

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

PHA Plans

5 Year Plan for Federal Fiscal Years 2001 – 2005
5 Year Plan for Authority Fiscal Years 2002-2006
Federal Fiscal Year 2003
PHA Fiscal Year 2004

AGENCY PLAN

HOUSING AUTHORITY OF THE COUNTY OF LEBANON

**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: Housing Authority of the County of Lebanon

PHA Number: PA052

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 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

Year one accomplishment – Applied for 50 additional Section 8 Vouchers.

Year two accomplishments – Received the 50 Vouchers applied for in the preceding year.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)

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- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Year one accomplishment – modernization activity was maintained on schedule.

Year two accomplishment – modernization activity remained on schedule.

Year three accomplishment – modernization activity remained on schedule.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

Year one accomplishments – The Authority has become actively involved with the county wide Rental Property Owner’s Association. These landlords own rental properties outside of areas of high poverty concentration. As a result, new landlords have leased or are now willing to lease their units to voucher holders. The Authority also increased its Voucher payment standards to the maximum 110 percent level to increase opportunities within its county jurisdiction.

Year two accomplishments – Continued outreach noted above and “safe work practices” lead-based paint training is being provided to owners.

Year three accomplishments – Continued active involvement with the county wide Rental Property Owner’s Association. Staff member served as President. Authority provided training on lead base paint abatement.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

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- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

*Year one accomplishment – the regulatory restrictions and opportunities were reviewed.
Year three – the Authority has determined not to seek to designate a high rise building for elderly only at this time.*

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

*Year one accomplishment – Between 1997 and 1999 the number of families receiving income from wages dropped from 67 to 63 percent. However, during year one this percentage jumped to a very high 69 percent. Authority programs continue to effectively encourage and assist residents to obtain employment.
Year two accomplishment – The percentage of families receiving at least some income from employment jumped to 82 percent.*

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

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- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Year one accomplishments – the Authority continues to ensure access to assisted housing to all those in need. Close working relationships are maintained with several Spanish speaking organizations to assure that language is not an impediment to full access to the Authority's resources. The Authority has constant contact with the Latino Community through the Hispanic Outreach Program, which it operates for the County of Lebanon.

In the past year, the Authority has also added two bi-lingual receptionists to its staff.

Year two accomplishments – continued programs noted above for year one.

Year three accomplishments – continued programs noted above.

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2004**
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Eliminated as a requirement.

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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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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 – Attachment 1
- FY 2001 Capital Fund Program Annual Statement – Attachment 11 (*Computer file pa052d01*)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program and 5 Year Action Plan – Attachments 11 and 12 (*Computer files pa052d01 and pa052e01*)

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- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (*Included in Text, Section 18*)
- Other (List below, providing each attachment name)
 - DECONCENTRATION, Attachment 1
 - VOLUNTARY CONVERSION, Attachment 2
 - RESIDENT ADVISORY BOARD MEMBERS, Attachment 3
 - RESIDENT APPOINTED TO BOARD OF COMMISSIONERS, Attachment 4
 - DEFINITION OF SIGNIFICANT CHANGE, Attachment 5
 - PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) FOLLOW-UP PLAN, Attachment 6
 - PROJECT BASED SECTION 8 VOUCHERS, Attachment 7
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2000, Attachment 8 (computer file pa052a01)
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2001, Attachment 9 (computer file pa052b01)
 - ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT – 2002, Attachment 10 (computer file pa052c01)
 - CAPITAL FUND PROGRAM ANNUAL STATEMENT – 2003, Attachment 11 (computer file pa052d01)
 - CAPITAL FUND PROGRAM FIVE-YEAR PLAN – 2004-2007, Attachment 12 (computer file pa052e01)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is	Annual Plan:

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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	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
	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
	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
	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
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Needs
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Included in Admission and Occupancy Policy
X	Deconcentration review	Included in Trends and Comparisons

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	742	5	5	5	3	4	4
Income >30% but <=50% of AMI	364	4	4	4	3	4	4
Income >50% but <80% of AMI	483	4	4	4	3	4	3
Elderly	675	2	2	3	3	5	3
Families with Disabilities	N/A	3	3	3	2	3	3
African-American	24	4	3	3	3	3	3
Hispanic	219	4	3	3	3	3	3
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- 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) *Housing Authority of the County of Lebanon*

**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.

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	785		79
Extremely low income <=30% AMI	535	68%	
Very low income (>30% but <=50% AMI)	209	27%	
Low income (>50% but <80% AMI)	41	5%	
Families with children	461	59%	
Elderly families	50	6%	
Families with Disabilities	147	19%	
Race/ethnicity - White	688	88%	
Race/ethnicity - Black	97	12%	
Race/ethnicity - Indian	2	<1%	
Race/ethnicity - Asian	5	<1%	
Race/ethnicity - Hispanic	372	47%	
Race/ethnicity - Other	5	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	8	1%	15
1BR	268	34%	11
2 BR	299	38%	18
3 BR	172	22%	23
4 BR	31	2%	10
5 BR	7	1%	2
5+ BR	0	0%	0

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Housing Needs of Families on the Waiting List	
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	

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	983		78
Extremely low income <=30% AMI	574	58%	
Very low income (>30% but <=50% AMI)	409	42%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	654	67%	
Elderly families	53	11%	
Families with Disabilities	206	21%	
Race/ethnicity - White	878	89%	
Race/ethnicity - Black	94	10%	
Race/ethnicity - Indian	4	<1%	
Race/ethnicity - Asian	4	<1%	
Race/ethnicity - Hispanic	450	46%	
Race/ethnicity - Other	4	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	280	28%	
2 BR	385	39%	
3 BR	251	26%	
4 BR	59	6%	
5 BR	8	<1%	
5+ BR	0	0%	

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

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Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing

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

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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 2000 grants)		
a) Public Housing Operating Fund	\$721,453	
b) Public Housing Capital Fund	\$773,623	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,150,473	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$104,419	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,660,500	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$5,410,468	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (*two 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)?

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

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office
- PHA development site management office

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Other (list below)

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

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) – *to assure that Authority meets the legislatively mandated target of admitting a minimum of 40 percent from those below 30 percent of the median income.*
 Households that contribute to meeting income requirements (targeting)

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- 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.

yes within categories Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- 1 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

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(5) Occupancy

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

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

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

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

(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.

See attachment 1 for additional information.

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)
If no member of the family is a U.S. citizen or eligible immigrant.
If any member of the family has been evicted from federally assisted housing for a serious violation of the lease, the PHA must deny admission for 5 years after the eviction occurred.
The family violates any family obligation under the program as listed in 24 CFR 982.551.
Any member of the family has ever been evicted from public housing.
If any PHA has ever terminated assistance under the program for any member of the family.
If any member of the family commits fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
The family currently owes rent or other amounts to the PHA or to another PHA or other assisted housing provider in connection with Section 8 or public housing or other housing assistance under the 1937 Act.
The family has not reimbursed any PHA for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease.
The family breaches an agreement with a PHA to pay amounts owed to a PHA, or amounts paid to an owner by a PHA.
The family has engaged in or threatened abusive or violent behavior toward PHA personnel.
Any member of the family whose drug or alcohol abuse interferes with the health, safety or peaceful enjoyment of other project residents.
- 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?

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- 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)
Violations of program requirements.

(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)
Site Offices

(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:

Emergencies

Where Voucher holder can document that they have made a good faith effort.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction, ***or are attending school 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)

Families with disabilities who are receiving active case management services from Lebanon County Mental Health/Mental Retardation, Veteran's Administration, or equivalent agency. This preference shall be limited so that a maximum of 15% of the total number of general use Housing Choice Vouchers available to the PHA are under lease to families granted this preference.

Families which require adaptive or accessible housing due to a physical impairment.

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, within categories

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Former Federal preferences

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

Other preferences (select all that apply) – ***The following are the number of points granted for the indicated priorities. Applicants with the highest number receive priority consideration subject to the noted limitations.***

- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - 1 Residents who live and/or work in your jurisdiction, ***or who are attending school 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)
 - 2 ***Families with disabilities who are receiving active case management services from Lebanon County Mental Health/Mental Retardation, Veteran's Administration, or equivalent agency. This preference shall be limited so that a maximum of 15% of the total number of general use Housing Choice Vouchers available to the PHA are under lease to families granted this preference.***
 - 3 ***Families which require adaptive or accessible housing due to a physical impairment.***
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
 - Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

N/A

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

- *For hard to fill efficiency apartments, the rent is calculated based on 25 percent of the households income.*
- *The Employment Incentive Rent is designed to encourage families to obtain new or better employment during periods between annual recertifications. This Employment Incentive Rent is set at the same level as the existing flat rents.*

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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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) 20%
- Other (list below)

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

(2) Flat Rents

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

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

Cost and Fair Market Rents

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

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(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

[24 CFR Part 903.7 9 (e)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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 TO HIGH PERFORMING AUTHORITIES

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) pa052d01 (Attachment 6 in printed out document)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at (state name pa052e01). (Attachment 6 in printed out document.)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
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>(12/31/01)</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

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submitted or approved:

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

LEBANON COUNTY 2004 AGENCY PLAN – FINAL – APRIL 9, 2003

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 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

LEBANON COUNTY 2004 AGENCY PLAN – FINAL – APRIL 9, 2003

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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

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)

LEBANON COUNTY 2004 AGENCY PLAN – FINAL – APRIL 9, 2003

(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

[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.

NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES

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)

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 2002 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 2003 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?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)] **NOT APPLICABLE TO HIGH PERFORMING AUTHORITIES**

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

It was suggested that sensor lights for handicapped-accessible units would be a good idea. The Authority will consider whether this could be incorporated into Reasonable Accommodations or as a lighting improvement.

Glounger Meadows representative stated that bathroom fans there need to be replaced. This will be considered on a case-by-case basis.

Representatives from Cedar Court agreed that sheds there definitely need to be painted as planned. They also reported that residents have been concerned about air infiltration problems. New doors are planned for that development to help solve that problem.

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

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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) – *City of Lebanon and State*

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

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

Other: (list below)

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

LEBANON COUNTY 2004 AGENCY PLAN – FINAL – APRIL 9, 2003

Certifications are attached

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 1

DECONCENTRATION

- Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? Yes
- Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? Yes
- If yes, the PHA completes the table shown below.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [See step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24CFR 903.2(c)(1)(v)]
Modular Units (117%)	60	Is below 30% of the median income for the metropolitan area.	
Webster Manor (84%)	100	The average income at each of the 5 family developments is below 30% of the median income for the Harrisburg/ Lebanon / Carlisle metropolitan area.	

Attachment 2

VOLUNTARY CONVERSION

- a. How many of the PHA’s developments are subject to the Required Initial Assessment? 5

LEBANON COUNTY 2004 AGENCY PLAN – FINAL – APRIL 9, 2003

- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 2
- c. How many assessments were conducted for the PHA’s covered developments? 5
- d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

Development Name	Number of Units
<i>None</i>	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *Not applicable*

Attachment 3

RESIDENT ADVISORY BOARD MEMBERS

- Ms Charlotte Smith – Stevens Towers
- Ms Betty Kolle – Washington Arms
- Mr. John Hodges – Washington Arms
- Mr. Daniel Martes – Cedar Court
- Mr. Edwin Bates – Gloninger Meadows
- Ms Leslie Wilson – Gloninger Meadows
- Ms Kathleen Flory – Webster Manor
- Ms Beverly Elseaidy – Webster Manor
- Ms Marian James – Section 8
- Mr. Kasey DeJesus – Section 8
- Ms Evelyn Soria – Modulars
- Ms Linda Mellow – City Scattered Sites

Attachment 4

RESIDENT APPOINTED TO BOARD OF COMMISSIONERS

Ms. Neva Luttmann, resident of Stevens Towers
Appointed by the County Commissioners for a term that expires on February 9, 2004.

Attachment 5

DEFINITION OF SIGNIFICANT CHANGE

A significant change is defined as:

1. Changes to rent or admissions policies or organization of the waiting list except where the changes are to bring them into compliance with HUD requirements or expands options for residents.
2. Addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan).
3. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment 6

PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) FOLLOW-UP PLAN

HUD's review of surveys returned by Authority residents in 2002 resulted in an overall positive rating of 74.7% on questions related to Safety. This result is higher than the National average of 74.3% for this category. In all other areas covered in the survey, Authority residents were also more positive than the National average (i.e., Maintenance and Repair, Communication, Services, and Neighborhood Appearance).

Within the Safety category, resident responses were lower than the National average on two of the thirteen questions. These two questions are discussed below.

1. Do you think resident screening contributes to crime in your development? Of the residents that responded, 74.3% did not feel resident screening contributed to crime in their development. This was lower than the 80.5% that felt this way Nationwide. In discussions with the Resident Advisory Board (RAB), the members felt that those answering did not understand the question. After discussing what was included in the screening process, the RAB members all felt that this was not an issue. The Lebanon County Housing Authority consistently follows its approved Resident Screening Plan when evaluating applicants for public housing. The result is that over 60% of applicants are disqualified from being placed onto the public housing waiting list. The Authority will re-educate its residents about the screening criteria and rejection rate using the monthly family and elderly newsletters.
2. Are you aware of any crime prevention programs available to residents (for example: Neighborhood Watch, Block Watch, Community Policing, Tenant

Patrol, or Street Patrol)? Of the residents responding to this question, only 40.2% indicated that they were aware of crime prevention programs compared to 46.2% nationwide. Over 80% of those responding indicated that there was no safety problem in their homes and/or buildings. Unfortunately HUD's survey examples failed to include the Public Housing Drug Elimination Program (PHDEP), which has had a significant and recognizable (to residents) impact on criminal activity in and around public housing developments. A February 21, 2003, letter from Assistant HUD Secretary Michael Liu has indicated that Question #12 regarding awareness of crime prevention programs has been eliminated from future Customer Satisfaction Surveys. Accordingly, it is not possible/necessary to create a Follow-up Plan. LCHA will, of course, publicize any Neighborhood Watch meetings of which we are informed, as well as facilitate the formation of such groups in any of our neighborhoods where residents indicate an interest.

Attachment 7

PROJECT BASED SECTION 8 VOUCHERS

The Housing Authority is considering and may implement a Project-based Section 8 Voucher program during the Plan year. This is being considered in conjunction with the Lebanon County Mental Health/Mental Retardation organization as a possibility for group homes.

Attachment 8

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2000

Attached as a separate computer file pa052a01. See the following printed version.

Attachment 9

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2001

Attached as a separate computer file pa052b01. See the following printed version.

Attachment 10

ANNUAL STATEMENT/PERFORMANCE AND EVALUATION REPORT - 2002

Attached as a separate computer file pa052c01. See the following printed version.

Attachment 11

CAPITAL FUND PROGRAM ANNUAL STATEMENT - 2003

Attached as a separate computer file pa052d01. See the following printed version.

Attachment 12

CAPITAL FUND PROGRAM FIVE-YEAR PLAN – 2004-2007

Attached as a separate computer file pa052e01. See the following printed version.

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CO. OF LEBANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 12/31/02					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	30,189	30,311	30,311	30,311
	Management Improvements Hard Costs				
4	1410 Administration	65,000	67,234	67,234	67,234
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	39745	39745	39745
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	632,400	655,571	655,571	655,571
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000	4,850	4,850	4,850
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	35,122	-	-	-
	Amount of Annual Grant: (sum of lines.....)	797,711	797,711	797,711	797,711
	Amount of line XX Related to LBP Activities				

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CO. OF LEBANON (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 12/31/02					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	69,526	69,526	69,526
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs		2,883	2,883	2,883
	Amount of line XX Related to Energy Conservation Measures	216,820	233,373	233,373	233,373
	Collateralization Expenses or Debt Service				

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)			Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
PHA WIDE	MANAGEMENT IMPROVEMENTS								
	1. Resident Init. Coordinator		1408		27,089	27,116	27,116	27,116	
	2. Resident Init. Program Costs		1408		1,000	968	968	968	
	3. Training – Mgmt., Computer & Maint.		1408		2,100	2,227	2,227	2,227	
	Sub Total				30,189	30,311	30,311	30,311	
	Administration		1410		65,000	67,234	67,234	67,234	
	FEES & COSTS								
	A & E, Advertising, etc.		1430		20,000	25,845	25,845	25,845	
	Stevens towers Mechanical Study		1430		10,000	4,600	4,600	4,600	
	Agency Plan Update		1430		-	9,300	9,300	9,300	
	Sub Total				30,000	39,745	39,745	39,745	
	Computer Upgrades		1475		5,000	-	-	-	
	Paint Vacant Rehab Units		1460		25,000	13,250	13,250	13,250	
	Reasonable Accommodations		1460		10,000	-	-	-	
	Occupancy Office Modifications		1460		25,000	144,766	144,766	144,766	
	Contingency		1502		35,122	-	-	-	
	Sub Total				100,122	158,016	158,016	158,016	

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)			Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development No. 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	Obligated	Expended	
Webster Manor	Fence Repair		1460		0	2,883	2,883	2,883	Completed
PA 52-1A	Seal/Repair Parking Lot		1460		0	-	-	-	To FY 01
	Sidewalk Repair		1460		0	-			To FY 01
	Install Tub/Shower Surrounds		1460		0	11,988	11,988	11,988	Completed
	Replace Storage Sheds		1460		<u>100,000</u>	<u>79,925</u>	<u>79,925</u>	<u>79,925</u>	Completed
	Sub Total				100,000	94,796	94,796	94,796	
Stevens Towers	Reasonable accomoda. Lobby		1460		0	-	-	-	To 01
PA 52-1B	Replace Dumpsters		1460		3,500	2,300	2,300	2,300	Completed
	Replace Toilets		1460		<u>0</u>	<u>1,030</u>	<u>1,030</u>	<u>1,030</u>	Also 01
	Sub Total				3,500	3,330	3,330	3,330	
Modulars	New Landscaping		1460		0	26,972	26,972	26,972	Completed
PA 52-2	Replace Windows		1460		110,900	148,669	148,669	148,669	Completed
	Replace Furnaces		1460		90,000	48,926	48,926	48,926	Completed
	Replace Gas Line in Crawl Space		1460		<u>9,000</u>	<u>16,000</u>	<u>16,000</u>	<u>16,000</u>	Completed
	Sub Total				209,900	240,567	241,567	241,567	
Washington Arms	Community Space Renovations		1460		0	18,581	18,581	18,581	Completed
PA 52-3	Replace Toilets		1460		24,000	-	-	-	To FY 99
	Exterior Door Repair		1460		10,000	-	-	-	To FY 99
	Install Cleanouts		1460		0	7,890	7,890	7,890	CompletedF/01
	Install Heat Gaskets		1460		0	7,614	7,614	7,614	CompletedF/01
	Install Access Doors		1460		0	22,799	22,799	22,799	CompletedF/01
	Boiler Repairs		1460		0	1,504	1,504	1,504	CompletedF/01
	Install Addl. Baseboard Heat		1460		<u>0</u>	<u>9,980</u>	<u>9,980</u>	<u>9,980</u>	CompletedF/01
	Sub Total				34,000	68,368	68,368	68,368	

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)			Grant Type and Number Capital Fund Program Grant No: PA26PO520100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
Gloninger	Paint Exterior Doors		1460		0	6,219	6,219	6,219	Completed
Meadows	Replace Weathrstripping		1460		0	2,664	2,664	2,664	Completed
PA 52-5	Replace 2 nd Floor Tile		1460		34,300	851	851	851	Compw/99
	Replace 1 st Floor Closet Doors		1460		28,600	15,285	15,285	15,285	Comp w/99
	Replace 2 nd Floor Closet Doors		1460		28,600	15,285	15,285	15,285	Comp w/99
	Caulk Kitchen backsplash		1460		1,200	-	-	-	To FY 99
	Clean/Inspect Furnaces		1460		<u>1,800</u>	-	-	-	To FY 99
	Sub Total				94,500	40,304	40,304	40,304	
Scattered Sites	Replaces Storage Sheds		1460		60,000	43,075	43,075	43,075	Completed
PA 52-6	Replace Refrigerators		1460		18,500	-	-	-	To FY 99
	Clean & Inspect Furnaces		1460		2,000	-	-	-	To FY 99
	Repair Patios		1460		<u>31,900</u>	<u>7,115</u>	<u>7,115</u>	<u>7,115</u>	Comp w/99
	Sub Total				112,400	50,190	50,190	50,190	
Cedar Court	Replace Sewer Pump Controls		1460		0	-	-	-	To FY 01
PA 52-8	Clean & Inspect Furnaces		1460		2,100	-	-	-	To FY 99
	Replace Refrigerators		1460		16,000	-	-	-	To FY 99
	Replace Sewer Pump		1475		-	<u>4,850</u>	<u>4,850</u>	<u>4,850</u>	Emergency
	SubTotal				18,100	4,850	4,850	4,850	
	TOTAL FY 2000				797,711	797,711	797,711	797,711	

Attachment 8 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2000

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON (PA)		Grant Type and Number Capital Fund Program No: PA26PO520100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE							
Management Improvements	9/02		12/00	9/03		9/03	
Physical Improvements	9/02		6/02	9/03		12/02	
Administration	9/02		12/00	9/03		12/02	
Fees & Costs	9/02		6/02	9/03		12/02	
Non Dwelling Equipment	9/02		6/02	9/03		12/02	
PHYSICAL IMPROVE.							
PA 52-1A Webster Manor	9/02		6/02	9/03		12/01	
PA 52-1B Stevens	9/02		6/02	9/03		12/02	
PA52-2 Modulares	9/02		8/01	9/03		12/02	
PA 52-3 Washington Arms	9/02		8/01	9/03		12/02	
PA 52-5 Gloninger	9/02		8/01	9/03		12/01	
PA 52-6 Scattered Sites	9/02		8/01	9/03		12/01	
PA 52-8 Cedar Court	9/02		8/01	9/03		12/02	

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2001

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <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				
3	1408 Management Improvements Soft Costs	32,443	32,443	32,443	32,443
	Management Improvements Hard Costs				
4	1410 Administration	71,708	69,000	69,000	54,235
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	30,000	28,873
8	1440 Site Acquisition				
9	1450 Site Improvement	110,000	114,566	102,566	48,521
10	1460 Dwelling Structures	371,100	447,540	328,540	49,108
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	90,000	74,311	39,816	24,311
13	1475 Nondwelling Equipment	43,500	35,787	30,787	30,787
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	65,108	10,212	-	-
	Amount of Annual Grant: (sum of lines.....)	813,859	813,859	633,152	268,278
	Amount of line XX Related to LBP Activities				

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2001

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	10,000	-	-
	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	176,000	130,735	115,735	34,797
	Collateralization Expenses or Debt Service				

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 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
					Original	Revised	Obligated	Expended	
PHA Wide	Resident Initiatives Coordinator		1408		\$28,443	32,443	32,443	30,414	
	Resident Initiatives Program Costs		1408		1,000	934	934	934	
	Training-Mgmt., Computer and Maint.		1408		<u>3,000</u>	<u>1,095</u>	<u>1,095</u>	<u>1,095</u>	
	Sub Total Management Imp.				32,443	32,443	32,443	32,443	
PHA Wide	Administration		1410		71,708	69,000	69,000	54,235	
PHA Wide	Fees and Costs		1430		20,000	30,000	30,000	28,873	
	Annual Agency Plan Update		1430		<u>10,000</u>	-	-	-	
	Sub Total 1430				30,000	30,000	30,000	28,873	
PHA Wide	Computer Upgrades		1475		5,000	5,000	-	-	
	Replace Copier		1475		15,000	11,421	11,421	11,421	
	Pickup Truck -- Maintenance		1475		<u>20,000</u>	<u>19,366</u>	<u>19,366</u>	<u>19,366</u>	
	Sub Total Equipment				40,000	35,787	30,787	30,787	

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 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
					Original	Revised	Obligated	Expended	
PHA Wide	Paint Vacant Rehab Units		1460		\$20,000	13,685	13,685	11,235	
	Reasonable Accommodations		1460		10,000	10,000	-	-	
	Contingency		1502		<u>65,108</u>	<u>10,212</u>	-	-	
	Sub Total 1460 and 1502				95,108	33,897	13,685	11,235	
PA52-1A Webster	Seal & Repair Parking Lots		1460		-	25,000	-	-	F/FY00
	Landscaping		1450		20,000	20,385	20,385	13,600	Underway
	Hand Rails		1450		8,000	13,036	13,036	13,036	Underway
	Entry Modification & Controls		1450		15,000	15,292	15,292	-	Underway
	Sidewalk Repairs		1450		<u>10,000</u>	<u>12,250</u>	<u>12,250</u>	-	Underway
	Sub Total Webster				53,000	85,963	60,963	26,636	
PA52-1B Stevens	Occupancy Office Modifications		1460		-	158,064	158,064	1,200	U'wayw/F00
	Replace Toilets		1460		75,000	40,073	40,073	20,636	"
	Replace Dumpster Containers		1475		3,500	-	-	-	To FY 2000
	Extend Parking		1450		22,000	-	-	-	
	Redecorate Public Spaces		1470		50,000	50,000	15,505	-	Underway
	Replace Tele Entry System		1460		-	<u>1,876</u>	<u>1,876</u>	<u>1,876</u>	Under Contr.
					150,500	250,013	215,518	23,712	

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program Grant No: PA26P05250101 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
					Original	Revised	Obligated	Expended	
PA52-2 Modulars	Replace Windows also FY 00		1460		-	5,625	5,625	5,625	Completed
	New Clothes Drying Poles		1450		7,500	20,895	20,895	15,485	Underway
	Replace Bathroom Wash Bowls		1460		18,000	55,501	55,501	-	Underway
	Replace Medicine Cabinets		1460		6,000	20,870	20,870	-	Underway
	Replace VCT		1460		30,000	18,745	18,745	-	Underway
	Sidewalk Repairs		1450		<u>8,000</u>	<u>12,199</u>	<u>12,199</u>	-	Underway
	Sub Total Modulars				69,500	133,835	133,835	21,110	
PA52-3 Washington	Add Fin Tube Radiation		1460		15,000	3,000	3,000	-	U'wayw/00
	Waste Line Mod. & Clean Out Points		1460		8,600	1,565	1,565	-	"
	Repoint/Recaulk Exterior Masonry		1460		20,000	20,000	-	-	
	Redecorate Public Spaces		1470		40,000	24,311	24,311	24,311	Completed
	Replace Gaskets of Main Heating Loop		1460		<u>5,000</u>	<u>1,000</u>	<u>1,000</u>	-	U'way w/00
	Sub Total Washington				88,600	49,876	29,876	24,311	

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: HOUSING AUTHORITY OF THE COUNTY OF LEBANON			Grant Type and Number Capital Fund Program Grant No: PA26P05250101 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
					Original	Revised	Obligated	Expended	
PA52-5 Gloninger	Landscaping		1450		5,000	5,000	-	-	
	Electrical Upgrades (GFI's)		1460		8,000	8,000	-	-	
	Sidewalk Repairs		1450		7,000	7,000	-	-	
	Repair/replace Subsidied Patio Slabs		1460		<u>15,000</u>	<u>15,000</u>	-	-	
	Sub Total Gloninger				35,000	35,000	-	-	
PA52-6 Scattered	Replace VCT		1460		97,500	-	-	-	To FY 02
	Sewer Pump Controls		1450		-	<u>2,000</u>	<u>2,000</u>	-	W/FY00
					97,500	2,000	2,000	-	
PA52-8 Cedar Court	Landscaping/Wind Screen @ Street		1450		7,500	6,509	6,509	6,400	Underway
	Replace Bath Faucets		1460		7,000	7,000	-	-	
	Replace Bath Vanities		1460		34,000	34,000	-	-	
	Replace WS @ Front and Rear Doors		1460		<u>2,000</u>	<u>8,536</u>	<u>8,536</u>	<u>8,536</u>	Underway
	Sub Total				50,500	56,045	16,045	14,930	
	TOTAL				\$813,859	813,859	623,152	268,278	

Attachment 9 -- ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2001

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program No: PA26P05250101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Management Improve	June 2003		9/01	June 2004		December 2002	
Administration	June 2003		9/01	June 2004			
Fees and Costs	June 2003		12/02	June 2004			
Nondwelling Equip.	June 2003			June 2004			
Paint and Accommod.	June 2003			June 2004			
PA 52-1A Webster	June 2003		12/02	June 2004			
PA 52-1B Stevens	June 2003			June 2004			
PA 52-2 Modulars	June 2003		12/02	June 2004			
PA 52-3 Washington	June 2003			June 2004			
PA 52-5 Gloninger	June 2003			June 2004			
PA 52-6 Scattered	June 2003			June 2004			
PA 52-8 Cedar Court	June 2003			June 2004			

Attachment 10 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2002

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <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				
3	1408 Management Improvements Soft Costs	33,865	33,865	33,865	8,144
	Management Improvements Hard Costs				
4	1410 Administration	73,000	73,000	73,000	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	47,000	47,000	9,300	-
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500	2,500	-	-
10	1460 Dwelling Structures	549,490	574,490	-	-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	12,000	12,000	-	-
13	1475 Nondwelling Equipment	55,768	30,768	5,570	-
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				
	Amount of Annual Grant: (sum of lines.....)	773,623	773,623	121,735	8,144
	Amount of line XX Related to LBP Activities				

Attachment 10 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2002

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	10,000	-	-
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	90,000	90,000	-	-
	Amount of line XX Related to Energy Conservation Measures	202,450	202,450	-	-
	Collateralization Expenses or Debt Service				

Attachment 10 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:				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	Obligated	Expended	
PHA Wide	Resident Initiatives Coordinator		1408		29,865	29,865	29,865	7,206	
	Resident Initiatives Program Costs		1408		1,000	1,000	1,000	31	
	Staff Training		1408		<u>3,000</u>	<u>3,000</u>	<u>3,000</u>	<u>907</u>	
	Sub Total				33,865	33,865	33,865	8,144	
PHA Wide	Administration		1410		73,000	73,000	73,000	-	
PHA Wide	Fees and Costs		1430		20,000	20,000	-	-	
	Agency Plan Update		1430		10,000	10,000	9,300	-	
	Energy Audit		1430		12,000	12,000	-	-	
	Utility Analysis		1430		<u>5,000</u>	<u>5,000</u>	-	-	
	Sub Total				47,000	47,000	9,300	-	
PHA Wide	Replace Copier		1475		7,000	7,000	-	-	
	Computer Upgrades		1475		6,268	6,268	-	-	
	Used Dump Truck (Maintenance)		1475		25,000	-	-	-	Deleted
	Occupancy office Phone System		1475		<u>7,500</u>	<u>7,500</u>	<u>5,570</u>	-	
					45,768	20,768	5,570	-	

Attachment 10 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 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: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250102 Replacement Housing Factor Grant No:				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	Obligated	Expended	
PHA Wide	Paint Vacant Rehab Units		1460		25,000	25,000	-	-	In design
	Reasonable Accomodations		1460		10,000	10,000	-	-	“
	Contingency		1502		<u>0</u>	<u>0</u>	-	-	“
					35,000	35,000	-	-	
Webster Manor	Replace electric Transformer		1460		-	25,000	-	-	
PA 52-1A	Clean & Inspect Boilers		1460	51	4,000	4,000	-	-	In design
	Replace Water Heaters		1460	51	35,000	35,000	-	-	“
	Project ID Sign		1450		2,500	2,500	-	-	“
	Paint or Cap exposed woodwork		1460		28,000	28,000	-	-	“
	Remodel Community Building		1470		10,000	10,000	-	-	“
	Replace Phone System		1475		<u>10,000</u>	<u>10,000</u>	-	-	“
					89,500	114,500	-	-	
Stevens Towers	Replace Fire Alarm System		1460		<u>90,000</u>	-	-	-	To FY03
PA 52-1B					90,000	-	-	-	
Modular Units	Exterior Modifications		1460	60	6,000	6,000	-	-	In design
PA 52-2	Replace Entry Doors & Frames		1460	120	70,000	70,000	-	-	“
	Replace Water Heaters & pans		1460	60	30,000	30,000	-	-	“
	Replace 1 st Floor Tile & Subfloor		1460	60	93,720	93,720	-	-	“
	Replace kitchen Cabinet Fronts & Range Hoods		1460	60	<u>93,720</u>	<u>93,720</u>	-	-	“
					293,440	293,440			

Attachment 10 - ANNUAL PERFORMANCE AND EVALUATION REPORT -- 2002

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF LEBANON		Grant Type and Number Capital Fund Program No: PA052 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide							
Management Improve	June 2004			June 2005			
Administration	June 2004			June 2005			
Fees and Costs	June 2004			June 2005			
Nondwelling Equip.	June 2004			June 2005			
Paint and Accommod.	June 2004			June 2005			
PA 52-1A Webster	June 2004			June 2005			
PA 52-1B Stevens	June 2004			June 2005			
PA 52-2 Modulars	June 2004			June 2005			
PA 52-3 Washington	June 2004			June 2005			
PA 52-8 Cedar Court	June 2004			June 2005			

Attachment 11 - ANNUAL STATEMENT -- 2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520103 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	41,139			
3	1408 Management Improvements Soft Costs	3,000			
	Management Improvements Hard Costs				
4	1410 Administration	77,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	98,000			
10	1460 Dwelling Structures	411,279			
11	1465.1 Dwelling Equipment—Nonexpendable	64,000			
12	1470 Nondwelling Structures	16,000			
13	1475 Nondwelling Equipment	19,813			
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	13,392			
	Amount of Annual Grant: (sum of lines.....)	773,623			

Attachment 11 - ANNUAL STATEMENT -- 2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the County of Lebanon (PA)		Grant Type and Number Capital Fund Program Grant No: PA26P0520103 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	
	Amount of line XX Related to LBP Activities	-			
	Amount of line XX Related to Section 504 compliance	10,000			
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	8,710			
	Amount of line XX Related to Energy Conservation Measures	230,000			
	Collateralization Expenses or Debt Service				

Attachment 11 - ANNUAL STATEMENT -- 2003

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0520103 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	Obligated	Expended	
PHA Wide	Operations		1406		41,139				
PHA Wide	Staff Training		1408		3,000				
PHA Wide	Administration		1410		77,000				
PHA Wide	Fees and Costs		1430		20,000				
	Agency Plan Update		1430		<u>10,000</u>				
	Sub Total				30,000				
PHA Wide	Computer Upgrades		1475		6,813				
	Replace Copier		1475		<u>7,000</u>				
	Sub Total				13,813				
PHA Wide	Paint Vacant Rehab Units		1460		25,000				
	Reasonable Accommodations		1460		10,000				
	Contingency		1502		<u>13,392</u>				
	Sub Total				48,392				

Attachment 11 - ANNUAL STATEMENT -- 2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P052103 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	Obligated	Expended	
Webster Manor	Install canopy at Loading Dock		1470		7,500				
PA 52-1A	Replace Unit Load Centers		1460	5	20,000				
	Replace Boiler Room Doors		1460	50	40,000				
	Replace Shower Surrounds		1460	100	96,250				
	Replace Refrigerators		1465.1	100	40,000				
	Sidewalk Repairs		1450		10,000				
					213,750				
Stevens Towers	Replace Concrete in Breezway		1450		10,000				
PA 52-1B					10,000				
Modular Units	Replace 2 nd Floor Tile		1460	60	90,000				
PA 52-2	Replace Security Lights		1460		8,710				
	Dryer Vents & Washing Mach.Cabinets		1460	60	24,000				
	Replace 1500' Sewer Lafayette St		1450		40,000				
					162,710				
Washington Arms	Replace Refrigerators		1465.1	60	24,000				
PA 52-3					24,000				

Attachment 11 - ANNUAL STATEMENT -- 2003

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P0952103 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	Obligated	Expended	
Gloninger Mdws. PA 52-5	Paint Storage Sheds		1470		5,000				
	Sidewalk Repairs		1450		10,000				
	Clean & Inspect Furnaces		1460		<u>2,000</u>				
					17,000				
Scattered Sites PA 52-6	Sidewalk Repairs		1450		10,000				
	Clean & Inspect Furnaces		1460		<u>2,000</u>				
					12,000				
Cedar Court PA 52-8	Paint Storage Sheds		1470		3,500				
	Replace Sewage Pump		1475		6,000				
	Clean & Inspect Furnaces		1460		2,000				
	Replace Sidewalks		1450		18,000				
	Replace entry & storm doors		1460		<u>91,319</u>				
					120,819				
	TOTAL FY 2003				773,623				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the County of Lebanon		Grant Type and Number Capital Fund Program No: PA26P052103 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	
PHA Wide							
Management Improve.	June 2005			June 2007			
Administration	June 2005			June 2007			
Fees and Costs	June 2005			June 2007			
Nondwelling Equip.	June 2005			June 2007			
Paint & Accomoda.	June 2005			June 2007			
PA 52-1A Webster	June 2005			June 2007			
PA 52-1B Stevens	June 2005			June 2007			
PA 52-2 Modulars	June 2005			June 2007			
PA 52-3 Wash. Arms	June 2005			June 2007			
PA 52-5 Gloninger	June 2005			June 2007			
PA 52-6 Scat. Sites	June 2005			June 2007			
PA 52-8 Cedar Court	June 2005			June 2007			

Attachment 12 - FIVE-YEAR PLAN -- 2004-2007

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF THE COUNTY OF LEBANON					<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: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008
	Annual Statement				
PHA Wide		211,123	247,373	272,373	274,823
Webster PA52-1A		101,500	265,000	132,500	120,000
Stevens PA 52-1B		177,500	175,000	300,000	253,000
Modulars PA 52-2		90,500	-	-	-
Washington PA52-3		177,000	-	-	2,000
Gloninger PA52-5		-	38,750	63,750	-
Scattered PA52-6		-	-	2,500	26,300
Cedar Court PA52-8		<u>16,000</u>	<u>47,500</u>	<u>2,500</u>	<u>97,500</u>
Total CFP Funds (Est.)		773,623	773,623	773,623	773,623
Total Replacement Housing Factor Funds					

Attachment 12 - FIVE-YEAR PLAN -- 2004-2007

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: 2005			Activities for Year: <u> 3 </u> FFY Grant: 2005 PHA FY: 2006		
	PHA Wide			PHA Wide		
See	Operations	43,196		Operations	45,356	
Annual	Administration	77,000		Administration	77,000	
Statement	Fees & Costs	30,000		Fees & Costs	30,000	
	Contingency	15,927		Contingency	20,017	
	Computer Upgrades	7,000		Computer upgrades	7,000	
	Staff Training	3,000		Staff Training	3,000	
	Paint Vacant Rhb.Units	25,000		Paint Vacant Rhb. Units	25,000	
	Reasonable Accomod.	<u>10,000</u>		Reasonable Accomod.	10,000	
	Sub Total PHA Wide	211,123		Sport Utility w/plow	20,000	
	Webster Manor 52-1A			Addition to Maint Bldg	<u>10,000</u>	
	Electrical Upgrades	100,000		Sub Total PHA Wide	247,373	
	Boost Room Lighting	<u>1,500</u>		Webster Manor 52-1A		
	Sub Total Webster	101,500		Playground Equipment	10,000	
	Stevens Twrs. 52-1B			Landscaping	45,000	
	Upgrade Electric	170,000		Electrical Upgrade	100,000	
	New Kitchen Outlets	<u>7,500</u>		ADA 2 units	60,000	
		177,500		Range Hoods	<u>50,000</u>	
	Modulars PA52-2			Sub Total Webster	265,000	
	Replace Closet Doors	68,000		Stevens Tower 52-1B		
	Replace Gas Line LafSt	10,000		Kitchen Cabinet Fronts	100,000	
	Inspect & Clean Furnace	2,500		ADA 3 units	60,000	
	Inst. Crawl Space Vents	<u>10,000</u>		Inst.Ball ValveBath/Kit	<u>15,000</u>	
		90,500		Sub Total Stevens	175,000	
				Modulars 52-2	-	

Attachment 12 - FIVE-YEAR PLAN -- 2004-2007

Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u> 4 </u> FFY Grant: 2006 PHA FY: 2007			Activities for Year: <u> 5 </u> FFY Grant: 2007 PHA FY: 2008		
	PHA Wide			PHA Wide		
See	Operations	47,624		Operations	50,005	
Annual	Administration	77,000		Administration	77,000	
Statement	Fees & Costs	40,000		Fees & Costs	30,000	
	Contingency	20,749		Contingency	9,827	
	Computer Upgrades	7,000		Computer Upgrades	7,000	
	Staff Training	3,000		Staff Training	3,000	
	Paint Vacant Rhb. Units	25,000		Paint Vacant Rhb.Units	25,000	
	Reasonable Accomoda.	10,000		Reasonable Accomod.	10,000	
	3/4Pickup Truck w/plow	28,000		Addition to Garage	<u>63,000</u>	
	Lawn Tractor	<u>14,000</u>		Sub Total PHA Wide	274,823	
	Sub Total PHA Wide	272,373		Webster Manor 52-1A		
	Webster Manor 52-1A			Repave Parking & B'Ball Court	80,000	
	Electric Upgrade	100,000		Recaulk Window Openings in Brick	10,000	
	Washer Hookups	30,000		Replace Clothespoles	10,000	
	Ball Valves @ Toilets	<u>2,500</u>		Lobby Repair & New Entry @Comm.Bldg.	<u>20,000</u>	
	Sub Total Webster	132,500			120,000	
	Stevens Tower 52-1B			Stevens Towers 52-1B		
	Replace Fire Alarm Sys	150,000		ReplaceExt. Doors	35,000	
	Sprinkler Apts.	100,000		Replace Boiler Burners	24,000	
	AC Units	<u>50,000</u>		Restore School Tower	50,000	
	Sub Total Stevens	300,000		Replace Carpeting	140,000	
	Modulars 52-2	-		Exhaust Fans in Eleva.	<u>4,000</u>	
	Washington Arms 52-3	-		Sub Total Stevens	253,000	

Attachment 12 - FIVE-YEAR PLAN -- 2004-2007

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u> 4 </u> FFY Grant: 2006 PHA FY: 2007			Activities for Year: <u> 5 </u> FFY Grant: 2007 PHA FY: 2008		
	Gloninger Mdws. 52-5			Modulars 52-2	-	
See	Replace Furnaces	43,750		Washington Arms 52-3		
Annual	Install Shower Valves	<u>20,000</u>		Roof Overhang at North Stair Entry	<u>2,000</u>	
Statement	Sub Total Gloninger	63,750		Sub Total Wash. Arms	2,000	
	Scattered Sites 52-6			Gloning. Meadow 52-5	-	
	Inspect & Clean Furnaces	<u>2,500</u>		Scattered Sities 52-6		
	Sub Total Scattered	2,500		Seal Parking Lots	15,000	
	Cedar Court 52-8			Replace Clothespoles @ Weidman St.	3,500	
	Inspect & Clean Furnaces	<u>2,500</u>		Repaint Entry Doors	<u>7,800</u>	
	Sub Total Cedar	2,500		Sub Total Scattered	26,300	
				Cedar Court 52-8		
				Gravity Sewer System	50,000	
				Replace Stair Railings	45,000	
				Overhead Door @ Comm. Bldg.	<u>2,500</u>	
				Sub Total Cedar Ct.	97,500	
	Total FY 2006	773,623		Total FY 2006	773,623	