00		
#VALUE!	Original	Revised	Funds	Funds		

0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
#VALUE!	0.00	0.00	Federal FY o	0.00
#VALUE!	0.00	0.00	2002	0.00
#VALUE!	PA28R01850	0.00	0.00	0.00
#VALUE!	Total Estimat	0.00	Total Actual (	0.00
#VALUE!	0.00	0.00	0.00	0.00
#VALUE!	Original	Revised	Funds	Funds
0	0.00	0.00	Obligated	Expended
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
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0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

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Criteria Range			Output Range			
Revised	Obligated	Expended	Acct	Original	Revised	Obligated
0.00	0.00	0.00	1406.00	0.00	0.00	0.00
			1408.00	0.00	0.00	0.00
0.00	0.00	0.00	1410.00	0.00	0.00	0.00
			1411.00	0.00	0.00	0.00
0.00	0.00	0.00	1415.00	0.00	0.00	0.00
			1430.00	0.00	0.00	0.00
0.00	0.00	0.00	1440.00	0.00	0.00	0.00
			1450.00	0.00	0.00	0.00
0.00	0.00	0.00	1460.00	0.00	0.00	0.00
			1465.10	0.00	0.00	0.00
0.00	0.00	0.00	1470.00	0.00	0.00	0.00
			1475.00	0.00	0.00	0.00
0.00	0.00	0.00	1485.00	0.00	0.00	0.00
			1490.00	0.00	0.00	0.00
0.00	0.00	0.00	1492.00	0.00	0.00	0.00
			1495.10	0.00	0.00	0.00
0.00	0.00	0.00	1499.00	68,009.00	0.00	0.00
			1501.00	0.00	0.00	0.00
0.00	0.00	0.00	1502.00	0.00	0.00	0.00
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