

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

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# NCHA Plans

5-Year Plan for Fiscal Years 2004 - 2008

Annual Plan for Fiscal Year 2004

PA076v05

March 15, 2004

**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:** Northampton County Housing Authority

**PHA Number:** PA076

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2004

### 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 2005 - 2009**  
[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) to serve the citizens of its jurisdiction by providing affordable housing in a socially, environmentally and fiscally responsible manner, and by forming effective partnerships with other agencies and organizations to maximize equal and affordable housing opportunities.

**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 to the maximum available, provided that lease-up of current allocation is close to meeting PHA percentage goals. (3/01: PHA received 100 Section 8 Vouchers plus 10 Section 8 Mainstream units if FY 2000. 11/01: PHA received HUD five-year funding to initiate a Shelter Plus program of approximately ten units. 4/03 Shelter Plus Program to become operational in 2003. Coordination plans with cooperating agencies are in place.
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities: develop revolving fund loan program within two years using up to 30% of PHA Operating Reserve to leverage new and on-going home ownership, special needs and other affordable housing programs. (3/01: PHA provided pass-through for loan funding to develop affordable housing in cooperation with County of Northampton and Valley Housing Development Corporation in FY 2000. 6/01: PHA provided loan to

Alliance for Building Communities/Ramblewood Partners for development of affordable housing/home ownership units in Freemansburg, Northampton County. 3/02: Ramblewood Partners loan satisfied in full, with affordable housing units developed as proposed.

- Acquire or build units or developments in locations consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. Such locations (with census tract poverty rates below 20%) include virtually all municipalities within the PHA's jurisdiction. The PHA proposes to accomplish this through the use of such techniques as project-based vouchers, with the goal of developing 25 to 75 such units in the next five years (2003-2007). 7/03 PHA has received HUD approval to participate in the development of 60 Project-Based Voucher units in Wilson Borough.)
- Other: maximize issuance of Section 8 Vouchers, to occupy at least 95% of units (based upon maximum HAP payments) within two years. (7/02: PHA has added staff, increased lease-up and anticipates 95% issuance in 2003. 6/03 Current lease-up is 675 of 860 units. With the addition of 60 project-based voucher units authorized by HUD, lease-up will increase to over 85%.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- 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: improvements to include structural repairs and electrical improvements at Oliver C. Border House, expansion of Section 8 offices. (Rev. 4/01. Also, see Attachment 3, Resident comments. 11/01: PHA has constructed handicapped-accessible parking lot at PHA main office. 7/02: PHA is preparing for above work and drainage repairs at OCB, finish upgrades at HJM. PHA will develop five-year Capital Fund Project master plan by January, 2003. 4/03: PHA has received bids and will enter into construction contracts to expand Section 8 offices, upgrade structural and electrical systems at Oliver C. Border House, and replace flooring at Howard Jones Manor, 7/03: PHA has developed a five-year Capital Fund Project Action Plan: See Attachment 6.
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below) work towards regaining status as High Performing agency.

- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords: 8/02: The PHA will develop and implement a region-wide effort to educate and attract potential voucher landlords. 9/02: The first Landlord Outreach meeting has been held, with participation by HUD, other PHA's and a number of potential landlords. Follow-up efforts are anticipated through 2003. 4/03: The PHA has helped form a coalition of five local PHAs to jointly fund and develop the Landlord Outreach Program. Activity will continue through the remainder of 2003 and into 2004.
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs and/or provide funding to ongoing successful local programs. (Goal: 15 units within 3 years. 4/02: seven units have been built and sold by the Alliance for Building Communities/Ramblewood program described above.) 7/02: Based on HUD directive, funding of various initiatives for the PHA's increased assisted housing choices goal is contingent upon PHA achieving full lease-up of Section 8 units. Achieving the targeted lease-up goal, as noted above, will be stressed in the early implementation of this 5-year plan.
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: continue to develop and implement leveraged funding program(s) as noted above. 9/02: encourage new initiatives for in-place tenants at any time, while deferring new other initiatives in accordance with HUD regulations until such time as the PHA achieves or approaches 95% Section 8 lease-up.
  - Other: 7/03: Develop programs to meet needs of residents that are currently not being addressed, such as assisted living needs of the elderly and frail elderly. Goal: develop 10-20 units of housing to address these needs by 2006.

**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:
  - 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)

**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: improve liaison with agencies providing appropriate services, particularly to groups or individuals identified as in greatest need by Commonwealth of Pennsylvania Consolidated Plan, northeast region. (3/01: PHA received Mainstream Program funding in FY 2000, to develop ten unit program in cooperation with Lehigh Valley Center for Independent Living. 11/01: Program is now fully operational, all units occupied. 11/01: PHA will work with several local homeless/mentally ill agencies to implement new Shelter Plus Program, beginning in 2002. 4/03: Mainstream Program is fully operational; Shelter Plus Program to become operational in 2003.)

**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: including support of initiatives to develop housing for persons with disabilities. (Goal: 5 units within three years. PHA applied for and received Mainstream Program funding in FY 2000 to develop ten-unit program for persons with disabilities. 4/03: All ten Mainstream Program units are in operation.)
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: 1/04: In addition to input from disabled residents through its Resident Advisory Board, the PHA will request comment at least yearly on its 5-year and Annual Plans from the Lehigh Valley Center for Independent Living, an advocacy group. The PHA has also amended its 5-year Capital Funding Plan to include a comprehensive Section 504 review in its Public Housing facilities
- Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2004**  
[24 CFR Part 903.12]

**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)**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan (optional)**

[24 CFR Part 903.12 (b), 24 CFR 903.7(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.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.12(b)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

**Table of Contents**

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## Attachments

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

### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement: See Attachment 7
- 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 2004 Capital Fund Program 5-Year Action Plan. See Attachment 6.
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text). See Attachment 3.
- Other (List below, providing each attachment name)
  1. PHA Certification of Compliance and Board Resolution
  2. Comments of Resident Advisory Board
  3. Certificate of Consistency with Consolidated Plan
  4. Narrative describing progress on PHA 5-Year Plan
  5. Performance and Evaluation Report for Capital Fund Programs:  
FY 2001 and FY 2002
  6. Capital Fund Program 5-Year Action Plan
  7. Capital Fund Program Annual Statement: FY 2003
  8. Additional PHA Statements

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable 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	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	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 of families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
n.a.	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions
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
n.a.	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
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	
X	Public housing rent determination policies, including the	Annual Plan: Rent

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
n.a.	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	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 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
n.a.	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
n.a.	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24 CFR Part 903.12 (b), 903.7(a)]

### **A. 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.

<b>Housing Needs of Families on the Waiting List</b>			
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	610		10%
Extremely low income <=30% AMI	365	60	
Very low income (>30% but <=50% AMI)	245	40	
Low income (>50% but <80% AMI)			
Families with children	365	60	
Elderly families	245	40	
Families with Disabilities	150	25	
Race/ethnicity (w)	530	87	
Race/ethnicity (hisp)	50	8	
Race/ethnicity (b)	28	5	
Race/ethnicity (other)	2	-	
Characteristics by Bedroom Size (Public Housing			

<b>Housing Needs of Families on the Waiting List</b>			
Only) n.a.			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing (elderly and/or disabled only)			
<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	100	100	10%
Extremely low income <=30% AMI	30	30	
Very low income (>30% but <=50% AMI)	70	70	
Low income (>50% but <80% AMI)			
Families with children	0	0	
Elderly families	90	90	
Families/elderly with Disabilities	10	10	
Race/ethnicity (w)	97	97	
Race/ethnicity (other)	3	3	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	100	100	
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

### 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

#### B. 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: maximize issuance of Section 8 Vouchers, to occupy at least eighty-five percent of units (based on maximum authorized HAP payments) within one year.

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

Select all that apply

- Apply for additional section 8 units should they become available: Since 2000, the PHA received funding for 100 Voucher units, 10 Mainstream and 10 Shelter Plus units. Additional units will be requested consistent with leasing goals.
- 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: begin to establish mechanism for supporting development of newly created or existing home ownership and special needs affordable housing programs.

**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)

**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. (11/01: Handicapped-accessible parking lot adjacent to PHA offices completed.)
- Needs Assessment for Public Housing: maintain compliance w/current regs.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available: (4/01: The PHA applied for and received funding for 10 Mainstream units in 2000. 11/01: Program fully implemented, all units occupied in 2001. 11/01: The PHA applied for and received funds to implement a Shelter Plus Program of approximately ten units for five years, beginning in 2003.)
- 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
- 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:  
pending
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2003 grants)</b>		
a) Public Housing Operating Fund	144,000 (est.)	
b) Public Housing Capital Fund	100,000 (est.)	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,198,719	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
Tenant rents	247,000	Administrative
Section 8 program rent	5,000	Adminstrative
<b>4. Other income (list below)</b>		
Laundry receipts	4,000	Return to HUD per PFS
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	4,698,719	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **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): top two on list
- When families are within a certain time of being offered a unit: (state time)
- 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
- 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)
- 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): Individuals who have been offered employment or are going to school in the jurisdiction.

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

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

Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)
  - Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
  - Other (describe below): information regarding previous landlord/tenant

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)

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

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

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

If yes, state circumstances below: 120 days total for all applicants plus an additional 30 days for handicapped.

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below): individuals who have been offered work or are going to school in the jurisdiction.

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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 (n.a.)**

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

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

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

- Through published notices  
 Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7(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?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
- For the earned income of a previously unemployed household member
  - For increases in earned income
  - Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
  - Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below: Changes affecting rent by at least \$10.00/month
  - 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)
- None
  - For all developments
  - For all general occupancy developments (not elderly or disabled or elderly only)
  - For specified general occupancy developments
  - For certain parts of developments; e.g., the high-rise portion
  - For certain size units; e.g., larger bedroom sizes
  - Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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): rent change exceeding \$10/mo.
- 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): Pennsylvania Housing Finance Agency approved rents at comparable nearby units.

## 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)

**(2) Minimum Rent**

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

- \$0 (pending)  
 \$1-\$25  
 \$26-\$50

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

**5. Capital Improvement Needs**

[24 CFR Part 903.7 (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.

**Capital Fund Program**

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? \$ 100,000 (est.)

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

D.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

E. 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 6

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment 7

**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:

## **6. Demolition and Disposition**

[24 CFR Part 903.7 (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.)

<b>Demolition/Disposition Activity Description</b>	
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: <u>(DD/MM/YY)</u>	
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:	

## **7. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 (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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
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

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 8.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

## 8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. See Attachment 1.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

See Attachment 2.

### **B. Criteria for Substantial Deviations and Significant Amendments**

n.a.

### **C. Other Information**

[24 CFR Part 903.13]

#### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? 10/03: PHA requested comments on the Plan from the Resident Advisory Board. The Board comments and PHA response: Attachment 3.
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
 Attached at Attachment 2: Comments of Resident Advisory Board  
 Provided below:
3. In what manner did the PHA address those comments? (select all that apply)  
 Considered comments, but determined that no changes to the PHA Plan were necessary.  
 The PHA changed portions of the PHA Plan in response to comments  
List changes below: 10/03: PHA reordered Capital Fund priorities per RAB requests.  
 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 in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list): By law, appointments to the PHA Board must be made by the Northampton County Executive. The PHA provided the Executive with a list of names of potential resident board members, provided by the Tenant Association. The County Executive selected on of the submitted names. See documentation, Attachment 3. 11/01: the PHA is in the process of adding an HCV program participant to the Advisory Board.

### C. Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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 the initiatives contained in the Consolidated Plan. (list below): The PHA intends to focus on the development of affordable housing initiatives consistent with the Consolidated Plan's determination of particular needs among large, low income families.
  - Other: (list below): The PHA has reviewed this plan with respect to the Pennsylvania Consolidated Plan/Action Plan. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: approved without comment October 6, 2003, by PA Office of Community Development and Housing. (Certificate of Consistency issued by F. Edward Geiger III, Director. See Attachment 4.
2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) n.a.

### **10. Project-Based Voucher Program (if applicable)**

If the PHA plans to use the project-based voucher program, provide a statement of the projected number of project-based units and general locations, and how project basing would be consistent with its PHA Plan.

1. As described in the Five-Year Plan, the PHA has received HUD approval (7/03) to provide 60 Project Based Vouchers to a Housing for the Elderly/Disabled Project currently under construction in Wilson Borough.
2. As described in the Five-Year Plan, the PHA is exploring the opportunity to develop an Affordable Assisted Living Project that might make use of Project Based Vouchers.

## **Attachments**

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

**Attachment 1. PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution, for FY 2004.** (Hard copy transmitted to HUD Philadelphia Area office, 9/03.)

**Attachment 2. Narrative describing progress on PHA 5-Year Plan.** Hard copy transmitted to HUD Philadelphia Area Office, 10/02.

**Attachment 3. Statement Regarding Advisory Board Comments.**

**Attachment 4. Certificate of Consistency with The Consolidated Plan.** (12/02: Approval of F. Edward Geiger III, Director, Pennsylvania Office of Community Development, dated November 21, 2002. (Hard copy transmitted to HUD Philadelphia Area Office, 12/02.)

**Attachment 5. Performance and Evaluation Report for Capital Fund Programs: FY 2001 and FY 2002**

**Attachment 6. Northampton County Housing Authority Capital Fund Program 5-Year Action Plan 2004 2008.**

**Attachment 7: NCHA Capital Fund Program Annual Statement: FY 2003**

**Attachment 8: Additional PHA Statements**

**Standard PHA Plan  
PHA Certifications of Compliance**

**Attachment 1  
PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the Standard Annual, Standard 5-Year/Annual, and  
Streamlined 5-Year/Annual PHA Plans**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the standard Annual and standard 5-Year/Annual PHA Plan for the PHA fiscal year beginning January 1, 2004, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.



## Attachment 2

### Northampton County Housing Authority Narrative describing progress on 5-Year Plan, 2004-2008

The 5-Year Plan of the Northampton County Housing Authority for 2004-2008 notes the following progress towards achieving the goals and objectives described in the PHA's previous 5-Year Plans.

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

- PHA Goal: Expand the supply of assisted housing
  - Apply for additional rental vouchers to the maximum available, provided that lease-up of current allocation is close to meeting PHA percentage goals. (3/01: PHA received 100 Section 8 Vouchers plus 10 Section 8 Mainstream units in FY 2000. 11/01: PHA received HUD five-year funding to initiate a Shelter Plus program of approximately ten units. 4/03 Shelter Plus Program to become operational in 2003. Coordination plans with cooperating agencies are in place.
  - Assist in the building of units or developments in locations consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. Such locations (with census tract poverty rates below 20%) include virtually all municipalities within the PHA's jurisdiction. The PHA proposes to accomplish this through the use of such techniques as project-based vouchers, with the goal of developing 25 to 75 such units in the next five years (2003-2007). 7/03: PHA has received HUD approval to participate in the development of 60 Project-Based Voucher units in Wilson Borough.
  - Maximize issuance of Section 8 Vouchers, to occupy at least 95% of units (based upon maximum HAP payments) within two years. ( 7/02: PHA has added staff, increased lease-up and anticipates 95% issuance in 2003. 6/03: Current lease-up is 675 of 860 units. With the addition of 60 project-based voucher units authorized by HUD, lease-up will increase to over 85%.
  
- PHA Goal: Improve the quality of assisted housing
  - Renovate or modernize public housing units, improvements to include: structural repairs and electrical improvements at Oliver C. Border House, expansion of Section 8 offices. (Rev. 4/01. Also, see Attachment 7, Resident comments. 11/01: PHA has constructed handicapped-accessible parking lot at PHA main office. 7/02: PHA is preparing for above work and drainage repairs at OCB, finish upgrades at HJM. PHA will develop five-year Capital Fund Project master plan by January, 2003. 4/03: PHA has received bids and will enter into construction contracts to expand Section 8 offices, upgrade structural and electrical systems at Oliver C. Border House, and replace flooring at Howard Jones Manor. 7/03: PHA has developed a 5-year Capital Fund Project master plan: see Attachment 6.

- ☒ PHA Goal: Increase assisted housing choices
  - ☒ Conduct outreach efforts to potential voucher landlords: 8/02: The PHA will develop and implement a region-wide effort to educate and attract potential voucher landlords. 9/02: The first Landlord Outreach meeting has been held, with participation by HUD, other PHA's, and a number of potential landlords. Follow-up efforts are anticipated through 2003. 4/03: The PHA has helped form of coalition of five local PHA's to jointly fund and develop the Landlord Outreach Program. Activity will continue through the remainder of 2003 and into 2004.
  - ☒ 7/03: Develop programs to meet needs of residents that are currently not being addressed, such as assisted living needs of the elderly and frail elderly. Goal: develop 10-20 units of housing to address these needs by 2006.

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

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
  - ☒ Improve liaison with agencies providing appropriate services, particularly to groups or individuals identified as in greatest need by Commonwealth of Pennsylvania Consolidated Plan, northeast region. 3/01: PHA received Mainstream Program funding in FY 2000, to develop ten unit program in cooperation with Lehigh Valley Center for Independent Living. 11/01: Program is now fully operational, all units occupied. 11/01: PHA will work with several local homeless/mentally ill agencies to implement new Shelter Plus Program, beginning in 2002. 4/03: Mainstream Program is fully operational; Shelter Plus Program to become operational in 2003.

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
  - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: including support of initiatives to develop housing for persons with disabilities. (Goal: 5 units within three years. PHA applied for and received Mainstream Program funding in FY 2000 to develop ten-unit program for persons with disabilities. 4/03: All ten Mainstream Program units are in operation.)

### **Attachment 3**

#### **Statement Regarding Advisory Board Comments.**

The Resident Advisory Board reviewed this plan on September 29, 2003, and submitted the following comment:

Move the 2006 Capital Fund Projects to 2004. [e.g. Bathroom renovations at Oliver C. Border House and Howard Jones Manor to be given higher priority.]

There were no further comments from the Resident Advisory Board.

The PHA response to this comment was to revise the Capital Fund Program 5-Year Action Plan to place the requested improvements in 2004 rather than 2006. The RAB was advised that as funding permits, this work will be done in 2004 or as soon as possible.

NOTE: The Resident Advisory Board serves as the advisory group for disabled as well as non-disabled residents of PHA facilities.

**Certificate of Consistency with  
The Consolidated Plan**

**U.S. Department of Housing  
and Urban Development**

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I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.

Type or clearly print the following information:

Applicant: Northampton County Housing Authority

Project Name: Consolidated Plan

Project Location: Northampton County

Name of Federal  
Program Application: PHA Annual Plan OHWRA 1998

Name of Certifying  
Jurisdiction: Commonwealth of Pennsylvania

**Certifying Official**

Name: F. Edward Geiger III

Title: Director, Office of Community Development

Signature: *F. Edward Geiger III*

Date: October 6, 2003

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Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name:		Grant Type and Number		Federal FY of Grant:	
Northampton County Housing Authority		Capital Fund Program Grant No.: PA26P07650101 Replacement Housing Factor No.:		2001	
( ) Original Annual Statement ( ) Reserve for Disasters/Emergencies ( ) Revised Annual Statement (revision no. )					
( X ) Performance and Evaluation Report for Period Ending : 6/30/03 ( ) 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	2,717	2,215	2,215	-
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	20,000	20,000	20,000
8	1440 Site Acquisition				
9	1450 Site Improvements		16,875	16,875	-
10	1460 Dwelling Structures	125,000	54,390	54,390	-
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	-	54,237	54,237	11,192
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	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	147,717	147,717	147,717	31,192
	Amount of Line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security - Soft Costs				
	Amount of Line XX Related to Security - Hard Costs				
	Amount of Line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number				Federal FY of Grant:		
Northampton County Housing Authority		Capital Fund Program Grant No.: PA26P07650101 Replacement Housing Factor No.:				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	
HA-Wide	Operations	1406	100 hrs.	2,717.00	2,215.00	2,215.00	-	Not Started
HA-Wide	Architectural Fees	1430	400 hrs.	20,000.00	20,000.00	20,000.00	20,000.00	Completed
76-2	Brick Repointing/Expansion joint repairs	1460	\$3-5/l.f.	65,000.00	21,424.00	21,424.00		Not Started
76-6	Entry floor replacement: Hard skid resistant surface, carpet all other public spaces	1460	4000 s.f.	25,000.00	26,400.00	26,400.00		Not Started
76-2	Drapes for Public spaces	1460	10 windows	10,000.00	6,566.00	6,566.00		Not Started
76-2	Public Housing office renovations	1470	550 s.f.	25,000.00	1,612.00	1,612.00	-	Not Started
76-2	Administrative Office Renovation	1470	1100 s.f.	-	52,625.00	52,625.00	11,191.54	In Process
76-2	Handrail @ parking	1450	1000 s.f.	-	16,875.00	16,875.00	-	Not Started
				147,717.00	147,717.00	147,717.00	31,191.54	
					-			



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

PHA Name:  <b>NORTHAMPTON COUNTY HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No. <b>PA07650102</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2002</b>
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Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no: 1 )  
 Performance and Evaluation Report for Period Ending: 06/30/2003     
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	20,130.00	5,000.00	-	-
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	30,000.00	30,000.00	-
8	1440 Site Acquisition				
9	1450 Site Improvement		55,566.10	10,000.00	-
10	1460 Dwelling Structures	100,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures		49,563.90	45,000.00	-
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>140,130.00</b>	<b>140,130.00</b>	<b>85,000.00</b>	<b>-</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				



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

PHA Name:  <b>NORTHAMPTON COUNTY HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No.: <b>PA07650102</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2002</b>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

PA076 Oliver Border House	12/31/04	12/31/04		12/31/05	12/31/05		
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# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
PA26-P076-002	Annual Statement	Section 504 Improvements	Boiler Replacements	Misc. Painting/repairs	
Oliver C. Border House		Appliance replacements	Common area improvements	Concrete work & signage	
		Ongoing improvements *	Ongoing improvements*	Ongoing improvements*	Ongoing improvements*
		HVAC unit replacements			
PA26-P076-007			Appliance replacements	Misc. painting/repairs	
Howard Jones Manor		Ongoing improvements*	Ongoing improvements*	Ongoing improvements*	Ongoing improvements*
		Section 504 improvements			Outdoor pavilion
		Bathroom renovations			
		Smoke detector replacement			
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

\* Upgrades of computer and telecommunications systems  
 Carpet replacement  
 Handicapped access accommodation requests





Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name:		Grant Type and Number			Federal FY of Grant:
Northampton County Housing Authority		Capital Fund Program Grant No.:			2004
		Replacement Housing Factor No.:			
( X ) Original Annual Statement ( ) Reserve for Disasters/Emergencies ( ) Revised Annual Statement (revision no. )					
( ) Performance and Evaluation Report for Period Ending : ( ) Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	5,000.00			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvements	30,000.00			
10	1460 Dwelling Structures	50,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines 2-19)	107,000.00	-	-	-
	Amount of Line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security - Soft Costs				
	Amount of Line XX Related to Security - Hard Costs				
	Amount of Line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				





## **Attachment 8 to PHA Annual Plan for FY 2004**

### **Northampton County Housing Authority**

#### **Additional PHA Statements**

Regarding its operations as of January 23, 2004, the PHA states the following:

**1. Members of the Resident Advisory Board are:**

Public Housing residents: Ann Ancinetta Edleman; Elnora Lee; Kenneth Rupert;  
Ann Zungolo

Housing Choice Voucher resident: JoAnne Lambert

**2. Resident member of the PHA Board: Elnora Lee**

**3. Statements regarding Conversion of Public Housing to Tenant-Based Assistance:**

[Note: the following statements are from Section 10 of the FY2003 PHA Plan. This section is no longer required.]

a. 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 FY1996 HUD Appropriations Act?

**No.**

b. How many of the PHA's developments are subject to the Required Initial Assessment? **None.**

c. How many of the PHA's developments are **not** subject to the Required Initial Assessment? **Two.**

**4. Residents with Disabilities and Advocacy Groups:**

As stated in the PHA's 5-Year Plan (Strategic Goal: Ensure Equal Opportunity for all Americans), "In addition to input from disabled residents through its Resident Advisory Board, the PHA will request comment at least yearly on its 5-year and Annual Plans from the Lehigh Valley Center for Independent Living, an advocacy group." Other disabled residents and advocacy groups will also have the opportunity to comment, as do all residents of the area.

**5. Improvements listed in the PHA's 5-Year Action Plan (Attachment 6), such as bathroom renovations and appliance replacement, will be undertaken to ensure that at least 5% are installed to meet UFAS requirements to ensure Section 504 compliance. All PHA Capital Fund or other projects shall also meet UFAS/ADA/Section 504 requirements, as they have in the past.**