

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

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

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

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

**PHA Plan  
Agency Identification**

**PHA Name:** Columbia County Housing Authority

**PHA Number:** PA 26083

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/01/03

**PHA Plan Contact Information:**

Name: Mr. James Thomas

Phone: 1-570-784-9373

TDD: 570-389-5745

Email (if available): ccha@sunlink.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)**

- Main administrative office of the PHA  
PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

**PHA Programs Administered:**

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

**Annual PHA Plan  
Fiscal Year 20**

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**HUD 50075**

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

[24 CFR Part 903.7]

**i. Table of Contents**

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

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- 2. Capital Improvement Needs
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- 4. Homeownership: Voucher Homeownership Program
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  - B. Statement of Consistency with Consolidated Plan
  - C. Criteria for Substantial Deviations and Significant Amendments
  - D. Deconcentration and Income Mixing

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- Attachment A : Supporting Documents Available for Review
- Attachment B : Capital Fund Program Annual Statement
  - Attachment \_\_: Capital Fund Program 5 Year Action Plan
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  - Attachment \_\_: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment C : Resident Membership on PHA Board or Governing Body
- Attachment D : Membership of Resident Advisory Board or Boards
- Attachment E : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Attachment F : Voluntary Conversion

## **i. Executive Summary**

[24 CFR Part 903.7 9 (r)]

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

The Columbia County Housing Authority has prepared this third annual plan as part of the Five Year Comprehensive Plan for 2000-2004, in accordance with the Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

At the present time, the Authority administers 70 Conventional Public Housing units and 413 Vouchers. During the past year, the Authority received 25 new Vouchers.

Of the 70 Conventional housing units under management, 20 are for families located at the Town Park Village in the Town of Bloomsburg. The remaining 50 units constitute the Evan Owen Memorial Apartments, designed for elderly occupancy and located in the Borough of Berwick. The Authority reports that only 3 households have incomes over 50% of the median. The overwhelming majority of the residents rely on a fixed source of income such as social security, TANF, pensions, etc., for subsistence. Therefore, we recognize that our tenant population consists of families that have significant needs and a review of our waiting lists indicates that this profile will likely remain the same in the immediate future.

With this constituency in mind, the Columbia County Housing Authority has developed a five year plan and set its annual goals accordingly. The Authority has convened a resident advisory board to review current programs and practices and to provide recommendations on the general administration of the Authority's programs. The Authority met with the advisory board to review the requirements of the QHWRA of 1998 and the components of the Five Year Comprehensive Plan and again this year to review the implementation of those goals. A summary of the meeting of the advisory board and a listing of the Boards recommendations is included herein.

The Columbia County Housing Authority is committed to its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The Columbia County Housing Authority has also established a goal to assist in expanding the supply of affordable housing both directly and indirectly through cooperation with other nonprofit and/or profit motivated low income housing providers.

Another goal of the Authority is to increase homeownership among its existing and potential clientele by exploring available incentive offering through HUD and by working closely with other County and regional agencies and the private sector in the establishment and implementation of homeownership programs.

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

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

There have been two changes to our administrative plan over the past year. The first change is concerning illegal drug activity and violent criminal activity. The administrative plan is revised to read from "three years" to "five years"; from the date of the criminal act to the time the tenant may reapply for the Section 8 program. Secondly, there was a revision regarding the Section 8 waiting list. There is now a local preference. CCHA will now take all county residents ahead of non-county residents.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ \$114,000.

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

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

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

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment

## **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

## 2. Activity Description

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

**4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

A.  Yes     No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

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

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

Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources

Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply

with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards

Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for 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?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

C. Yes  No  Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes  No:  The PHDEP Plan is attached at Attachment \_\_\_\_\_

### **6. Other Information**

[24 CFR Part 903.7 9 (r)]

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

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

2. If yes, the comments are Attached at Attachment (pa083a01)

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes  No: below or

Yes  No: at the end of the RAB Comments in Attachment \_\_\_\_\_.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment pa083a01.

Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

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

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

PHA Requests for support from the Consolidated Plan Agency

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)  
NONE

**C. Criteria for Substantial Deviation and Significant Amendments****Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

**1. Substantial Deviation from the 5-year Plan:**

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

**2. Significant Amendment or Modification to the Annual Plan:**

Significant modifications to the Administrative Plan during the year consisted of two

changes:

1. Preference will be given to applicants on the waiting list whose address at the time of application is located in Columbia County.
2. Families with a member convicted or arrested during the 5 years prior to the time of application to the program will not be considered eligible. This is an increase from 3 years.

**D. Deconcentration and Income Mixing**

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

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

If yes, list these developments as follows:

**Deconcentration Policy for Covered Developments**

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

## Attachment A

### Supporting Documents Available for Review

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

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

X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
N/A	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
N/A	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	A n n u a l P l a n : G r i e v a n c e P r o c e d u r e s
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital 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	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E	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 (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	<p>PHDEP-related documentation:</p> <ul style="list-style-type: none"> <li>• Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>• Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>• Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>• Coordination with other law enforcement efforts;</li> <li>• Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>• All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	<p>Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)</p> <p><input checked="" type="checkbox"/> check here if included in the public housing A &amp; O Policy</p>	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	<p>Other supporting documents (optional)(list individually; use as many lines as necessary)</p> <p>Voluntary Conversion Initial Assessment</p> <p>Deconcentration of Poverty and Income Mixing</p>	(specify as needed) Assessment FR 4476-03 Notice 2001-4

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Columbia County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P08350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/01 <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	5,000	-0-	-0-	-0-
4	1410 Administration	10,000	9,429.10	9,429.10	9,429.10
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,500	6,565.00	6,565.00	6,565.00
8	1440 Site Acquisition				
9	1450 Site Improvement		39,415.00	39,415.00	39,415.00
10	1460 Dwelling Structures	95,578	62,668.90	62,668.90	62,668.90
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2– 20)	118,078.00	118,078.00	118,078.00	118,078.00
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part II: Supporting Pages</b>									
PHA Name: Columbia County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P08350100 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	Funds Obligated	Funds Expended		
HA-wide	Upgrade/Revise HUD-required policies	1408		5,000	-0-	-0-	-0-	---	
83-1	Replace vinyl siding on all apts	1460	20	95,578	62,668.90	62,668.90	62,668.90	Complete	
83-4	Re-pave parking lot	1450		--	25,130.00	25,130.00	25,130.00	Complete	
83-4	Masonry repair	1450		--	14,285.00	14,285.00	14,285.00	Complete	

<b>Annual Statement/Performance and Evaluation Report</b>									
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b>									
<b>Part III: Implementation Schedule</b>									
PHA Name: Columbia County Housing Authority			Grant Type and Number Capital Fund Program No: PA26P08350100 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			
HA Wide	11/22/02	--	--	11/22/03	--	--			
83-1	11/22/02	3/31/02	3/31/02	11/22/03	3/31/02	3/31/02			
83-4		3/31/02	3/31/02		3/31/02	3/31/02			

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<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: Columbia County Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA 26P08350101		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement                      Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	12,035	9,686.58	9,686.58	9,686.58
3	1408 Management Improvements	5,000	--	--	--
4	1410 Administration	10,000	16,283.37	16,283.37	16,283.37
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	7,500	3,289.00	3,289.00	3,289.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	88,850	91,126.05	91,126.05	91,126.05
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2- 19)	120,385	120,385	120,385	120,385
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>
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<b>PHA Name:</b> Columbia County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program #: PA 26P08350101 Capital Fund Program Replacement Housing Factor #:	<b>Federal FY of Grant:</b> 2001
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Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
83-1	Replace vinyl siding on all apts. (Phase 2)	1460	20	-0-	13,006	13,006	13,006	Completed
83-4	Repairs Waterproof Brick	1460		83,950	78,120	78,120	78,120	Completed

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

<b>PHA Name:</b> Columbia County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program #: PA 26P08350101 Capital Fund Program Replacement Housing Factor #:			<b>Federal FY of Grant:</b> 2001		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quart Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
83-1	7/11/03	3/31/02	3/31/02	7/11/04	3/31/02	3/31/02	
83-4	7/11/03	12/31/02	12/31/02	7/11/04	12/31/02	12/31/02	

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

<b>PHA Name:</b> Columbia County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P08350102 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002	
<input 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					

3	1408 Management Improvements	5,000			
4	1410 Administration	10,000			

5	1411 Audit				
6	1415 Liquidated Damages				

7	1430 Fees and Costs	7,500			
8	1440 Site Acquisition				

9	1450 Site Improvement				
10	1460 Dwelling Structures	91,747			

11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				

13	1475 Nondwelling Equipment				
14	1485 Demolition				

15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

17	1495.1 Relocation Costs				
18	1499 Development Activities				

19	1501 Collateralization or Debt Service				
20	1502 Contingency				

21	Amount of Annual Grant: (sum of lines 2- 20)	114,247			
22	Amount of line 21 Related to LBP Activities	0			

23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security - Soft Costs	0			

25	Amount of Line 21 Related to Security - Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			



<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>		
PHA Name: Columbia County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P08350102	<b>Federal FY of Grant:</b> 2002

Replacement Housing Factor Grant No:

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

				Original	Revised	Funds Obligated	Funds Expended	
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HA-wide	Upgrade/Revise HUD-required policies	1408			5,000				
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83-1	Replace Kitchen cabinets and countertops	1460		20	91,747				
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<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>		
PHA Name: Columbia County Housing Authority	Grant Type and Number Capital Fund Program No: PA26P08350102	Federal FY of Grant: 2002

Replacement Housing Factor No:

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	
HA Wide	7/11/04			7/11/05			

83-1	7/11/04			7/11/05			
83-4	7/11/04			7/11/05			

**Capital Fund Program 5-Year Action Plan**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

**CFP 5-Year Action Plan**

Original statement       Revised statement

Development Number	Development Name (or indicate PHA wide)	Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
83-1	Town Park Village			

Replace lighting fixtures Replace medicine cabinets Replace ranges Replace kitchen cabinets and countertops Replace windows Replace closet doors Replace VCT flooring Replace bath vanity and sink Replace tub and shower units		
<b>Total estimated cost over next 5 years</b>		

### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs

need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<input checked="" type="checkbox"/> <b>Original statement</b> <input type="checkbox"/> <b>Revised statement</b>		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
83-4	Evan Owen Memorial Apartments	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Waterproof brick Roof repair Replace counter tops Replace kitchen sinks Replace light fixtures Replace Windows Replace VCT flooring Convert Tub/Shower combination to stall shower for handicap accessibility at tenant request Add "life jacket" hydraulic elevator safety device		
Total estimated cost over next 5 years		

### Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
<b>Original statement</b>	<b>Revised statement</b>	
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
	AGENCY WIDE	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Upgrade and revise policies and plans as required by HUD Modernize computer system		
Total estimated cost over next 5 years		

**PHA Public Housing Drug Elimination Program Plan**

N/A

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ \_\_\_\_\_
- B. Eligibility type (Indicate with an "x")    N1 \_\_\_\_\_ N2 \_\_\_\_\_ R \_\_\_\_\_
- C. FFY in which funding is requested \_\_\_\_\_
- D. Executive Summary of Annual PHDEP Plan

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

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

<b>PHDEP Target Areas (Name of development(s) or site)</b>	<b>Total # of Units within the PHDEP Target Area(s)</b>	<b>Total Populatio n to be Served within the PHDEP Target Area(s)</b>

**F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**12 Months**\_\_ **18 Months**\_\_ **24 Months**\_\_

**G. PHDEP Program History**

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "GE" in column or "W" for waivers.

<b>Fiscal Year of Funding</b>	<b>PHDEP Funding Received</b>	<b>Grant #</b>	<b>Fund Balance as of Date of this Submission</b>	<b>Grant Extensions or Waivers</b>	<b>Grant Start Date</b>	<b>Grant Term End Date</b>
<b>FY 1995</b>						
<b>FY 1996</b>						
<b>FY 1997</b>						
<b>FY 1998</b>						
<b>FY 1999</b>						

**Section 2: PHDEP Plan Goals and Budget**

**A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**B. PHDEP Budget Summary**

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

<p><b>FFY __ PHDEP Budget Summary</b></p>
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**Original statement**

**Revised statement dated:**

<b>Budget Line Item</b>	<b>Total Funding</b>
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	

**PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9115 - Special Initiative</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

<b>9116 - Gun Buyback TA Match</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

<b>9120 - Security Personnel</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9180 - Drug Treatment</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Required Attachment C: Resident Member on the PHA Governing Board**

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

Name of resident member(s) on the governing board:

Alex Dubil

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

Elected

Appointed

C. The term of appointment is (include the date term expires): 01/01/02-01/01/05

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

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

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

Other (explain):

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

Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

## Required Attachment D: Membership of the Resident Advisory Board or Boards

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

June Maciejewski - Evan Owen Memorial Apartments  
 Kellie English - Town Park Village  
 Alex Dubil - Section 8

### **Required Attachment E: Comments of the Resident Advisory Board and PHA Response**

**A Resident Advisory Board Meeting was held October 10, 2002 at 11:00 am at the Housing Authority 's Administrative offices at 700 Sawmill Road, Bloomsburg, PA for the purpose of reviewing and offering comments on the Authority 's Annual Plan. In attendance were James Thomas, Executive Director, Sheri Carlton Trutt, Housing Authority 's Public Housing Manager, Alex Dubil, a tenant participating in the Authority 's Section 8 Program, June Maciejewski, a resident of Evan Owen Memorial Apartments, and Kellie English, a resident of Town Park Village.**

#### **Comments and Suggestions:**

- Request for additional parking at Evan Owen Memorial Apartments (Response: will be explored)**
- Request for hallway carpet cleaning at Evan Owen Memorial Apartments (Response: Has been scheduled for next week)**
- Request for replacement of vinyl tile flooring in bathroom due to discoloration (Response: will be explored.**
- Mrs. Maciejewski advises that a recent change in officers of the tenant association, the Evan Owen Social Club, has been seen as a positive thing by most members.**
- Mr. Dubil inquired if the Housing Authority can intercede if a Section 8 resident is having problems having their landlord complete required repairs such as a recurring problem of a refrigerator malfunctioning. (Response: The tenant should notify the landlord of the problem and allow reasonable time for the problem to be repaired. If the landlord refuses to repair, fails to repair in a reasonable time, or doe not completely repair the problem, the tenant should notify CCHA and CCHA can request the landlord complete the repair, inspect to insure the repair is adequate, and sanction the landlord by abating payments until repair is satisfactory if the landlord fails to cooperate.)**
- Mrs. English inquired if ranges will be replaced at Town Park Village soon. (Response: Replacement of TPV ranges in in CCHA's 5-year plan, perhaps as early as CFP2002 grant)**
- The rear shed area behind TPV #4 has no outdoor lighting. (Response: CCHA is unable to get electricity to the detached shed. An alternative would be the pay PPL to install street light on a nearby telephone pole - however a street light may provide excessive nuisance lighting all night to a neighbor, the Brookings, as well as the rear of # 1-4, and the basketball court. A well-lit basketball court would likely result in late night noise which would disturb neighbors. The neighbors affected will be surveyed to discuss their preferences.)**
- HUD annual sends out a Customer Service and Satisfaction Survey to a random sample of public housing residents. The most recent survey results from responding Columbia County Housing Authority public housing residents gave an unsatisfactory rating for security. The residents in attendance**

**responded that they felt safe in their homes and in their community. It was suggested that perhaps survey respondents incorrectly marked "No" to the question concerning awareness of crime prevention programs instead of "Does Not Apply", since Bloomsburg does not have a Neighborhood Watch Program. (Response: CCHA will continue to promote Bloomsburg Police Department Programs at Town Park Village. CCHA will invite Berwick Police Department to meet with tenants of Evan Owen Memorial Apartments. CCHA will request resident input regarding security concerns at CCHA/Tenant Meetings. CCHA will send a memo to tenants prior to distribution of the next HUD Customer Service and Satisfaction Survey addressing any misunderstandings in the question about Neighborhood Watch Programs. )**

**\*\*Note: PHA response to comments found in parentheses above.**

**Required Attachment F: Voluntary Conversion Initial Assessment**

**a. How many of the PHA's developments are subject to the**

**Resident Initial Assessment?**

**Only one development is covered: Town Park Village, Town of Bloomsburg**

**b. How many PHA's developments are not subject to the Required**

**Initial Assessments based on exemption?**

**One development, as an elderly housing project, is not subject to**

**the Assessment.**

**c. How many assessments were conducted for the PHA's covered**

**developments?**

**One**

**d. Identify the PHA developments that may be appropriate for**

**conversion based on the Required Initial Assessment:**

**None**

**e. If the PHA has not completed the Required Initial Assessment,**

**describe the status of these assessments:**

**N/A**

**ATTACH for Public Display**

**Certifications  
Letter to Scott Dunwoody requesting Certification of  
Consistency  
Fair Housing Certification**

## **Resident Advisory Board Meeting**

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### **Comments and Suggestions:**

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- Mrs. Maciejewski advises that a recent change in officers of the tenant association, the Evan Owen Social Club, has been seen as a positive thing by most members.
  
- Mr Dubil inquired if the Housing Authority can intercede if a Section 8 resident is having problems having their landlord complete required repairs such as a recurring problem of a refrigerator malfunctioning. (Response: The tenant should notify the landlord of the problem and allow reasonable time for problem to be repaired. If landlord refuses to repair, fails to repair in a reasonable time, or does not completely repair the problem, the tenant should notify CCHA and CCHA can request that the landlord complete the repair, inspect to insure the repair is adequate, and sanction the landlord by abating payments until repair is satisfactory if the landlord fails to cooperate)
  
- Mrs. English inquired if ranges will be replaced at Town Park Village soon (Response: Replacement of TPV ranges is in CCHA'S 5-year plan, perhaps as early as CFP2002 grant)
  
- The rear shed area behind TPV #4 has no outdoor lighting (Response: CCHA is unable to get electrical service to the detached shed. An alternative would be for the Housing Authority to pay PPL to install a street light on a nearby telephone pole - however a street light may provide excessive nuisance lighting all night to a neighbor, the Brookings, as well as the rear of TPV #1-4, and the basketball court. A well-lit basketball court would likely result in late night noise which would disturb neighbors. The neighbors affected will be surveyed to discuss their preferences)
  
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public housing residents. The most recent survey results from responding Columbia County Housing Authority public housing residents gave an unsatisfactory rating for security. The residents in attendance responded that they felt safe in their homes and their community. It was suggested that perhaps survey respondents incorrectly marked "No" to the question concerning awareness of crime prevention programs instead of "Does Not Apply", since Bloomsburg does not have a Neighborhood Watch Program. (Response: CCHA will continue to promote Bloomsburg Police Department programs at Town Park Village. CCHA will invite Berwick Police Department to meet with tenants of Evan Owen Memorial Apartments. CCHA will request resident input regarding security concerns at CCHA/Tenant Meetings. CCHA will send a memo to tenants prior to distribution of the next HUD Customer Service and Satisfaction Survey addressing any misunderstandings in the question about Neighborhood Watch programs.)

**\* Note: PHA response to comments found in parentheses above.**