

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

Tioga County PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Tioga County Housing Authority

PHA Number: PA 050

PHA Fiscal Year Beginning: (07/2003)

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
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[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)

- X 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)

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.

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Reduce public housing vacancies: **Goal of 3% vacancies**
 - X Leverage private or other public funds to create additional housing opportunities: **Through Bradford – Tioga Leased Housing Corporation**
 - X Acquire or build units or developments **If Public Housing funds available**
 - X Other (list below) **Assist non-profits with housing development.**
- X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve public housing management: (PHAS score) **Goal 95%**
 - X Improve voucher management: (SEMAP score) **Goal 95%**
 - X Increase customer satisfaction: **Obtain 10 points on PHA score**

- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Provide additional support services to tenants for housekeeping and personal care.**
- X Renovate or modernize public housing units: **Continue upgrade of 460 public housing units.**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling: **Provide information during eligibility interview.**
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program: **Refer to Trehab 1st Time Homebuyer Program.**
 - Implement public housing or other homeownership programs:
 - X Implement public housing site-based waiting lists: **Implemented with policy adopted 3/27/00**
 - Convert public housing to vouchers:
 - X Other: **Continue conversion of efficiency units into 1 bedroom units to improve marketing and reduce vacancies.**

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

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **20% optional income exclusion is offered by Authority.**
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Continue implementing current policy which has provided access to lower income families.**
 - X Implement public housing security improvements: **5 Year Capital Improvement Plan includes upgraded lock systems and security cameras.**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families: **Implement preference for working families.**
 - X Provide or attract supportive services to improve assistance recipients' employability: **Refer to successful New Choices program.**
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Increase funding for home support service contract.**
 - Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **All advertising to contain equal housing opportunity statement.**
 - X 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: **All advertising to contain equal housing opportunity statement.**
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Authority has achieved compliance with all Federal ADA/504 Requirements. Authority will continue to go beyond federal requirements by providing additional reasonable accommodations to applicant/tenants who make requests or who are determined to be in need of reasonable accommodations as a result of annual housing inspections of apartments.**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003
[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 ©]

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.

Tioga County Housing Authority
Fiscal Year 2003 Annual Plan
Executive Summary

The Tioga County Housing Authority in implementing this fourth Annual PHA Plan will continue the ongoing effort to improve the quality of housing provided to lower income residents of the County and to improve our management operations. During the past 6 years, the Authority has achieved High Performance Status through the HUD Public Housing Management Assessment Program. This was accomplished mainly because Authority Board, staff and tenants cooperated to make it happen.

Our Annual Plan for 2003 was developed after extensive consultation with Board, staff, local communities, tenants and the general public. In addition to a Public Hearing, meetings to discuss the plan were held at all 12 project sites. The Tenant Advisory Board also provided extensive input. This Tenant Advisory Board includes 3 Section 8 clients.

Highlights of the Plan include continued implementation of new Admission and Occupancy Policies for Public Housing, a new Public Housing Lease, a new Section 8 Administrative Plan and the Annual

Statement for the Capital Fund Program, which will address critical building improvement needs at our projects. The Public Housing Policy has set equal preferences for admission for veterans, persons involuntarily displaced, victims of domestic violence, homeless and working families. In an effort to encourage tenants to be employed the Authority also provides an optional income exclusion of 20% of the earned income of tenants who work over 20 hours per week.

During the third Annual Plan Year the Authority took over management of a new 11 unit low income housing project for elderly in Wellsboro. This project was developed by Wellsboro Housing Associates, L.P. using funding from the Low Income Housing Tax Credit Program and PHFA Pennhomes loan.

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:

- Admissions Policy for Deconcentration
- X FY 2003 Capital Fund Program Annual Statement **See Attachment C**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **Not Applicable**

Optional Attachments:

- PHA Management Organizational Chart
- X FY 2003 Capital Fund Program 5 Year Action Plan **See Attachment D**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Attachment A – FY 2001 Comprehensive Grant Program Annual Statement (Performance and Evaluation)

Attachment B – FY 2002 Capital Fund Program Annual Statement

Attachment E – 2003 Advisory Board Members

Attachment F - Resident Membership of the PHA Governing Board

Attachment G - Resident Assessment – Followup Plan

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’	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. 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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing (Wellsboro)	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

INFORMATION

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	682	5	3	3	3	2	2
Income >30% but <=50% of AMI	416	3	2	3	3	2	2
Income >50% but <80% of AMI	180	2	2	3	3	2	2
Elderly	238	2	2	2	3	2	2
Families with Disabilities	280	3	3	3	4	2	3
Race/Ethnicity White	1,297	3	2	3	3	2	2
Race/Ethnicity Black	18	3	2	3	3	2	2
Race/Ethnicity Hispanic	4	3	2	3	3	2	2
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: 2000
- 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)

B. 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.

PUBLIC HOUSING

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	46		20%
Extremely low income <=30% AMI	33	72%	
Very low income (>30% but <=50% AMI)	11	24%	
Low income (>50% but <80% AMI)	2	4%	
Families with children	15	33%	
Elderly families	19	41%	
Families with Disabilities	12	26%	
White	46	100%	
Black	0	0%	
Race/ethnicity	Not available	Not available	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	25	54%	
2 BR	12	26%	

Housing Needs of Families on the Waiting List			
3 BR	9	20%	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

SECTION 8

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	132		16.5%
Extremely low income <=30% AMI	78	58.8%	
Very low income (>30% but <=50% AMI)	43	32.2%	
Low income (>50% but <80% AMI)	11	8.8%	
Families with children	89	68%	
Elderly families	4	3%	
Families with Disabilities	39	29%	
Race/ethnicity/white	130	99%	
Race/ethnicity/black	1	.3%	
Race/"'/hispanic	1	.1%	
Race/ethnicity			
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	60	46%	
2 BR	58	44%	
3 BR	14	10%	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X 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
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X 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

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X 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
- X 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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)	0	
a) Public Housing Operating Fund	479,996	
b) Public Housing Capital Fund	680,138	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	605,675	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	1,041,400	Public Housing Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Public Housing Investment Income	28,000	Public Housing Operations
Public Housing –Laundry Operations	22,000	Public Housing Operations
Section 8 Admin.Fee – Invest.Income	7,000	Section 8 Operating
Total resources	2,864,209	

* Twin Spruce – South Williamson, Blossburg Apartments not to be included in above financial resources since it is FmHA funded.

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)
- X When families are within a certain time of being offered a unit: 3 Months
- Other: (describe)

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? Families 5 Elderly 9
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)

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:

- 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)

- 1 Working families and those unable to work because of age or disability
- 1 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)

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

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

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

Component 3, (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. If yes, continue to the next question.
- 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.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) **Prospective landlords are notified if PHA has record on tenant of previous criminal or drug related activity.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

- (1) **Progress has been made by tenant to locate suitable rental unit.**
- (2) **Lease cannot be put in place because of circumstance beyond control of tenant (i.e., Excessive rent charges and/or non repair of HQS violations by property owner)**

(4) Admissions Preferences

- a. Income targeting

Yes X 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. X 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

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- Substandard housing
- X 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
- X Victims of reprisals or hate crimes
- X Other preference(s) (list below) **MH/MR clients who are receiving services from approved MH/MR service providers.**

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

- 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)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- 3 Other preference(s) (list below) **MH/MR clients who are receiving services from approved MH/MR service providers.**

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

- X 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
- X 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)

- X 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?

- X 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
- X \$26-\$50

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

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

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

1. Yes X 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:

X Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below: **20% earned income exclusion for all tenants employed over 20 hours per week.**

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

X 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) **Changes in family composition.**

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 below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR Tioga
- 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) **Dependent upon degree of difficulty for assisted tenants in obtaining decent housing.**

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management NOT APPLICABLE.

[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.
 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	460	25%
Section 8 Vouchers	200	30%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)SRO	15	35%

Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures NOT APPLICABLE

[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 Not Applicable

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:

X The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment. **See Attachment C**

-or-

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

(2) Optional 5-Year Action Plan

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

a. X 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:

X The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment. **See Attachment D**

-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 X 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 X 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 X 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 X 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 (partial) activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with

disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

(date submitted or approved:)

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)

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 X 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.)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs – Not Applicable

[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.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General Not Applicable

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

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

NOT APPLICABLE

[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.

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
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

Not Applicable

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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? NA
If not, when are they due (state below)?

17. PHA Asset Management NOT APPLICABLE

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

**Tioga County Housing Authority
Tenant Advisory Board
Thursday, March 20, 2003 2:00 p.m.
Pinnacle Towers Community Room, Wellsboro, PA**

Present:

Mary Cline	Forestview Manor, Elkland
Donald Cline	Forestview Manor, Elkland
Iva Wheeler	Pinnacle Towers, Wellsboro
Wendy Pritchett	Nelson Family Apts., Nelson
Evelyn Pletcher	Park Hill Manor, Wellsboro
Margaret Rice	Park Hill Manor, Wellsboro
George VanHorn	Nelson Elderly Apts., Nelson
Valeda VanHorn	Nelson Elderly Apts., Nelson
Virginia Murphy	Tabor Townhouses, Blossburg
Nell Bergstresser	Riverside Park, Blossburg
Jo Miller	Riverside Park, Blossburg
Virginia Case	Sherwood Manor, Mansfield
Dave Fisher	Housing Authority Maintenance Foreman
Mark Strange	Housing Authority Maintenance Foreman
Marian Griswold	Housing Authority Deputy Executive Director
Michael T. Egan	Housing Authority Executive Director
Paul Mays	Housing Authority Board Chairman

Committee Members, Authority Board and Staff reviewed completed Agency Plan, 5 Year Plan and the results of the public hearing. Questions, recommendations and other comments were requested.

Virginia Case of Sherwood Manor asked about timing of construction of pavilion at Sherwood. Authority responded that pavilion would be constructed during the upcoming construction season.

Evelyn Pletcher of Park Hill Manor asked what Laundry Room upgrades would be made at Park Hill Manor. Authority responded that new floor, lighting and painting and folding tables would be included in work.

Nell Bergstresser of Riverside Park requested Authority to include replacement of front entrance door to Community Room in 5 Year Plan. Authority responded that this item will be included.

Virginia Murphy of Tabor Townhouses requested that installation of ceiling lights in second floor bedrooms be included in 5 Year Plan. Authority responded that this item will be included in the Plan.

Following questions and comments, Michael T. Egan, Housing Authority Executive Director, thanked committee members for their participation and noted that final plan would be presented to Board of Directors at their meeting of March 24, 2003.

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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

 - Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Tioga County does not have consolidated plan, County is part of statewide plan which supports efforts of Housing Rehabilitation and 1st Time Homebuyer Assistance.**

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 – “FY 2001 Capital Fund Program Annual Statement”
Performance and Evaluation Report”**

**Attachment B – “FY 2002 Capital Fund Program Annual Statement”
Performance and Evaluation Report”**

**Attachment C – “FY 2003 Capital Fund Program Annual Statement”
Original Annual Statement**

Attachment D – “FY 2003 Capital Fund Program 5 Year Action Plan”

Attachment E – “FY 2003 Resident Advisory Board Members

Attachment F - Resident Membership for the PHA Governing Board

Attachment G - Resident Assessment – Followup Plan

ATTACHMENT A

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/2002 <input type="checkbox"/> Final Performance and Evaluation Report 4-30-2002					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	26,000	26,000	26,000	26,000
3	1408 Management Improvements Soft Costs	15,000	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	49,710	23,199	23,199	23,199
5	1411 Audit	1,000	1,000	1,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000	57,325	57,325	57,325
8	1440 Site Acquisition				
9	1450 Site Improvement	31,000	43,877	43,877	43,877
10	1460 Dwelling Structures	458,000	499,395	499,395	499,395
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	12,514	12,514	12,514
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	43,500	51,900	51,900	50,300
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	20,000	0	0	0
	Amount of Annual Grant: (sum of lines.....)	715,210	715,210	715,210	712,610
	Amount of line XX Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:12/31/2002 Final Performance and Evaluation Report 4-30-2002

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete	
				Original	Revised	Obligated	Expended		
PA 50-1	Stacked electric dryer	1475	1	0	1,495	1,495	1,495	C: 2/2002	
Riverside Park	Commercial washer	1475	1	0	495	495	495	C: 3/2002	
Cottages	Replace refrigerator	1465.1	5	2,000	1,545	1,545	1,545	C: 8/2001	
	Replace ranges	1465.1	1	1,000	289	289	289	C: 3/2002	
	SUBTOTAL			3,000	3,824	3,824	3,824		
PA 50-4	Sidewalk	1450		0	1,738	1,738	1,738	C:11/2002	
Riverside Apts.	"B" Building automatic door	1460	1	6,000	6,550	6,550	6,550	C:8/2002	
	SUBTOTAL			6,000	8,288	8,288	8,288		
PA 50-2	Money Changer	1475	1	-	813	813	813	C:6/2002	
Sherwood Manor	Washer	1475	1	0	495	495	495	C: 3/2002	
	Dryer	1475	1	0	854	854	854	C: 3/2002	
	Replace smoke detector/panel	1460	50	20,000	37,550	37,550	37,550	C:12/2002	
	SUBTOTAL			20,000	39,712	39,712	39,712		
PA 50-3	Commercial Dryers	1475	2	-	920	920	920	C:8/2002	
Park Hill Manor	Repair Waln St. driveway	1450	1	5,000	11,220	11,220	11,220	C:11/2002	
	Replace washers	1475	4	2,000	1,868	1,868	1,868	C: 7/2001	
	Replace dryers	1475	4	2,000	1,668	1,668	1,668	C: 7/2001	
	Replace Grant St. exit door	1460	1	2,000	1,100	1,100	1,100	C:8/2002	
	Money changer for laundry	1475	1	1,000	800	800	800		

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
	Reseal parking lot		1450	1	5,000	4,700	4,700	4,700	C:12/2002
	2 nd floor laundry		1460	1	30,000	37,030	37,030	37,030	C:12/2002
	Fire alarm system upgrade		1460	1	<u>30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	Deleted
	SUBTOTAL				77,000	58,506	58,506	58,506	
PA 50-5	Replace landing & Steps		1460	4	52,000	12,800	12,800	12,800	C:05/2002
Tabor	Front & rear entrance doors		1460	40	8,000	20,479	20,479	20,479	C:11/2002
Townhouses	Replace bath exhaust fans		1460	20	2,000	0	0	0	Deleted
	Additional landscaping		1450	1	2,000	0	0	0	
	Lights over kitchen sinks		1460	20	<u>2,000</u>	<u>2,200</u>	<u>2,200</u>	<u>2,200</u>	C:11/2002
	SUBTOTAL				66,000	35,479	35,479	35,479	
PA 50-6	Boiler Control Sensor		1460	1	-	1,710	1,710	1,710	C:8/2002
Forestview Manor	Replace hollow metal door		1460		0	1,100	1,100	1,100	C:11/2002
	New elevator & enclosure		1460	1	100,000	175,581	175,581	175,581	C:12/2002
	Heat system upgrades		1460	1	10,000	28,078	28,078	28,078	C:12/2002
	Panic hardware on exit doors		1460	10	5,000	3,265	3,265	3,265	C:11/2002
	Automatic door rewiring		1460	1	1,000	350	350	350	C:11/2002
	New siding		1460	1	150,000	122,733	122,733	122,733	C:12/2002
	Printer & computer stand		1475	1	<u>1,500</u>	<u>883</u>	<u>883</u>	<u>883</u>	C: 2/2002
	SUBTOTAL				267,500	333,700	333,700	333,700	
PA 50-7	Sewer line cleanouts		1460	1 Bldg.	1,000	10,400	10,400	10,400	C:12/2002

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: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 C=Complete	
				Original	Revised	Obligated	Expended		
Wapiti	Replace 4 yard dumpsters	1475	2	1,000	0	0	0	Deleted	
Apartments	Heat duct replacement	1460	5 Bldg.	5,000	0	0	0	Deleted	
	Replace refrigerators	1465.1	20	7,000	6,180	6,180	6,180	C: 8/2001	
	Replace ranges	1465.1	20	5,000	4,500	4,500	4,500	C: 7/2001	
	Replace clothes poles	1450	5	1,000	0	0	0		
	SUBTOTAL			20,000	21,080	21,080	21,080		
PA 50-8	Gas Range	1475	1	-	235	235	235	C:10/2002	
Pinnacle Towers	Gas line to community room	1460		0	2,200	2,200	2,200	C:9/2002	
	Shutoffs on heat lines	1460	60	10,000	0	0	0	Deleted	
	Electric lock electric upgrade	1460	1	2,000	985	985	985	C:12/2002	
	Replace copier	1475	1	1,000	0	0	0	Deleted	
	Money changer for laundry	1475	1	1,000	800	800			
	Auto garage door opener	1460	1	2,000	350	350	350	C:12/2002	
	Front loading washer	1475	1	0	989	989	989	C:2/2002	
	Washers	1475	3	0	1,485	1,485	1,485	C:2/2002	
	Dryers	1475	3	0	1,281	1,281	1,281	C:2/2002	
	SUBTOTAL			16,000	7,525	7,525	7,525		
PA 50-9	Lights 1 st floor public restroom	1460		0	585	585	585	C:12/2002	
Riverside Manor	Seal & stripe parking lots	1450		0	4,619	4,619	4,619	C:10/2002	
	Sink trap replacement	1460	50	5,000	0	0	0	Deleted	
	Replace washers	1475	2	1,000	934	934	934	C: 7/2001	

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
	Replace dryers		1475	2	1,000	834	834	834	C: 7/2001
	Repair roof drain to parking lot		1450	1	5,000	8,300	8,300	8,300	C:9/2002
	Gas line to community room		1460		0	1,600	1,600	1,600	C:9/2002
	Big screen TV		1475	1	0	1,585	1,585	1,585	C: 3/2002
	Pump for boiler		1460	1	0	1,087	1,087	1,087	C:6/2002
	Balance of emerg power upgrade		1460		0	7,536	7,536	7,536	C:12/2002
					12,000	27,080	27080	27080	
PA 50-10	Replace bath vanities		1460	20	5,000	14,600	14,600	14,600	C:10/2002
Hillview Apts.	Upgrade site lighting		1460	10	2,000	1,900	1,900	1,900	C:9/2002
	Repair parking lot B201-B204		1450	1	<u>5,000</u>	<u>11,100</u>	<u>11,100</u>	<u>11,100</u>	C:10/2002
	SUBTOTAL				12,000	27,600	27,600	27,600	
PA 50-11	Upgrade site lighting		1460	10	<u>2,000</u>	<u>2,535</u>	<u>2,535</u>	<u>2,535</u>	C:12/2002
Nelson Apts.	SUBTOTAL				2,000	2,535	2,535	2,535	
PA 50-12	Tenant pavilion & sidewalk		1450	1	6,000	0	0	0	Deleted
Lawrenceville	Upgrade site lighting		1460	10	2,000	3,000	3,000	3,000	C:9/2002
	Additional landscaping – elderly		1450	1	<u>2,000</u>	<u>2,200</u>	<u>2,200</u>	<u>2,200</u>	C: 11/2001
	SUBTOTAL				10,000	5,200	5,200	5200	

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:					Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
PHA-WIDE	Contingency		1502		20,000	0	0	0	
	Replace front entrance door		1460	1	4,000	2,091	2,091	2,091	C:11/2002
	Replace van		1475	1	20,000	20,320	20,320	20,320	C: 12/01
	Computer equipment – H-wide		1475	1	<u>12,000</u>	<u>13,146</u>	<u>13,146</u>	<u>13,146</u>	C: 12/01
	SUBTOTAL				56,000	35,557	35,557	35,557	
PHA-WIDE	Operations		1406		26,000	26,000	26,000	26,000	
	Management Improvements		1408		15,000	0	0	0	
	Administration		1410		49,710	23,199	23,199	23,199	C:11/2002
	Salaries		1410.1		0		0	0	
	Benefits		1410.2		0		0	0	
	Sundry		1410.3		0		0	0	
	Audit		1411		1,000	1,000	1,000	0	
	Fees & Costs		1430		56,000	57,325	57,325	57,325	
	SUBTOTAL				147,710	106,524	106,524	106,524	
	GRAND TOTAL				<u>715,210</u>	<u>715,210</u>	<u>715,210</u>	<u>712,610</u>	

ATTACHMENT B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program: PA26 P050 50102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	28,000			
3	1408 Management Improvements	15,000		15,000	2,112
4	1410 Administration	52,638		52,638	1,872
5	1411 Audit	1,000			
6	1415 liquidated Damages				
7	1430 Fees and Costs	55,000		55,000	7,935
8	1440 Site Acquisition				
9	1450 Site Improvement	57,000		1,190	1,190
10	1460 Dwelling Structures	392,000		4,990	4,990
11	1465.1 Dwelling Equipment—Nonexpendable	30,500		27,994	13,534
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	49,000		8,534	8,422
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	680,138		165,346	40,055
21	Amount of line 20 Related to LBP Activities				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program:PA26 P050 50102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:))
 Performance and Evaluation Report for Period Ending: 12/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation 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:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-1	Replace washers	1475	2	1,000		998	998	C:12/15/02
Riverside Park	Tenant Pavillion	1450	1	2,000				
Blossburg, (Cottages)								
PA 50-2	Replace washer	1475	4	2,000		1,996	1,996	C:12/15/02
Sherwood	Replace dryers	1475	4	2,000		1,708	1,596	C:12/15/02
Manor,	Reseal parking lot	1450	10,000 S.F.	3,000				
Mansfield	Tenant pavilion	1450	1	2,000				
	Replace C.Rm.couch	1475	1	1,000				
PA 50-3	Heat system upgrade	1460	1	10,000		4,990	4,990	
Park Hill	Upgrade 1 st floor laundry	1460		10,000				
Manor,	Replace siding	1460	Entire Bldg	125,000				
Wellsboro	Replace refrigerators	1465.1	10	3,500				
	Reshingle mansard	1460	Entire Bldg	10,000				
PA 50-4	Construct bus shelter	1450	1	5,000		1,190	1,190	
Riverside Park,	Replace washers	1475	2	1,000		998	998	C:12/15/02
Blossburg (Apartments)	Replce dryers	1475	2	1,000		918	918	C:12/15/02

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-5	Replace landings & steps	1460	15	115,000				
Tabor	Replace front doors	1460	15	15,000				
Townhouses,	Replace rear doors	1460	20	12,000				
Blossburg	Replace sidewalk	1450	200 L.F.	10,000				
PA 50-6	Hallway carpet	1460	2,400 S.F.	30,000				
Forestview	Replace exterior lighting	1450		5,000				
Manor,	Push Mower	1475	1	500				
Elkland								
PA 50-7	Replace 4 yard dumpsters	1475	2	1,000				
Wapiti	Replace clothes poles	1450	20	1,000				
Apartments,								
Elkland								
PA 50-8	Lights over kitchen sinks	1460	60	12,000				
Pinnacle	Refrigerators	1465.1	6	2,000		1,944	1,944	C:12/15/02
Towers,	Ranges	1465.1	60	13,000		14,460		
Wellsboro	Reshingle manzard	1460	Entire Bld.	5,000				
	Community room A/C	1475	2	15,000				
	Carpet TV room	1460	500 S.F.	2,000				

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-9	Community Room TV	1475	1	1,500				
Riverside	Heat system upgrades	1460	1	20,000				
Manor	Replace shower controls	1460	57	10,000				
Westfield	Community Room AC	1475	2	15,000				
	Com.Rm. tile replacement	1460	300 S.F.	2,000				
	Park lot improvements	1450	15,000 S.F.	5,000				
	Hallway painting	1460	2 floors	5,000				
	Laundry change machine	1475	1	1,000				
PA 50-10	TV cable to 2 nd floor	1460	20	2,000				
Hillview Apts.	Ball valve on bld.shutoff	1460	20	1,000				
Westfield	Replace 2 yd.dumpsters	1475	2	1,000				
	Refrigerators	1465.1	20	7,000		6,750	6,750	C:12/01/02
	Ranges	1465.1	20	5,000		4,840	4,840	C:12/15/02
	Push mower	1475	1	500				
	Additional landscaping	1450	20	2,000				
PA 50-11	TV Cable to 2 nd floor	1460	20	2,000				
Nelson	Additional parking	1450	600 S.F.	5,000				
Apartments	New dumpster	1475	1	500				
	Ball valves on blg.shutoff	1460	20	1,000				
	Push mower	1475	1	500				

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-12	Tenant pavilion/site work	1450	1	10,000				
Lawrenceville	Sidewalk	1450	100 L.F.	5,000				
Apartments	Washers	1475	2	1,000		998	998	C:12/15/02
	Dryers	1475	2	1,000		918		
	TV Cable to 2 nd floor	1460	20	2,000				
	Ball valve on blg.shutoffs	1460	20	1,000				
	Tree removal	1450	3	2,000				
	Replace 4 yd.dumpsters	1475	4	2,000				
	Push mower	1475	1	500				
PHA-WIDE	Operations	1406		28,000				
	Mngement improvements	1408		15,000		15,000	2,112	
	Administration	1410		52,638		52,638	1,872	
	Audit	1411		1,000				
	Fee & Costs/ Engineering	1430		55,000		55,000	3968	

ATTACHMENT C
TIOGA COUNTY CAPITAL FUND PROGRAM FY 2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
3	1408 Management Improvements	13,000			
4	1410 Administration	52,638			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000			
10	1460 Dwelling Structures	334,000			
11	1465.1 Dwelling Equip.—Nonexpendable	45,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,500			
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)	680,138			

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

PHA Name: Tioga County Housing Authority	Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 Conservation 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: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-1	Site lighting	1450	10	10,000				
Riverside	Sidewalks	1450	210'	25,000				
Park (Cottages)	Replace gas service	1450	1	10,000				
	Maintenance truck	1475	1	25,000				
	Domestic water pressure valve	1460	1	1,000				
PA 50-2	Closet doors	1460	50	10,000				
Sherwood	Convert 4 efficiencies to 1 BR	1460	4	50,000				
Manor	Security system	1460	1	10,000				
Mansfield	Gas main shut off	1460	1	1,000				
PA 50-3	Tractor/mower/plow	1475	1	10,000				
Park Hill Manor	Handicap toilets	1460	77	30,000				
Wellsboro	Apartment painting	1460	30	15,000				
PA 50-4	Replace gas lines	1450	200'	2,000				
Riverside Park	Domestic water pressure valve	1460	1	1,000				
(Apartments)	Upgrade fire alarm system	1460	1	15,000				
	Complete mansard shingles	1460	250'	2,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-5	Replace siding	1460	5 Bldg.	50,000				
Tabor	Replace gas lines	1450	300'	5,000				
Townhouses								
PA 50-6	Maintenance truck	1475	1	25,000				
Forestview	Refrigerators	1465.1	50	18,000				
Manor	Ranges	1465.1	50	13,000				
Elkland	Washers	1475	4	2,000				
	Dryers	1475	4	2,000				
	Dumpsters	1475	2	1,000				
PA 50-7	Replace shed roofs	1460	10	3,000				
Wapiti Apts.	Replace garage door	1460	1	2,000				
Elkland	Electric entrance meter sockets	1460	5	2,000				
	Fencing behind bldg. 5	1450	100'	2,000				
	Additional lighting/Tv-Tele	1460	20	5,000				
PA 50-8	Security system	1460	1	10,000				
Pinnacle	Laundry upgrades	1460	1	22,000				
Towers	Heat line shut offs	1460	60	10,000				
Wellsboro	Construct additional parking	1450	10 spaces	25,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Re shingle manzard	1460	200'	15,000				
	Replace TV room A/C	1475	1	5,000				
PA 50-9	Paint 2 nd and 3 rd floor halls	1460	2 floors	6,000				
Riverside	2 nd and 3 rd floor lighting	1460	2 floors	25,000				
Manor	Replace dumpster	1475	1	500				
Westfield								
PA 50-10	Paint front & rear doors	1460	40	2,000				
Hillview Apts.	New door hardware	1460	20	2,000				
Westfield								
PA 50-11	Ranges	1465.1	30	7,000				
Nelson Apts.	Refrigerators	1465.1	20	7,000				
	Bath vanities	1460	30	15,000				
	Paint front & rear doors	1460	40	2,000				
	New door hardware	1460	20	2,000				
PA 50-12	Bath vanities	1460	30	15,000				
Lawrenceville	Paint front & rear doors	1460	40	2,000				
Apartments	New door hardware	1460	20	2,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace common exit doors	1460	4	5,000				
	Community Room ceiling fans	1460	2	2,000				
PHA WIDE	Operations	1406		30,000				
	Management improvements	1408		13,000				
	Administration	1410		52,638				
	Audit	1411		1,000				
	Fees & Costs/Engineering	1430		55,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 50-1	6/2004			12/2004			
PA 50-2	6/2004			12/2004			
PA 50-3	6/2004			12/2004			
PA 50-4	6/2004			12/2004			
PA 50-5	6/2004			12/2004			
PA 50-6	6/2004			12/2004			
PA 50-7	6/2004			12/2004			
PA 50-8	6/2004			12/2004			
PA 50-9	6/2004			12/2004			
PA 50-10	6/2004			12/2004			
PA 50-11	6/2004			12/2004			
PA 50-12	6/2004			12/2004			

ATTACHMENT D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tioga County Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
PA 50-1		59,000	0	15,500	80,000
PA 50-2		30,000	15,000	160,000	115,000
PA 50-3		28,500	276,500	0	115,000
PA 50-4		6,000	10,000	0	37,000
PA 50-5		15,000	15,000	30,000	0
PA 50-6		10,000	41,000	50,000	150,000
PA 50-7		10,000	32,000	180,000	0
PA 50-8		45,500	60,000	20,000	20,500
PA 50-9		190,000	20,000	68,000	36,000
PA 50-10		42,000	20,000	0	5,000
PA 50-11		59,000	49,000	0	0
PA 50-12		63,500	20,000	35,000	0
PHA WIDE		121,638	121,638	121,638	121,638
CFP Funds Listed for 5-year planning		680,138	680,138	680,138	680,138
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 50-1	Handicap toilets	7,000	PA 50-2	Handicap toilets	15,000
Annual	Riverside Park	Refinish tub	3,000	Sherwood Manor		
Statement	(Cottages)	Outside receptacles	3,000			
		New siding	36,000	PA 50-3	Sprinkler system	200,000
		Garage roof	9,000	Park Hill Manor	72 refrigerators	26,000
		Comm.Rm.front door	1,000		82 ranges	20,500
			59,000		Replace heat lines	30,000
	PA 50-2	50 refrigerators	12,000			276,500
	Sherwood Manor	50 ranges	18,000			
			30,000	PA 50-4 (Apts.)	Hall air makeup	10,000
				Riverside Park		
	PA 50-3	Apt. doorbells	5,000			
	Park Hill Manor	10 refrigerators	3,500	PA 50-5	20 ranges	5,000
		Upgrade comm.. kit.	20,000	Tabor Townhouses	Bath vanities	10,000
			28,500			15,000
	PA 50-4	Handicap toilets	6,000	PA 50-6	Handicap toilets	16,000
	Riverside Park Apts			Forestview Manor	Comm.Rm. A/C	5,000
					Old elev.to storage	10,000
	PA 50-5	20 toilets	8,000		Shower faucets	10,000
	Tabor Townhouses	20 refrigerators	7,000			41,000
			15,000			
				PA 50-7	New front doors	20,000
	PA 50-6	Repave parking lot	10,000	Wapiti Apts.	Rear sidewalk	12,000
	Forestview Manor					32,000
	PA 50-7	Replace tubs	10,000	PA 50-8	Apt.painting	5,000
	Wapiti Apartments			Pinnacle Towers	Fire alarm system	30,000
					Handicap toilets	20,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	PA 50-8	Door bells	6,000		Emergency call system	<u>5,000</u>
	Pinnacle Towers	Kit.cabinet bottoms	10,000			60,000
		Upgrade Comm.Kit.	20,000	PA 50-9	Repl.water lines	20,000
		Project sign	6,000	Riverside Manor		
		10 refrigerators	<u>3,500</u>			
			45,500	PA 50-10	Replace tub walls	15,000
				Hillview Apts.	Emergency call system	<u>5,000</u>
	PA 50-9	Replace tractor	10,000			20,000
	Riverside Manor	Sprinkler system	<u>180,000</u>	PA 50-11	Replace tub walls	20,000
			190,000	Nelson Apartments	Kit.counter & cab.	22,000
					Replace storm doors	<u>7,000</u>
	PA 50-10	Lighting upgrade	20,000			49,000
	Hillview Apts.	2 nd floor TV/tele	5,000			
		Security screens	10,000	PA 50-12	Replace tub walls	20,000
		Parking lot/sidewalk	5,000	Lawrenceville Apts.		
		Fence B201-B204	<u>2,000</u>			
			42,000	PHA WIDE	Operations	0
					Management Impr.	13,000
	PA 50-11	Lighting upgrade	20,000		Administration	52,638
	Nelson Apartments	2 nd floor- TV/tele	5,000		Audit	1,000
		Security screens	10,000		Fees & Costs	<u>55,000</u>
		Pave Pease Hl.Dr.	5,000			121,638
		Pease Hl. Side/Curb	5,000			
		Repl.walk 33-1/33-4	2,000			
		Pave Cap.Dr. lot	2,000			
		Fence @ Cap.Dr.	5,000			
		Sewer cleanouts	<u>5,000</u>			
			59,000			
	PA 50-12	30 ranges	7,000			
	Lawrenceville Apts.	Int.lighting upgrade	20,000			
		2 nd floor Tv/tele.	5,000			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004		Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Security screens	10,000			
	State St. Drain/pave	10,000			
	Center St. – Pave	<u>11,500</u>			
		63,500			
	PHA WIDE				
	Operations	0			
	Management Imp.	13,000			
	Administration	52,638			
	Audit	1,000			
	Fees & Costs	<u>55,000</u>			
		121,638			
	Total CFP Estimated Cost	\$			\$

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-1 Cottages	Apt. #1 handicap	11,500	PA 50-1 Cottages	New boilers	60,000
Riverside Park	Com.Rm.carp/furn.	<u>4,000</u>	Riverside Park	30 ranges	8,000
		15,500		30 refrigerators	<u>12,000</u>
					80,000
PA 50-2	Laundry upgrade	10,000			
Sherwood Manor	Sprinkler	<u>150,000</u>	PA 50-2	Boiler	50,000
		160,000	Sherwood Manor	Outisde elec.outlet	5,000
				Generator	50,000
PA 50-5	Furnaces	25,000		Refinish tubs	<u>10,000</u>
Tabor Townhouses	Lighting upgrades	<u>5,000</u>			115,000
		30,000			
PA 50-6	Generator	50,000	PA 50-3	New roof	100,000
Forestivew Manor			Park Hill Manor	Security system	<u>15,000</u>
					115,000
PA 50-7	Landings & steps	180,000			
Wapiti Apts.			PA 50-4 Apts.	20 refrigerators	7,000
			Riverside Park	20 ranges	5,000
PA 50-8	Replace water lines	20,000		Boiler	20,000
Pinnacle Towers				Project sign	<u>5,000</u>
					37,000
PA 50-9	Air makeup units	50,000			
Riverside Manor			PA 50-6	Sprinkler system	150,000
			Forestview Manor		
PA 50-12	Replace tub walls	30,000			
Lawrenceville	Sewer cleanouts	<u>5,000</u>	PA 50-8	Replace sewer lines	20,500
		35,000	Pinnacle Towers		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006		Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007			
PHA WIDE	Operations	0	PA 50-9	Apt. painting	12,000
	Management Impr.	13,000	Riverside Manor	Upgrade heat sys.	10,000
	Administration	52,638		Security system	10,000
	Audit	1,000		10 refrigerators	<u>4,000</u>
	Fees & Costs	<u>55,000</u>			36,000
		121,638			
			PA 50-10	Replace storm doors	5,000
			PHA WIDE	Operations	0
				Management Imprv.	13,000
				Administration	52,638
				Audit	1,000
				Fees & costs	<u>55,000</u>
					121,638
Total CFP Estimated Cost		\$			\$

ATTACHMENT E

Tioga County Housing Authority 2003 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Nell Bergstresser
Apt. 8
Riverside Park
Blossburg, PA 16912
(570) 638-0192

Virginia Murphy
147C Taber Street
Tabor Townhouses
Blossburg, PA 16912

Virginia Case
Apt. 227
Sherwood Manor
Mansfield, PA 16933
(570) 662-2443

Evelyn Pletcher
Apt. B107
Park Hill Manor
Wellsboro, PA 16901

Iva Wheeler
Apt. 309
Pinnacle Towers
Wellsboro, PA 16901

Donald & Mary Cline
Apt. B107
Forestview Manor
Elkland, PA 16920

Roger Wilson
201 Pattison Ave. Extension
Apt. 1D
Wapiti Apartments
Elkland, PA 16920

Ellen Nelson
A303 Hillview Apartments
Westfield, PA 16950
(814) 367-2116

Rosalee Womer
Apt. 200
Riverside Manor
Westfield, PA 16950
(814) 367-2889

George & Valeda VanHorn
Apt. D28
Beecher Square
P.O. Box 121
Nelson, PA 16940
(570) 827-3331

Wendy Pritchett
Apt. 34-4 Capitol Drive
P.O. Box 182
Nelson, PA 16940
(570) 827-3558

Roger Rose
50 State Street
Apt. 4
Lawrenceville, PA 16929
(570) 827-0880

Jeanne Sutton
42 Main Street
Apt. 5
Lawrenceville, PA 16929
(570) 827-2003

Section 8 Clients

Carolyn Jelliff
7 Gee's Mobile Home Park
Wellsboro, PA 16901

Wendy Scott
96 East Avenue
Apt. 1
Wellsboro, PA 16901
(570) 724-6881

Jean Johnson
RD1 Box 1492
Osceola, PA 16942
(814) 258-5764

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

TIOGA COUNTY HOUSING AUTHORITY

TENANT NAME: EVELYN PLETCHER

**ADDRESS: APT. B107
 PARK HILL MANOR
 GRANT STREET
 WELLSBORO, PA 16901**

**INITIAL APPOINTMENT: JUNE 27, 2000
TERM EXPIRATION: APRIL 30, 2005**

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY THE TIOGA
COUNTY COMMISSIONERS**

ATTACHMENT G

TIOGA COUNTY HOUSING AUTHORITY

ANNUAL AGENCY PLAN 2002

RESIDENT ASSESSMENT – FOLLOW UP PLAN

- (1) **REQUIREMENT:** HUD requires that the Authority prepare a follow up plan for all REAC Customer Service and Satisfaction Survey Scores that fall below 75%. This is to be included in the Authority’s Annual Agency Plan to be submitted in April 2003. The Authority scored below 75% in all five Survey Sections and therefore is submitting the follow up plan.

- (3) **ANALYSIS:** The Authority has determined that the Resident Survey process for fiscal 2002 was flawed when compared with prior year surveys. The following is a comparison of scoring for 3 years.

RASS SURVEY SCORES

	2000	2001	2002
Maintenance and Repair	94%	93%	70%
Communications	79%	79%	54%
Safety	70%	74%	73.9%
Services	86%	92%	72.5%
Neighborhood Appearance	85%	86%	57.5%

An analysis of the 2002 Survey results determined that many of our project sites only received 1, 2 or 3 surveys where in prior years the sampling was as high as 81% of our residents. In reviewing this data with the Philadelphia HUD office we have determined that the problem was the addresses shown in the PIC system that is now used for the surveys.

- (3) **REMEDIAL PLAN:** As part of our 2003 Agency Plan, the Authority will work with the HUD office to assure that all data in the PIC system is accurate so that future resident survey will allow for an adequate sampling. We believe that when the proper sampling is done the scores will return to the prior year results or higher.

ATTACHMENT A

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:12/31/2002 Final Performance and Evaluation Report 4-30-2002

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	26,000	26,000	26,000	26,000
3	1408 Management Improvements Soft Costs	15,000	0	0	0
	Management Improvements Hard Costs				
4	1410 Administration	49,710	23,199	23,199	23,199
5	1411 Audit	1,000	1,000	1,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	56,000	57,325	57,325	57,325
8	1440 Site Acquisition				
9	1450 Site Improvement	31,000	43,877	43,877	43,877
10	1460 Dwelling Structures	458,000	499,395	499,395	499,395
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	12,514	12,514	12,514
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	43,500	51,900	51,900	50,300
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	20,000	0	0	0
	Amount of Annual Grant: (sum of lines.....)	715,210	715,210	715,210	712,610

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:12/31/2002 Final Performance and Evaluation Report 4-30-2002

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
PA 50-1	Stacked electric dryer		1475	1	0	1,495	1,495	1,495	C: 2/2002
Riverside Park Cottages	Commercial washer		1475	1	0	495	495	495	C: 3/2002
	Replace refrigerator		1465.1	5	2,000	1,545	1,545	1,545	C: 8/2001
	Replace ranges		1465.1	1	1,000	289	289	289	C: 3/2002
	SUBTOTAL				3,000	3,824	3,824	3,824	
PA 50-4	Sidewalk		1450		0	1,738	1,738	1,738	C:11/2002
Riverside Apts.	"B" Building automatic door		1460	1	6,000	6,550	6,550	6,550	C:8/2002
	SUBTOTAL				6,000	8,288	8,288	8,288	
PA 50-2	Money Changer		1475	1	-	813	813	813	C:6/2002
Sherwood Manor	Washer		1475	1	0	495	495	495	C: 3/2002
	Dryer		1475	1	0	854	854	854	C: 3/2002
	Replace smoke detector/panel		1460	50	20,000	37,550	37,550	37,550	C:12/2002
	SUBTOTAL				20,000	39,712	39,712	39,712	
PA 50-3	Commercial Dryers		1475	2	-	920	920	920	C:8/2002
Park Hill Manor	Repair Waln St. driveway		1450	1	5,000	11,220	11,220	11,220	C:11/2002
	Replace washers		1475	4	2,000	1,868	1,868	1,868	C: 7/2001
	Replace dryers		1475	4	2,000	1,668	1,668	1,668	C: 7/2001
	Replace Grant St. exit door		1460	1	2,000	1,100	1,100	1,100	C:8/2002
	Money changer for laundry		1475	1	1,000	800	800	800	

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete	
				Original	Revised	Obligated	Expended		
	Reseal parking lot	1450	1	5,000	4,700	4,700	4,700	C:12/2002	
	2 nd floor laundry	1460	1	30,000	37,030	37,030	37,030	C:12/2002	
	Fire alarm system upgrade	1460	1	<u>30,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	Deleted	
	SUBTOTAL			77,000	58,506	58,506	58,506		
PA 50-5	Replace landing & Steps	1460	4	52,000	12,800	12,800	12,800	C:05/2002	
Tabor	Front & rear entrance doors	1460	40	8,000	20,479	20,479	20,479	C:11/2002	
Townhouses	Replace bath exhaust fans	1460	20	2,000	0	0	0	Deleted	
	Additional landscaping	1450	1	2,000	0	0	0		
	Lights over kitchen sinks	1460	20	<u>2,000</u>	<u>2,200</u>	<u>2,200</u>	<u>2,200</u>	C:11/2002	
	SUBTOTAL			66,000	35,479	35,479	35,479		
PA 50-6	Boiler Control Sensor	1460	1	-	1,710	1,710	1,710	C:8/2002	
Forestview Manor	Replace hollow metal door	1460		0	1,100	1,100	1,100	C:11/2002	
	New elevator & enclosure	1460	1	100,000	175,581	175,581	175,581	C:12/2002	
	Heat system upgrades	1460	1	10,000	28,078	28,078	28,078	C:12/2002	
	Panic hardware on exit doors	1460	10	5,000	3,265	3,265	3,265	C:11/2002	
	Automatic door rewiring	1460	1	1,000	350	350	350	C:11/2002	
	New siding	1460	1	150,000	122,733	122,733	122,733	C:12/2002	
	Printer & computer stand	1475	1	<u>1,500</u>	<u>883</u>	<u>883</u>	<u>883</u>	C: 2/2002	
	SUBTOTAL			267,500	333,700	333,700	333,700		
PA 50-7	Sewer line cleanouts	1460	1 Bldg.	1,000	10,400	10,400	10,400	C:12/2002	

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
Wapiti	Replace 4 yard dumpsters		1475	2	1,000	0	0	0	Deleted
Apartments	Heat duct replacement		1460	5 Bldg.	5,000	0	0	0	Deleted
	Replace refrigerators		1465.1	20	7,000	6,180	6,180	6,180	C: 8/2001
	Replace ranges		1465.1	20	5,000	4,500	4,500	4,500	C: 7/2001
	Replace clothes poles		1450	5	1,000	0	0	0	
	SUBTOTAL				20,000	21,080	21,080	21,080	
PA 50-8	Gas Range		1475	1	-	235	235	235	C:10/2002
Pinnacle Towers	Gas line to community room		1460		0	2,200	2,200	2,200	C:9/2002
	Shutoffs on heat lines		1460	60	10,000	0	0	0	Deleted
	Electric lock electric upgrade		1460	1	2,000	985	985	985	C:12/2002
	Replace copier		1475	1	1,000	0	0	0	Deleted
	Money changer for laundry		1475	1	1,000	800	800		
	Auto garage door opener		1460	1	2,000	350	350	350	C:12/2002
	Front loading washer		1475	1	0	989	989	989	C:2/2002
	Washers		1475	3	0	1,485	1,485	1,485	C:2/2002
	Dryers		1475	3	0	1,281	1,281	1,281	C:2/2002
	SUBTOTAL				16,000	7,525	7,525	7,525	
PA 50-9	Lights 1 st floor public restroom		1460		0	585	585	585	C:12/2002
Riverside Manor	Seal & stripe parking lots		1450		0	4,619	4,619	4,619	C:10/2002
	Sink trap replacement		1460	50	5,000	0	0	0	Deleted
	Replace washers		1475	2	1,000	934	934	934	C: 7/2001

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
	Replace dryers		1475	2	1,000	834	834	834	C: 7/2001
	Repair roof drain to parking lot		1450	1	5,000	8,300	8,300	8,300	C:9/2002
	Gas line to community room		1460		0	1,600	1,600	1,600	C:9/2002
	Big screen TV		1475	1	0	1,585	1,585	1,585	C: 3/2002
	Pump for boiler		1460	1	0	1,087	1,087	1,087	C:6/2002
	Balance of emerg power upgrade		1460		0	7,536	7,536	7,536	C:12/2002
					12,000	27,080	27080	27080	
PA 50-10	Replace bath vanities		1460	20	5,000	14,600	14,600	14,600	C:10/2002
Hillview Apts.	Upgrade site lighting		1460	10	2,000	1,900	1,900	1,900	C:9/2002
	Repair parking lot B201-B204		1450	1	<u>5,000</u>	<u>11,100</u>	<u>11,100</u>	<u>11,100</u>	C:10/2002
	SUBTOTAL				12,000	27,600	27,600	27,600	
PA 50-11	Upgrade site lighting		1460	10	<u>2,000</u>	<u>2,535</u>	<u>2,535</u>	<u>2,535</u>	C:12/2002
Nelson Apts.	SUBTOTAL				2,000	2,535	2,535	2,535	
PA 50-12	Tenant pavilion & sidewalk		1450	1	6,000	0	0	0	Deleted
Lawrenceville	Upgrade site lighting		1460	10	2,000	3,000	3,000	3,000	C:9/2002
	Additional landscaping – elderly		1450	1	<u>2,000</u>	<u>2,200</u>	<u>2,200</u>	<u>2,200</u>	C: 11/2001
	SUBTOTAL				10,000	5,200	5,200	5200	

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26 P050 50101 Replacement Housing Factor Grant No:				Federal FY of Grant: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 C=Complete
					Original	Revised	Obligated	Expended	
PHA-WIDE	Contingency		1502		20,000	0	0	0	
	Replace front entrance door		1460	1	4,000	2,091	2,091	2,091	C:11/2002
	Replace van		1475	1	20,000	20,320	20,320	20,320	C: 12/01
	Computer equipment – H-wide		1475	1	<u>12,000</u>	<u>13,146</u>	<u>13,146</u>	<u>13,146</u>	C: 12/01
	SUBTOTAL				56,000	35,557	35,557	35,557	
PHA-WIDE	Operations		1406		26,000	26,000	26,000	26,000	
	Management Improvements		1408		15,000	0	0	0	
	Administration		1410		49,710	23,199	23,199	23,199	C:11/2002
	Salaries		1410.1		0		0	0	
	Benefits		1410.2		0		0	0	
	Sundry		1410.3		0		0	0	
	Audit		1411		1,000	1,000	1,000	0	
	Fees & Costs		1430		56,000	57,325	57,325	57,325	
	SUBTOTAL				147,710	106,524	106,524	106,524	
	GRAND TOTAL				<u>715,210</u>	<u>715,210</u>	<u>715,210</u>	<u>712,610</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program:PA26 P050 50102 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation 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:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-1	Replace washers	1475	2	1,000		998	998	C:12/15/02
Riverside Park	Tenant Pavillion	1450	1	2,000				
Blossburg, (Cottages)								
PA 50-2	Replace washer	1475	4	2,000		1,996	1,996	C:12/15/02
Sherwood	Replace dryers	1475	4	2,000		1,708	1,596	C:12/15/02
Manor,	Reseal parking lot	1450	10,000 S.F.	3,000				
Mansfield	Tenant pavilion	1450	1	2,000				
	Replace C.Rm.couch	1475	1	1,000				
PA 50-3	Heat system upgrade	1460	1	10,000		4,990	4,990	
Park Hill	Upgrade 1 st floor laundry	1460		10,000				
Manor,	Replace siding	1460	Entire Bldg	125,000				
Wellsboro	Replace refrigerators	1465.1	10	3,500				
	Reshingle mansard	1460	Entire Bldg	10,000				
PA 50-4	Construct bus shelter	1450	1	5,000		1,190	1,190	
Riverside Park,	Replace washers	1475	2	1,000		998	998	C:12/15/02
Blossburg (Apartments)	Replce dryers	1475	2	1,000		918	918	C:12/15/02

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-5	Replace landings & steps	1460	15	115,000				
Tabor	Replace front doors	1460	15	15,000				
Townhouses,	Replace rear doors	1460	20	12,000				
Blossburg	Replace sidewalk	1450	200 L.F.	10,000				
PA 50-6	Hallway carpet	1460	2,400 S.F.	30,000				
Forestview	Replace exterior lighting	1450		5,000				
Manor,	Push Mower	1475	1	500				
Elkland								
PA 50-7	Replace 4 yard dumpsters	1475	2	1,000				
Wapiti	Replace clothes poles	1450	20	1,000				
Apartments,								
Elkland								
PA 50-8	Lights over kitchen sinks	1460	60	12,000				
Pinnacle	Refrigerators	1465.1	6	2,000		1,944	1,944	C:12/15/02
Towers,	Ranges	1465.1	60	13,000		14,460		
Wellsboro	Reshingle manzard	1460	Entire Bld.	5,000				
	Community room A/C	1475	2	15,000				
	Carpet TV room	1460	500 S.F.	2,000				

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-9	Community Room TV	1475	1	1,500				
Riverside	Heat system upgrades	1460	1	20,000				
Manor	Replace shower controls	1460	57	10,000				
Westfield	Community Room AC	1475	2	15,000				
	Com.Rm. tile replacement	1460	300 S.F.	2,000				
	Park lot improvements	1450	15,000 S.F.	5,000				
	Hallway painting	1460	2 floors	5,000				
	Laundry change machine	1475	1	1,000				
PA 50-10	TV cable to 2 nd floor	1460	20	2,000				
Hillview Apts.	Ball valve on bld.shutoff	1460	20	1,000				
Westfield	Replace 2 yd.dumpsters	1475	2	1,000				
	Refrigerators	1465.1	20	7,000		6,750	6,750	C:12/01/02
	Ranges	1465.1	20	5,000		4,840	4,840	C:12/15/02
	Push mower	1475	1	500				
	Additional landscaping	1450	20	2,000				
PA 50-11	TV Cable to 2 nd floor	1460	20	2,000				
Nelson	Additional parking	1450	600 S.F.	5,000				
Apartments	New dumpster	1475	1	500				
	Ball valves on blg.shutoff	1460	20	1,000				
	Push mower	1475	1	500				

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

PHA Name:Tioga County Housing Authority		Grant Type and Number Capital Fund Program #: PA26 P050 50102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-12	Tenant pavilion/site work	1450	1	10,000				
Lawrenceville	Sidewalk	1450	100 L.F.	5,000				
Apartments	Washers	1475	2	1,000		998	998	C:12/15/02
	Dryers	1475	2	1,000		918		
	TV Cable to 2 nd floor	1460	20	2,000				
	Ball valve on blg.shutoffs	1460	20	1,000				
	Tree removal	1450	3	2,000				
	Replace 4 yd.dumpsters	1475	4	2,000				
	Push mower	1475	1	500				
PHA-WIDE	Operations	1406		28,000				
	Mngement improvements	1408		15,000		15,000	2,112	
	Administration	1410		52,638		52,638	1,872	
	Audit	1411		1,000				
	Fee & Costs/ Engineering	1430		55,000		55,000	3968	

ATTACHMENT C
TIOGA COUNTY CAPITAL FUND PROGRAM FY 2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
3	1408 Management Improvements	13,000			
4	1410 Administration	52,638			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	55,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000			
10	1460 Dwelling Structures	334,000			
11	1465.1 Dwelling Equip.—Nonexpendable	45,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,500			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	680,138			

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

PHA Name: Tioga County Housing Authority	Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 Conservation 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: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-1	Site lighting	1450	10	10,000				
Riverside	Sidewalks	1450	210'	25,000				
Park (Cottages)	Replace gas service	1450	1	10,000				
	Maintenance truck	1475	1	25,000				
	Domestic water pressure valve	1460	1	1,000				
PA 50-2	Closet doors	1460	50	10,000				
Sherwood	Convert 4 efficiencies to 1 BR	1460	4	50,000				
Manor	Security system	1460	1	10,000				
Mansfield	Gas main shut off	1460	1	1,000				
PA 50-3	Tractor/mower/plow	1475	1	10,000				
Park Hill Manor	Handicap toilets	1460	77	30,000				
Wellsboro	Apartment painting	1460	30	15,000				
PA 50-4	Replace gas lines	1450	200'	2,000				
Riverside Park	Domestic water pressure valve	1460	1	1,000				
(Apartments)	Upgrade fire alarm system	1460	1	15,000				
	Complete mansard shingles	1460	250'	2,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 50-5	Replace siding	1460	5 Bldg.	50,000				
Tabor	Replace gas lines	1450	300'	5,000				
Townhouses								
PA 50-6	Maintenance truck	1475	1	25,000				
Forestview	Refrigerators	1465.1	50	18,000				
Manor	Ranges	1465.1	50	13,000				
Elkland	Washers	1475	4	2,000				
	Dryers	1475	4	2,000				
	Dumpsters	1475	2	1,000				
PA 50-7	Replace shed roofs	1460	10	3,000				
Wapiti Apts.	Replace garage door	1460	1	2,000				
Elkland	Electric entrance meter sockets	1460	5	2,000				
	Fencing behind bldg. 5	1450	100'	2,000				
	Additional lighting/Tv-Tele	1460	20	5,000				
PA 50-8	Security system	1460	1	10,000				
Pinnacle	Laundry upgrades	1460	1	22,000				
Towers	Heat line shut offs	1460	60	10,000				
Wellsboro	Construct additional parking	1450	10 spaces	25,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Re shingle manzard	1460	200'	15,000				
	Replace TV room A/C	1475	1	5,000				
PA 50-9	Paint 2 nd and 3 rd floor halls	1460	2 floors	6,000				
Riverside	2 nd and 3 rd floor lighting	1460	2 floors	25,000				
Manor	Replace dumpster	1475	1	500				
Westfield								
PA 50-10	Paint front & rear doors	1460	40	2,000				
Hillview Apts.	New door hardware	1460	20	2,000				
Westfield								
PA 50-11	Ranges	1465.1	30	7,000				
Nelson Apts.	Refrigerators	1465.1	20	7,000				
	Bath vanities	1460	30	15,000				
	Paint front & rear doors	1460	40	2,000				
	New door hardware	1460	20	2,000				
PA 50-12	Bath vanities	1460	30	15,000				
Lawrenceville	Paint front & rear doors	1460	40	2,000				
Apartments	New door hardware	1460	20	2,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace common exit doors	1460	4	5,000				
	Community Room ceiling fans	1460	2	2,000				
PHA WIDE	Operations	1406		30,000				
	Management improvements	1408		13,000				
	Administration	1410		52,638				
	Audit	1411		1,000				
	Fees & Costs/Engineering	1430		55,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 50-1	6/2004			12/2004			
PA 50-2	6/2004			12/2004			
PA 50-3	6/2004			12/2004			
PA 50-4	6/2004			12/2004			
PA 50-5	6/2004			12/2004			
PA 50-6	6/2004			12/2004			
PA 50-7	6/2004			12/2004			
PA 50-8	6/2004			12/2004			
PA 50-9	6/2004			12/2004			
PA 50-10	6/2004			12/2004			
PA 50-11	6/2004			12/2004			
PA 50-12	6/2004			12/2004			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tioga County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
PA 50-1		59,000	0	15,500	80,000
PA 50-2		30,000	15,000	160,000	115,000
PA 50-3		28,500	276,500	0	115,000
PA 50-4		6,000	10,000	0	37,000
PA 50-5		15,000	15,000	30,000	0
PA 50-6		10,000	41,000	50,000	150,000
PA 50-7		10,000	32,000	180,000	0
PA 50-8		45,500	60,000	20,000	20,500
PA 50-9		190,000	20,000	68,000	36,000
PA 50-10		42,000	20,000	0	5,000
PA 50-11		59,000	49,000	0	0
PA 50-12		63,500	20,000	35,000	0
PHA WIDE		121,638	121,638	121,638	121,638
CFP Funds Listed for 5-year planning		680,138	680,138	680,138	680,138
Replacement Housing Factor Funds					

ATTACHMENT D

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tioga County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
PA 50-1		59,000	0	15,500	80,000
PA 50-2		30,000	15,000	160,000	115,000
PA 50-3		28,500	276,500	0	115,000
PA 50-4		6,000	10,000	0	37,000
PA 50-5		15,000	15,000	30,000	0
PA 50-6		10,000	41,000	50,000	150,000
PA 50-7		10,000	32,000	180,000	0
PA 50-8		45,500	60,000	20,000	20,500
PA 50-9		190,000	20,000	68,000	36,000
PA 50-10		42,000	20,000	0	5,000
PA 50-11		59,000	49,000	0	0
PA 50-12		63,500	20,000	35,000	0
PHA WIDE		121,638	121,638	121,638	121,638
CFP Funds Listed for 5-year planning		680,138	680,138	680,138	680,138
Replacement Housing Factor Funds					

ATTACHMENT D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tioga County Housing Authority			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007
	Annual Statement				
PA 50-1		59,000	0	15,500	80,000
PA 50-2		30,000	15,000	160,000	115,000
PA 50-3		28,500	276,500	0	115,000
PA 50-4		6,000	10,000	0	37,000
PA 50-5		15,000	15,000	30,000	0
PA 50-6		10,000	41,000	50,000	150,000
PA 50-7		10,000	32,000	180,000	0
PA 50-8		45,500	60,000	20,000	20,500
PA 50-9		190,000	20,000	68,000	36,000
PA 50-10		42,000	20,000	0	5,000
PA 50-11		59,000	49,000	0	0
PA 50-12		63,500	20,000	35,000	0
PHA WIDE		121,638	121,638	121,638	121,638
CFP Funds Listed for 5-year planning		680,138	680,138	680,138	680,138
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 50-1	Handicap toilets	7,000	PA 50-2	Handicap toilets	15,000
Annual	Riverside Park	Refinish tub	3,000	Sherwood Manor		
Statement	(Cottages)	Outside receptacles	3,000			
		New siding	36,000	PA 50-3	Sprinkler system	200,000
		Garage roof	9,000	Park Hill Manor	72 refrigerators	26,000
		Comm.Rm.front door	<u>1,000</u>		82 ranges	20,500
			59,000		Replace heat lines	<u>30,000</u>
	PA 50-2	50 refrigerators	12,000			276,500
	Sherwood Manor	50 ranges	<u>18,000</u>			
			30,000	PA 50-4 (Apts.)	Hall air makeup	10,000
				Riverside Park		
	PA 50-3	Apt. doorbells	5,000			
	Park Hill Manor	10 refrigerators	3,500	PA 50-5	20 ranges	5,000
		Upgrade comm.. kit.	<u>20,000</u>	Tabor Townhouses	Bath vanities	<u>10,000</u>
			28,500			15,000
	PA 50-4	Handicap toilets	6,000	PA 50-6	Handicap toilets	16,000
	Riverside Park Apts			Forestview Manor	Comm.Rm. A/C	5,000
					Old elev.to storage	10,000
	PA 50-5	20 toilets	8,000		Shower faucets	<u>10,000</u>
	Tabor Townhouses	20 refrigerators	<u>7,000</u>			41,000
			15,000			
				PA 50-7	New front doors	20,000
	PA 50-6	Repave parking lot	10,000	Wapiti Apts.	Rear sidewalk	<u>12,000</u>
	Forestview Manor					32,000

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	PA 50-7 Wapiti Apartments	Replace tubs	10,000	PA 50-8 Pinnacle Towers	Apt.painting	5,000
					Fire alarm system	30,000
					Handicap toilets	20,000
	PA 50-8 Pinnacle Towers	Door bells	6,000		Emergency call system	5,000
		Kit.cabinet bottoms	10,000			60,000
		Upgrade Comm.Kit.	20,000	PA 50-9	Repl.water lines	20,000
		Project sign	6,000	Riverside Manor		
		10 refrigerators	3,500			
			45,500	PA 50-10	Replace tub walls	15,000
				Hillview Apts.	Emergency call system	5,000
	PA 50-9	Replace tractor	10,000			20,000
	Riverside Manor	Sprinkler system	180,000	PA 50-11	Replace tub walls	20,000
			190,000	Nelson Apartments	Kit.counter & cab.	22,000
					Replace storm doors	7,000
	PA 50-10	Lighting upgrade	20,000			49,000
	Hillview Apts.	2 nd floor TV/tele	5,000			
		Security screens	10,000	PA 50-12	Replace tub walls	20,000
		Parking lot/sidewalk	5,000	Lawrenceville Apts.		
		Fence B201-B204	2,000			
			42,000	PHA WIDE	Operations	0
					Management Impr.	13,000
	PA 50-11	Lighting upgrade	20,000		Administration	52,638
	Nelson Apartments	2 nd floor- TV/tele	5,000		Audit	1,000
		Security screens	10,000		Fees & Costs	55,000
		Pave Pease HI.Dr.	5,000			121,638
		Pease HI. Side/Curb	5,000			

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
		Repl.walk 33-1/33-4	2,000			
		Pave Cap.Dr. lot	2,000			
		Fence @ Cap.Dr.	5,000			
		Sewer cleanouts	5,000			
			59,000			
	PA 50-12	30 ranges	7,000			
	Lawrenceville Apts.	Int.lighting upgrade	20,000			
		2 nd floor Tv/tele.	5,000			
		Security screens	10,000			
		State St. Drain/pave	10,000			
		Center St. – Pave	11,500			
			63,500			
	PHA WIDE	Operations	0			
		Management Imp.	13,000			
		Administration	52,638			
		Audit	1,000			
		Fees & Costs	55,000			
			121,638			
		Total CFP Estimated Cost	\$			\$

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-1 Cottages	Apt. #1 handicap	11,500	PA 50-1 Cottages	New boilers	60,000
Riverside Park	Com.Rm.carp/furn.	<u>4,000</u>	Riverside Park	30 ranges	8,000
		15,500		30 refrigerators	<u>12,000</u>
					80,000
PA 50-2	Laundry upgrade	10,000			
Sherwood Manor	Sprinkler	<u>150,000</u>	PA 50-2	Boiler	50,000
		160,000	Sherwood Manor	Outside elec.outlet	5,000
				Generator	50,000
PA 50-5	Furnaces	25,000		Refinish tubs	<u>10,000</u>
Tabor Townhouses	Lighting upgrades	<u>5,000</u>			115,000
		30,000			
PA 50-6	Generator	50,000	PA 50-3	New roof	100,000
Forestivew Manor			Park Hill Manor	Security system	<u>15,000</u>
					115,000
PA 50-7	Landings & steps	180,000			
Wapiti Apts.			PA 50-4 Apts.	20 refrigerators	7,000
			Riverside Park	20 ranges	5,000
PA 50-8	Replace water lines	20,000		Boiler	20,000
Pinnacle Towers				Project sign	<u>5,000</u>
					37,000
PA 50-9	Air makeup units	50,000			

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

Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
Riverside Manor			PA 50-6	Sprinkler system	150,000
			Forestview Manor		
PA 50-12	Replace tub walls	30,000			
Lawrenceville	Sewer cleanouts	<u>5,000</u>	PA 50-8	Replace sewer lines	20,500
		35,000	Pinnacle Towers		
PHA WIDE	Operations	0	PA 50-9	Apt. painting	12,000
	Management Impr.	13,000	Riverside Manor	Upgrade heat sys.	10,000
	Administration	52,638		Security system	10,000
	Audit	1,000		10 refrigerators	<u>4,000</u>
	Fees & Costs	<u>55,000</u>			36,000
		121,638	PA 50-10	Replace storm doors	5,000
			PHA WIDE	Operations	0
				Management Imprv.	13,000
				Administration	52,638
				Audit	1,000
				Fees & costs	<u>55,000</u>
					121,638
Total CFP Estimated Cost \$					\$

ATTACHMENT E

Tioga County Housing Authority 2003 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Nell Bergstresser
Apt. 8
Riverside Park
Blossburg, PA 16912
(570) 638-0192

Virginia Murphy
147C Taber Street
Tabor Townhouses
Blossburg, PA 16912

Virginia Case
Apt. 227
Sherwood Manor
Mansfield, PA 16933
(570) 662-2443

Evelyn Pletcher
Apt. B107
Park Hill Manor
Wellsboro, PA 16901

Iva Wheeler
Apt. 309
Pinnacle Towers
Wellsboro, PA 16901

Donald & Mary Cline
Apt. B107
Forestview Manor
Elkland, PA 16920

Roger Wilson
201 Pattison Ave. Extension
Apt. 1D
Wapiti Apartments
Elkland, PA 16920

Ellen Nelson
A303 Hillview Apartments
Westfield, PA 16950
(814) 367-2116

Rosalee Womer
Apt. 200
Riverside Manor
Westfield, PA 16950
(814) 367-2889

George & Valeda VanHorn
Apt. D28
Beecher Square
P.O. Box 121
Nelson, PA 16940
(570) 827-3331

Wendy Pritchett
Apt. 34-4 Capitol Drive
P.O. Box 182
Nelson, PA 16940
(570) 827-3558

Roger Rose
50 State Street
Apt. 4
Lawrenceville, PA 16929
(570) 827-0880

Jeanne Sutton
42 Main Street
Apt. 5
Lawrenceville, PA 16929
(570) 827-2003

Section 8 Clients

Carolyn Jelliff
7 Gee's Mobile Home Park
Wellsboro, PA 16901

Wendy Scott
96 East Avenue
Apt. 1
Wellsboro, PA 16901
(570) 724-6881

Jean Johnson
RD1 Box 1492
Osceola, PA 16942
(814) 258-5764

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

TIOGA COUNTY HOUSING AUTHORITY

TENANT NAME: EVELYN PLETCHER

**ADDRESS: APT. B107
 PARK HILL MANOR
 GRANT STREET
 WELLSBORO, PA 16901**

**INITIAL APPOINTMENT: JUNE 27, 2000
TERM EXPIRATION: APRIL 30, 2005**

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY THE
TIOGA COUNTY COMMISSIONERS**

ATTACHMENT G

TIOGA COUNTY HOUSING AUTHORITY

ANNUAL AGENCY PLAN 2002

RESIDENT ASSESSMENT – FOLLOW UP PLAN

- (1) **REQUIREMENT:** HUD requires that the Authority prepare a follow up plan for all REAC Customer Service and Satisfaction Survey Scores that fall below 75%. This is to be included in the Authority’s Annual Agency Plan to be submitted in April 2003. The Authority scored below 75% in all five Survey Sections and therefore is submitting the follow up plan.

- (1) **ANALYSIS:** The Authority has determined that the Resident Survey process for fiscal 2002 was flawed when compared with prior year surveys. The following is a comparison of scoring for 3 years.

RASS SURVEY SCORES

	2000	2001	2002
Maintenance and Repair	94%	93%	70%
Communications	79%	79%	54%
Safety	70%	74%	73.9%
Services	86%	92%	72.5%
Neighborhood Appearance	85%	86%	57.5%

An analysis of the 2002 Survey results determined that many of our project sites only received 1, 2 or 3 surveys where in prior years the sampling was as high as 81% of our residents. In reviewing this data with the Philadelphia HUD office we have determined that the problem was the addresses shown in the PIC system that is now used for the surveys.

- (3) **REMEDIAL PLAN:** As part of our 2003 Agency Plan, the Authority will work with the HUD office to assure that all data in the PIC system is accurate so that future resident survey will allow for an adequate sampling. We believe that when the proper sampling is done the scores will return to the prior year results or higher.