

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

Pa004v01

**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:** The Housing Authority of the City of Allentown, PA

**PHA Number:** PA004

**PHA Fiscal Year Beginning:** 07/2005

**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:  
To assist the community by providing equal opportunity for housing in decent, safe, and sanitary conditions for the elderly, families, and persons with disabilities, within the prescribed federal economic guidelines. In conjunction with this mission will be the ongoing effort to promote economic self-sufficiency and an improved quality of life within the community.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score) *FY 2004 PHAS score was 88, or standard performer.*
  - Improve voucher management: (SEMAP score Standard performer.

- Increase customer satisfaction: *Obtained satisfactory scores in all categories of the 2004 RASS survey.*
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

**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)
  - 1) *Continue to reduce illegal drug activities and crime by continuing to fund programs provided by the Boys and Girls Club activities, and Neighborhood Police Programs in conjunction with the City of Allentown.*
  - 2) *Continued support services for existing tenant council organizations.*
  - 3) *Provide social service referrals as needed.*

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

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

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

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

Provide training for the staff and commissioners to ensure compliance with the Quality Housing and Work Responsibility Act of 1998, and whenever needed as new operational requirements are implemented.

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

**The fiscal year 2005 Annual Public Housing Agency Plan completed by the Allentown Housing Authority is in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.**

**The Annual Plan gives participants in housing programs and the general public ready access to the policies, rules, and operational procedures of the Allentown Housing Authorities programs and services, thereby providing a framework for providing more efficient customer service.**

**In conjunction with the basic Mission Statement, the Allentown Housing Authority will pursue the following goals during the fiscal year 2005;**

**\*\*Provide alternate funds to continue programs previously funded by the Public Housing Drug Elimination Program.**

**\*\*Continued improvement of the public housing properties through the Capital Fund Program.**

**\*\*Pursue opportunities for the utilization of the HOPE VI program, mixed finance arrangements, and other possible**

**alliances for the potential goal of redeveloping the Hanover Acres and Riverview Terrace housing complexes into mixed housing communities. This could include demolition of the existing public housing and the development of replacement housing, including homeownership for the residents in the income brackets of very low, low, and moderate income.**

**\*\*Continued involvement and support of resident tenant councils, and the Resident Advisory Board members that represent Conventional and Section 8 Housing programs.**

**\*\*Train staff and commissioners as a means of providing better service to the residents and the community.**

**\*\*In conclusion, the Allentown Housing Authority looks to the past with pride and satisfaction in accomplishments made, and to a future of hope and opportunity as this organization continues the efforts to meet the public housing needs of the community.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration, Attachment A, Page 67
- FY 2005 Capital Fund Program Annual Statement, Page 33
- 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 2005 Capital Fund Program 5 Year Action Plan, Page 38
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- \*Resident Advisory Board Members, Attachment B, Page 68
- \*Section 8 Capacity Statement, Attachment C, Page 69
- \*Resident Membership of the PHA Governing Board, Attachment D, Page 70
- \*Five Year Plan Progress Statement, Attachment E, Page 71
- \*Voluntary Conversion Required Initial Assessments, Attachment F, Page 72
- \*Operations/Management, organizational chart, Attachment G, Page 73
- \*Annual Statement/Performance and Evaluation Report, PA2600450101.  
(Submitted as Attachment File pa004a01)
- \*Annual Statement/Performance and Evaluation Report, PA2600450102.  
(Submitted as Attachment File pa004b01)
- \*Annual Statement/ Performance and Evaluation Report, PA2600450103.  
(Submitted as Attachment File pa004c01)
- \*Annual Statement/ Performance and Evaluation Report, PA2600450203.  
(Submitted as Attachment File pa004d01)
- \*Annual Statement/Performance and Evaluation Report, PA2600450104.  
(Submitted as Attachment File pa004e01)

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>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 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 type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or <b>submitted HOPE VI Revitalization Plans</b> or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5203	4	3	3	3	4	3
Income >30% but <=50% of AMI	7547	3	3	3	3	4	3
Income >50% but <80% of AMI	6991	3	3	3	3	4	3
Elderly	10429	2	2	2	2	2	2
Families with Disabilities							
Caucasian	33445	3	3	3	3	3	3
African American	2647	3	3	3	3	3	3
Hispanic/Latino	7425	3	3	3	3	3	3
American Indian Asian & Other	5940	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 07/01/2000-06/30/2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2221		
Extremely low income <=30% AMI	1832	.825	
Very low income (>30% but <=50% AMI)	386	.174	
Low income (>50% but <80% AMI)	3	.001	
Families with children	1508	.679	
Elderly families	174	.078	
Families with Disabilities	615	.277	
Caucasian	464	.209	
African American	247	.111	
Am Indian/Asian/etc	27	.012	
Hispanic	1483	.668	

**Housing Needs of Families on the Waiting List**

Characteristics by Bedroom Size (Public Housing Only)			
1BR	628	.281	39
2 BR	830	.374	37
3 BR	612	.276	54
4 BR	119	.054	15
5 BR	32	.015	4
5+ BR			

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

If yes:

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

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

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

<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			
<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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2775		
Extremely low income <=30% AMI	2255	.813	
Very low income (>30% but <=50% AMI)	461	.166	
Low income (>50% but <80% AMI)	59	.021	
Families with children	1670	.602	
Elderly families	324	.117	
Families with Disabilities	772	.278	
Caucasian	653	.235	
African American	342	.123	
Hispanic	1754	.632	
Am Indian/Asian/etc	26	.010	
<b>Housing Needs of Families on the Waiting List</b>			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1017	.366	85
2 BR	1030	.371	88
3 BR	662	.239	48
4 BR	63	.023	16
5 BR	3	.001	5
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

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	3,821,927	
b) Public Housing Capital Fund	2,824,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,929,792	
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>Prior Year Federal Grants (unobligated funds only) (list below)</b>	440,884	
<b>3. Public Housing Dwelling Rental Income</b>	3,899,939	
<b>4. Other income (list below)</b>		
Legal Fees/Maint Charges/Late Fees	183,420	
<b>General Fund Interest</b>	130,000	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	16,229,962	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

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

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

- When families are within a certain number of being offered a unit: The top 10 of each bedroom size available.
- When families are within a certain time of being offered a unit: (state time)
- Other: Upon initial application.

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: Credit Check.

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? 13.

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists? 13.

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: Need for accessibility features.

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)
  - Spouse or child abuse, and referral from Social Service Agency
  - Adult graduates/participants in job training programs

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.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 1 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
- 1 Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
  - Spouse or child abuse and referral from Social Service Agency
  - Adult graduates/participants in job training

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)
  - Previous landlords name and address
  - Current landlords name and address

### **(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:  
*Up to 120 days if deemed necessary.*

### **(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)  
Spouse or child abuse and referral from Social Service Agency.

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.

1      Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)

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

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

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

##### **(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

- a. The family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance.
- b. The family would be evicted as a result of the imposition of the minimum rent requirement.
- c. The income of the family has decreased because of changed circumstances, including: Loss of employment, Death in the family, Other circumstances as determined by the PHA or HUD.

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

e. Ceiling rents

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

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

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

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

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) \$1,000.00
- 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)

## 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)  
Quarterly.

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

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

**(2) Minimum Rent**

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

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

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

1. The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance.
2. The family would be evicted as a result of the imposition of the minimum rent requirement.
3. The income of the family has decreased because of changed circumstances, including: Loss of employment, Death in the family, Other circumstances as determined by the PHA or HUD.

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached, Page 73.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1544	20%
Section 8 Vouchers	948	12%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	48	10%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		

**C. Management and Maintenance Policies**

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

(1) Public Housing Maintenance and Management: 1) Admissions and Continued Occupancy Policy. 2) Reasonable Accommodation Policy.

(2) Section 8 Management: 1) Administrative Plan. 2) Reasonable Accommodation Policy.

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

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

-or-

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (07/2005)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	150,000
3	1408 Management Improvements	80,000
4	1410 Administration	225,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	100,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	619,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	575,000
13	1475 Nondwelling Equipment	75,000
14	1485 Demolition	
15	1490 Replacement Reserve	1,000,000
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>2,824,000</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	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA 4-1 Hanover Acres	Dwelling Structures Site Improvements	1460 1450 <b>TOTAL</b>	<b>\$0</b>
PA4-2 Riverview Terrace	Dwelling Structures Site Improvements	1460 1450 <b>TOTAL</b>	<b>\$0</b>
PA4-3 Gross Towers	Site Improvements Dwelling Structures 1)Bar code/computer inventory control system 2)Replace automatic public entry doors 3)Replace hallway ventilation units, flrs 2-8	1475 1460 1460 <b>TOTAL</b>	75,000 30,000 77,000 <b>182,000</b>
PA4-4 Cumberland Gardens	Site Improvements Dwelling Structures 1)Enlarge existing management, social service, maintenance, office complex	1470 <b>TOTAL</b>	575,000 <b>\$575,000</b>
PA4-5E 700 Building	Site Improvements Dwelling Structures 1)Replace automatic public entry doors	1460 <b>TOTAL</b>	27,000 <b>27,000</b>

PA4-5F Little Lehigh	Dwelling Structures		
	1)Replace unit water heaters	1460	22,000
	2)Replace storm doors	1460	40,000
		<b>TOTAL</b>	<b>\$62,000</b>
PA4-7 Towers East	Site Improvements		
	Dwelling Structures		
	1)Paint exterior Omegaply panels	1460	20,000
	2)Replace automatic public entry doors	1460	18,000
		<b>TOTAL</b>	<b>\$38,000</b>
PA4-8 Walnut Manor	Site Improvements		
	Dwelling Structures		
	1)Replace public automatic entry doors	1460	37,000
		<b>TOTAL</b>	<b>\$37,000</b>
PA4-9 Central Park	Site Improvements		
	Dwelling Structures		
	1)Replace oil water heaters with electric	1460	18,000
	2)Replace kitchen cabinets/countertops sinks	1460	113,000
		<b>TOTAL</b>	<b>\$131,000</b>
PA4-11 Scattered Sites	Dwelling Structures		
	1)Install storm doors all units	1460	6,000
	2)Install AC sleeve in BR and/or LR with one window	1460	21,000
		<b>TOTAL</b>	<b>\$27,000</b>
PA4-12 Scattered Sites	Site Improvements		
	Dwelling Structures		
	1)Replace the boilers at all 3 sites	1460	42,000
	2)Replace kitchen cabinets, countertops, sinks	1460	36,000
	3)Replace toilets and vanities at 3 sites	1460	28,000
		<b>TOTAL</b>	<b>\$106,000</b>

PA4-14 Scattered Sites	Site Improvements		
	Dwelling Structures		
	1)Replace storm doors all sites	1460	10,000
	2)Install AC sleeve in BR and/or LR with one window	1460	51,000
	<b>TOTAL</b>		<b>\$61,000</b>
PA4-16 Scattered Sites	Site Improvements		
	Dwelling Structures		
	1)Replace storm doors all sites	1460	9,000
	2)Install AC sleeve in BR and/or LR with one window	1460	14,000
	<b>TOTAL</b>		<b>\$23,000</b>
	<b>TOTAL FOR ALL WORK ITEMS</b>		<b>\$1,269,000</b>
PHA Wide	Drug Elimination Activities	1406	
	PA4-1 Hanover Acres		69,298
	PA4-2 Riverview Terrace		21,305
	PA4-4 Cumberland Gardens		43,042
	PA4-5F Little Lehigh		16,355
	<b>TOTAL</b>		<b>\$150,000</b>
	Management Improvements	1408	80,000
	Administration	1410	225,000
	A & E Fees	1430	100,000
	Hanover Acres/Riverview Terrace Revitalization Process	1490	1,000,000
	<b>TOTAL</b>		<b>\$1,405,000</b>
	<b>GRAND TOTAL</b>		<b>\$2,824,000</b>

Memo-1410 Administration, % of Salary And Benefits	
Executive Director	10
Deputy Director	5
Comptroller	10
Purchasing Agent	5
Accountant	5
Accountant Assistant	5
Building Construction Coordinator	100
Building Construction Inspector	100
Clerk Typist	100
Executive Secretary	5

**Annual Statement**  
**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA4-1	07-07	07-09
PA4-2	07-07	07-09
PA4-3	07-07	07-09
PA4-4	07-07	07-09
PA4-5E	07-07	07-09
PA4-5F	07-07	07-09
PA4-6	07-07	07-09
PA4-7	07-07	07-09
PA4-8	07-07	07-09
PA4-9	07-07	07-09
PA4-011	07-07	07-09
PA4-012	07-07	07-09
PA4-014	07-07	07-09
PA4-016	07-07	07-09

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**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

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

-or-

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

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-1	Hanover Acres		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Install all new kitchen base cabinets, Corian, tops, sinks, faucets		\$ 515,000	2006
2)Laundry pans with walls		175,000	2006
3)Replace fences 2500 row, 2800-3200 rows, 1600-1800 rows, 10' high SS40, 20' sections		52,000	2006
4)Install sewer line cleanouts on outside of building for units with crawl spaces		28,000	2006
5)Clean out crawl spaces		4,000	2006
6)Install lighting in crawl spaces		10,000	2006
<b>5 YR SUB TOTAL</b>		<b>\$ 784,000</b>	
1)Refurbish ball field/fence in area		\$ 27,000	2007
2)Add parking lot (2400-2500 rows)		30,000	2007
3)Replace interior unit stairways		65,000	2007
4)Create storage area in coal bins		45,000	2007
5)Change interior window trim		169,000	2007
6)Add porch roofs (front & rear)		218,000	2007
7)Structco-glass ceiling over tubs		30,000	2007
8)Replace entrance doors/frames/locks		449,000	2007
<b>5YR SUB TOTAL</b>		<b>\$ 1,033,000</b>	
1)New playground		\$ 50,000	2008
2)Parking lot behind 800 row		21,000	2008
3)Install new step flashing, roof vents		64,000	2008
4)Cast iron radiation-expansion tanks-zone valves		550,000	2008
<b>5YR SUB TOTAL</b>		<b>\$ 685,000</b>	
1)Replace windows with thermopane		\$ 750,000	2009
2)Install kitchen stove fire suppression units		141,000	2009
<b>5YR SUB TOTAL</b>		<b>\$ 891,000</b>	
<b>Total estimated cost over next 5 years</b>		<b>\$ 3,393,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA4-2</b>	<b>Riverview Terrace</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
1)Replace entrance doors/frames/locks			\$ 145,000	2006
2)Replace kitchen ceilings			52,000	2006
3)Replace storm doors			58,000	2006
<b>5YR SUB TOTAL</b>			<b>\$ 255,000</b>	
1)Replace boilers 200, 400, 600, 800 rows			\$ 75,000	2007
2)Parking lot 200 row			15,000	2007
3)Parking lot/retaining wall 800 row			48,000	2007
<b>5 YR SUB TOTAL</b>			<b>\$ 138,000</b>	
1)Replace tub overflows			\$ 10,000	2008
2)Install cast iron baseboard convectors in DU's			210,000	2008
<b>5 YR SUB TOTAL</b>			<b>\$ 220,000</b>	
1)Playground/basketball court			\$ 50,000	2009
2)Replace interior doors/frames/locks, solid panel pine, painted			118,000	2009
3)Install new windows and trim in all DU's			450,000	2009
4)Install kitchen stove fire suppression units			43,000	2009
<b>5 YR SUB TOTAL</b>			<b>\$ 661,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 1,274,000</b>	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-3	Gross Towers		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
1) Document management system-Admin office computer network			\$ 125,000
2) Parking lot extension			33,000
3) Computer system support upgrades/software conversions			50,000
4) Redesign lower level office area			50,000
5) Upgrade fire alarm system, install apartment strobes			120,000
<b>5YR SUB TOTAL</b>			<b>\$ 378,000</b>
1) Add dampers to office AC (central)			\$ 3,000
2) IT hardware modernization			25,000
3) Computer system support upgrades			50,000
4) Repair exposed rebar on exterior of building			35,000
5) Install ladder to access mechanical room roof			5,000
<b>5YR SUB TOTAL</b>			<b>\$ 118,000</b>
1) Upgrade heat controls (147 DU)			\$ 73,000
2) IT hardware modernization			25,000
3) Upgrade community room décor, public halls 1 <sup>st</sup> floor			12,000
4) Landscape improvements front entrance			30,000
5) Install elevator from main office to lower level office			75,000
<b>5 YR SUB TOTAL</b>			<b>\$ 215,000</b>
1) Upgrade hallway lights			\$ 33,000
2) Upgrade stair tower lights			15,000
3) Replace first floor dropped ceiling tile system			66,000
4) Trim/remove trees			3,000
5) Install alarms on 3 stairwell exit doors			2,000
6) Install concrete dumpster pads			2,000
7) Replace emergency call buttons in apartments			5,000
8) Install Apt. door knockers/nameplates			9,000
9) Install kitchen stove fire suppression units			47,000
10) Upgrade residential mailbox system			50,000
<b>5 YR SUB TOTAL</b>			<b>\$ 232,000</b>
<b>Total estimated cost over next 5 years</b>			<b>\$ 943,000</b>

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-4	Cumberland Gardens		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
1) Replace fence 400 row			\$ 22,000
2) Concrete retaining wall, Carlisle to Dauphin Street			240,000
3) Replace water lines, repair drywall in furnace rooms			175,000
5 YR SUB TOTAL			\$ 437,000
1) Enlarge dumpster pads			\$ 15,000
2) Quarter round molding (1 <sup>st</sup> floor)			40,000
3) Trim, caulk windows			150,000
4) Replace storm doors			130,000
5) Apply anti-graffiti paint on building walls and retaining walls			75,000
5YR SUB TOTAL			\$ 410,000
1) Additional landscaping, drainage improvements			\$ 175,000
2) Install new Central playground w/ pad system			40,000
3) Tot lot (2) w/ pad system			40,000
4) Dropped staircase ceilings			60,000
5) Re-design 504 units (accessibility)			350,000
6) Comm. Bldg. new curtain divider			10,000
7) Comm. Bldg. new storage bins			5,000
8) Comm. Bldg. additional storage space			15,000
9) New entrance doors/frames/locks			465,000
5 YR SUB TOTAL			\$ 1,160,000
1) Replace vinyl siding on all buildings			125,000
2) Replace patio dividers			40,000
3) Replace fence from S. Carlisle to S. Filbert St.			120,000
4) Replace all unit smoke detectors			100,000
5) Install solid core interior doors			320,000
5 YR SUBTOTAL			705,000
Total estimated cost over next 5 years			\$ 2,712,000

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-5E	700 Building			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
1)Add game room storage			\$ 2,000	2006
2)Refinish apartment and common area wooden doors			17,000	2006
3)Upgrade stair tower lighting			8,000	2006
4)Install kitchen stove fire suppression units			42,000	2006
<b>5YR SUB TOTAL</b>			<b>\$ 69,000</b>	
1)Sidewalk replacements			\$ 25,000	2007
2)Upgrade lighting in courtyard			15,000	2007
3)Replace elevator VCT flooring			1,000	2007
4)Replace heat boilers			60,000	2007
5)Replace toilets and tubs			195,000	2007
6)Upgrade fire alarm panel			110,000	2007
<b>5 YR SUB TOTAL</b>			<b>\$ 406,000</b>	
1)Install domestic hot water boilers			\$ 40,000	2009
2)Replace unit heat zone valves			70,000	2009
3)Install new water softener			35,000	2009
4)Install ladder to mechanical room roof			5,000	2009
5)Upgrade residential mailbox system			40,000	2009
<b>5 YR SUB TOTAL</b>			<b>\$ 190,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 665,000</b>	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-5F	Little Lehigh			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
1)Replace original parking lots			\$ 55,000	2006
2)Install parking lot speed bumps			2,000	2006
3)Upgrade concrete sidewalks			25,000	2006
4)Replace hot water lines and insulation at K&G Bldgs.			30,000	2006
5)Replace unit gas ranges			25,000	2006
6)Replace unit smoke detectors			45,000	2006
<b>5 YR SUB TOTAL</b>			<b>\$ 182,000</b>	
1)Separate kitchen & bath stack vents between adjoining 2 BR units			\$ 36,000	2007
2)Add landscaping			40,000	2007
3)Add tot lot			18,000	2007
4)Add parking lot			25,000	2007
5)Refinish DU staircases			50,000	2007
6)Unit doorbells			11,000	2007
7)Install playground pads			18,000	2007
<b>5 YR SUB TOTAL</b>			<b>\$ 198,000</b>	
1)Drop staircase ceiling area			23,000	2008
2)Replace damaged drywall in selected dwelling units			25,000	2008
3)Trim trees			10,000	2008
4)Replace laundry room ceilings			12,000	2008
5)Install kitchen stove fire suppression units			34,000	2008
<b>5 YR SUB TOTAL</b>			<b>\$ 104,000</b>	
1)Replace interior doors			\$ 145,000	2009
2)Replace zone valves and T-stat, Bldg G&K			8,000	2009
4)Upgrade building chimneys			10,000	2009
5)Apply anti graffiti paint end of buildings			10,000	2009
6)Upgrade exterior site lighting			60,000	2009
7)Install new fence along MLK Blvd.			35,000	2009
8)Install solid core interior doors			135,000	2009
<b>5 YR SUB TOTAL</b>			<b>\$ 403,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 887,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA4-6</b>	<b>H.,A. Community Building</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
1)Room dividers			\$ 15,000	2006
5 YR SUB TOTAL			\$ 15,000	
<b>Total estimated cost over next 5 years</b>			\$ 15,000	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA4-7</b>	<b>Towers East</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
1) Replace kitchen & bath VCT floors			\$ 85,000	2006
2) Replace store front windows (Comm. sitting room)			6,000	2006
3) Rebuild parking lot, add drainage, stripe lot			75,000	2006
<b>5 YR SUB TOTAL</b>			<b>\$ 166,000</b>	
1) Replace stairwell lighting			\$ 10,000	2007
2) Upgrade elevator alcoves			24,000	2007
3) Repair concrete exterior building walls, waterproof application			60,000	2007
4) Install ladder to mechanical room roof			5,000	2007
<b>5YR SUB TOTAL</b>			<b>\$ 99,000</b>	
1) Refinish Apt/common area wooden doors			\$ 22,000	2008
2) Install concrete pad for dumpsters			2,000	2008
3) Upgrade craft room cabinets/sink, chairs, tables and storage units			6,000	2008
4) Upgrade tenant entry directory			2,000	2008
5) Install kitchen stove fire suppression units			42,000	2008
<b>5 YR SUB TOTAL</b>			<b>\$ 74,000</b>	
1) Replace kitchen counters/cabinets/sinks			355,000	2009
2) Replace toilets and tubs			195,000	2009
3) Caulk all windows and patio doors			35,000	2009
<b>5 YR SUB TOTAL</b>			<b>\$ 585,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 924,000</b>	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-8	Walnut Manor		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1)Install lighted flag pole			\$ 10,000
2)Upgrade electrical transformer/distribution system			70,000
<b>5YR SUB TOTAL</b>			<b>\$ 80,000</b>
1)Replace porch railings			\$ 90,000
3)Replace apt doors/frames/peepholes			82,000
4)Replace Community Room Cabinets and closet doors			7,000
5)Replace Craft Rm. Cabinets			3,000
6)Replace stair tower lights			6,000
<b>5 YR SUB TOTAL</b>			<b>\$ 188,000</b>
			\$
1)Telephone entry system at Walnut St. door			5,000
2)Expand laundry room facilities			6,000
3)Replace domestic water heaters			12,000
4)Repair exposed rebar on building exterior			50,000
5)Install ladder to mechanical room roof			5,000
<b>5 YR SUBTOTAL</b>			<b>\$ 78,000</b>
1)Install kitchen stove fire suppression units			\$ 49,000
2)Replace toilets and tubs			230,000
3)Upgrade fire alarm panel			120,000
4)Upgrade residential mailbox system			50,000
<b>5 YR SUBTOTAL</b>			<b>\$ 449,000</b>
<b>TOTAL ESTIMATED COST OVER NEXT 5 YEARS</b>			<b>\$ 795,000</b>

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA4—9</b>	<b>Central Park</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
1)Replace dwelling unit VCT			\$ 125,000	2006
2)Replace common area VCT, and elevator cabs			16,000	2006
3)Upgrade unit ventilation (K,B)			100,000	2006
<b>5 YR SUB TOTAL</b>			<b>\$ 241,000</b>	
1)Replace water valves to each apartment			\$ 15,000	2007
2)Install ladder to mechanical room roof			5,000	2007
3)Upgrade residential mailbox system			30,000	2007
<b>5 YR SUB TOTAL</b>			<b>\$ 50,000</b>	
1)Replace hallway carpet (Flotex)			\$ 36,000	2008
2)Replace stair tower lights			4,000	2008
3)Replace dining room lights			14,000	2008
<b>5 YR SUB TOTAL</b>			<b>\$ 54,000</b>	
1)Upgrade public entrance doors			\$ 14,000	2009
2)Replace fence around emergency generator			2,000	2009
3)Rebuild parking lots, paint lines and curbs			40,000	2009
4)Install kitchen stove fire suppression units			39,000	2009
5)Reconstruct existing parking lot			52,000	2009
<b>5 YR SUB TOTAL</b>			<b>\$ 147,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 492,000</b>	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-011	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1)729-31 Walnut St. – separate sewer lines			\$ 13,000
2) Replace dropped ceilings – all DUs			40,000
3)Install kitchen stove fire suppression units			23,000
<b>5YR SUB TOTAL</b>			<b>\$ 76,000</b>
1)Replace apartment VCT flooring			\$ 40,000
2)Replace electric ranges			5,000
3)Replace bathroom tub/surrounds			35,000
4)Paint exterior of buildings			40,000
<b>5YR SUB TOTAL</b>			<b>\$ 120,000</b>
1)Replace kitchen at 516 Gordon St.			\$ 10,000
2)Waterproof Basement walls at 516 Gordon St.			5,000
3)Replace public hallway stairs 412 N. 7 <sup>th</sup> St.			10,000
4)Install air conditioner sleeves in units			25,000
<b>5 YR SUB TOTAL</b>			<b>\$ 50,000</b>
<b>Total estimated cost over next 5 years</b>			<b>\$ 246,000</b>

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-012	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1) Replace apartment closet doors			\$ 35,000
2) Waterproof basement walls at Godfrey St.			25,000
<b>5YR SUB TOTAL</b>			<b>\$ 60,000</b>
1) Restroom near laundry room all 3 sites			\$ 60,000
3) Upgrade exterior lights, add park benches Godfrey St.			16,000
5) Emergency call buttons in laundry rooms, all 3 sites			2,000
6) Install kitchen fire suppression units			14,000
<b>5 YR SUB TOTAL</b>			<b>\$ 92,000</b>
1) Replace unit entrance doors 3 sites			14,000
2) Replace all windows 3 sites			155,000
3) Replace aluminum siding at Godfrey St.			20,000
4) Replace window panels at Wyoming St.			10,000
<b>5 YR SUB TOTAL</b>			<b>\$ 199,000</b>
<b>Total estimated cost over next 5 years</b>			<b>\$ 351,000</b>

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-014	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace dropped ceilings all units			\$ 115,000	2006
2)Replace electric ranges			18,000	2006
3)				
5 YR SUB TOTAL			\$ 133,000	
1)Replace porch – 1950 Chew St.			\$ 11,000	2007
2)Install kitchen fire suppression			24,000	2007
3)Install air conditioner sleeves in apartments			85,000	2007
5 YR SUB TOTAL			\$ 120,000	
1)Replace aluminum siding			\$ 18,000	2008
2)Replace basement or Bilco doors			7,000	2008
3)Brickpoint repairs various buildings			25,000	2008
4)Stucco repair 237 N. 7 <sup>th</sup> St.			7,000	2008
5 YR SUB TOTAL			\$ 57,000	
1)Replace apartment VCT flooring			\$ 80,000	2009
2)Replace all tub/surrounds			95,000	2009
3)Paint exterior of buildings			50,000	2009
4)Install new concrete basement, 9 <sup>th</sup> Gordon			10,000	2009
5 YR SUB TOTAL			\$ 235,000	
<b>Total estimated cost over next 5 years</b>			<b>\$ 545,000</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>PA4-016</b>	<b>Scattered Sites</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	
			<b>Planned Start Date (HA Fiscal Year)</b>	
1)Install kitchen fire suppression units			\$ 7,000	2006
2)Replace electric ranges			6,000	2006
3)Brickpoint repairs various buildings			20,000	2006
<b>5 YR SUB TOTAL</b>			<b>\$ 33,000</b>	
1)Replace basement or Bilco doors			\$ 3,000	2007
2)Replace aluminum siding at sites			12,000	2007
3)Replace porches			28,000	2007
<b>5 YR SUB TOTAL</b>			<b>\$ 43,000</b>	
1)Replace unit flooring			\$ 35,000	2008
2)Replace tub/surrounds			35,000	2008
3)Replace unit drop ceilings			30,000	2008
4)Install air conditioner sleeves in units			35,000	2008
<b>5 YR SUB TOTAL</b>			<b>\$ 135,000</b>	
<b>Total estimated cost over next 5 years</b>			<b>\$ 211,000</b>	

## 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:  
Hanover Acres and Riverview Terrace

- 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:  
Hanover Acres and Riverview Terrace

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Hanover Acres/Riverview Terrace 1b. Development (project) number: PA26-004-001, and 002.
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned for submission</b> : (09/01/05)
5. Number of units affected: 1
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: AUGUST 2006 b. Projected end date of activity: JANUARY 2010

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

[24 CFR Part 903.7 9 (i)]

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

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

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

**2. Activity Description**

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: 1)Gross Towers, 2)700 Building, 3)Towers East, 4)Walnut Manor, 5)Central Park
1b. Development (project) number: 1)PA26-004-003, 2)052, 3)007, 4)008, 5)009.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or <b>planned for submission</b> : <u>(09/01/05)</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 626
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development of each site except PA26-004-052

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

<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)

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

## B. Section 8 Tenant Based Assistance

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

### 2. Program Description:

#### a. Size of Program

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

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

- 25 or fewer participants
- 26 - 50 participants
- 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:

Minimum homeowner down payment of 3% with at least 1% from the applicants resources.

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/01/05

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

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



### C. Welfare Benefit Reductions

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

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

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

Hanover Acres, Riverview Terrace, Cumberland Gardens

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

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

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

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

Hanover Acres, Riverview Terrace, Cumberland Gardens.

**C. Coordination between PHA and the police**

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
  - Other activities (list below)
2. Which developments are most affected? (list below)  
Hanover Acres, Riverview Terrace, Cumberland Gardens.

**D. Additional information as required by PHDEP/PHDEP Plan**

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

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

X Yes No: Policies on file at the Administrative Office

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**[24 CFR Part 903.7 9 (r)]

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

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name)
  - Provided below:
    - 1) Upgrade the Gross Towers (PA4-3) hallway heat/AC ventilation system. 2) Repair/rebuild the Towers East (PA4-7) parking lot. 3) Investigate the feasibility of installing apartment type washer/dryer units at PA4-12 locations. 4) Install handrails on both sides of all PA4-12 public hall/stairways. Other general welfare issues were considered for discussion and resolution as applicable, but did not warrant inclusion in the Capital Fund program.
  
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: Items 1-3 noted above were added to the Capital Fund Physical Improvement lists.
  - Other: (list below)

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

- 1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
- 2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

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

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

- 1. Consolidated Plan jurisdiction: The City of Allentown, Pennsylvania.
  
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

#### **D. Other Information Required by HUD**

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

**1. Definition of “Substantial Deviation” and “Significant Amendment and Modification”(903.7,r) SUBSTANTIAL DEVIATION OR SIGNIFICANT AMENDMENT OR MODIFICATION SHALL BE CONSIDERED A DISCRETIONARY CHANGE TO THE ANNUAL PLAN AND POLICIES OF THE ALLENTOWN HOUSING AUTHORITY THAT HAVE PREVIOUSLY MET THE FULL PUBLIC PROCESS AND RESIDENT ADVISORY BOARD REQUIREMENTS. THIS DISCRETIONARY CHANGE WOULD ALTER THE FUNDAMENTAL NATURE OF THE AGENCY MISSION, GOALS, OBJECTIVES, OR PLANS AND THEREBY REQUIRE APPROVAL OF THE BOARD OF COMMISSIONERS. THE IMPLEMENTATION OF A HUD REGULATORY REQUIREMENT SHALL NOT BE CONSIDERED TO BE A SIGNIFICANT AMENDMENT.**

## Attachments

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

### Attachment A

It is Allentown Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Allentown Housing Authority will affirmatively market our housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each development, the income levels of census tracts in which those developments are located, and the income levels of families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

### DECONCENTRATION INCENTIVES

The Allentown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

This attachment is extracted from page 19, Section E of the Allentown Housing Authority "Admissions and Occupancy" policy.

**Attachment B**  
Resident Advisory Board Members

1. Hanover Acres/Riverview Terrace  
**Mr. James Pagan**

6. Central Park  
**Ms. Anna Milder**

2. Cumberland Gardens  
**Ms. Diane Moravec**

7. Section 8  
**Ms. Suzanne Floyd**

3. Little Lehigh  
**Ms. Carmen DeJesus**

8. Gross Towers/ Towers East  
**Ms. Ruth Thomas**  
**Ms Patricia Pabon**

4. 700 Building  
**Ms. Janet Bonk**

9. Scattered Sites  
**Mr. Pedro Vazquez**

5. Walnut Manor  
**Mr. Fredrick Fisher**

10. 012 Sites  
**Ms. Judith Stevens**

**Attachment C**  
**Section 8 Home Owner Capacity Statement**

**In compliance with the Section 8 Homeownership Program, as provided at 982.625, the Allentown Housing Authority will meet capacity by using the following regulation.**

**Establish a minimum homeowner down payment requirement of at least 3 Percent and require that at least 1 percent of the down payment will come from the applicant family's resources.**

**Attachment D**  
**Resident Membership of the PHA Governing Board**

Ms. Jeanne Haney  
Walnut Manor  
1519 Walnut Street  
Allentown, PA

**Attachment E**  
**Five year Progress Statement**

**The Allentown Housing Authority has met the goals established in the 5-Year Plan In the following ways;**

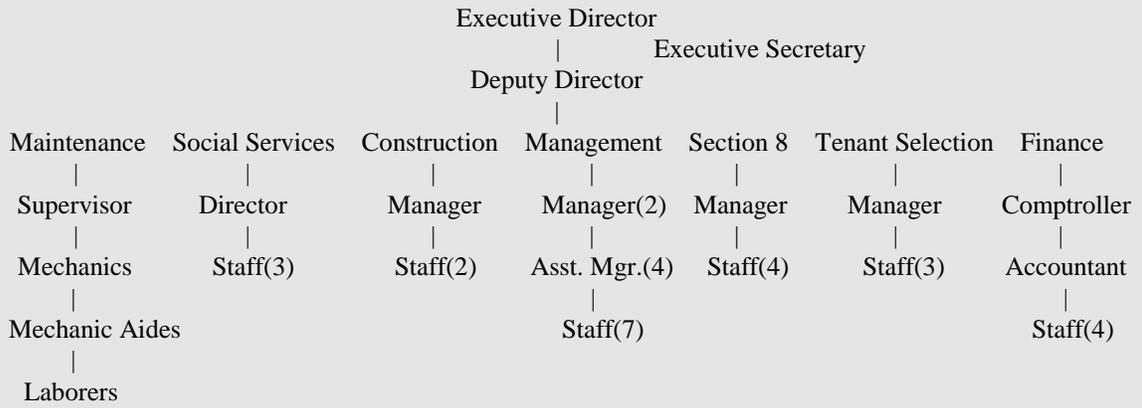
1. Strive to obtain HUD's High Performer Classification rating.
2. Meet federal economic guidelines for new tenants.
3. Maintain low vacancy rates through efficient operational procedures.
4. Planning process for a voucher home ownership program begun.
5. Continue the community/resident programs previously underwritten by the Public Housing Drug Elimination Program through use of operating funds, and Capital Funds.

## Attachment F

### **Component 10 (B) Voluntary conversion Initial Assessments**

- a) How many of the PHA's developments are subject to the Required Initial Assessments?  
THIRTEEN(13).
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? NONE.
- c) How many Assessments were conducted for the PHA's covered developments?  
THIRTEEN(13).
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:  
NONE.
- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. N/A

ATTACHMENT G





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

PHA Name:  <b>ALLENTOWN HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 501 01</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2001</b>
---	--	---

<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: December 31, 2004		<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				
4	1410 Administration	200,000.00	200,000.00	200,000.00	200,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	125,000.00	125,000.00	60,941.25
8	1440 Site Acquisition				
9	1450 Site Improvement	230,500.00	451,350.00	230,500.00	340,465.00
10	1460 Dwelling Structures	2,373,576.00	2,368,226.00	2,373,576.00	2,544,319.96
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	160,300.00	1,800.00	160,300.00	460.00
13	1475 Nondwelling Equipment	75,000.00	18,000.00	75,000.00	8,305.00
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>3,164,376.00</b>	<b>3,164,376.00</b>	<b>3,164,376.00</b>	<b>3,154,491.21</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 II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No <b>PA026 P004 501 01</b> Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<b>Site Improvements</b> 1. Water valve locks & security bolts	1450	37	16,000.00	60,000.00	16,000.00	16,191.00	On-going
<b>TOTAL</b>				<b>16,000.00</b>	<b>60,000.00</b>	<b>16,000.00</b>	<b>16,191.00</b>	
PA 4-2 Riverview Terrace	<b>Site Improvements</b> 1. Repair concrete sidewalks, steps 2. Paint retaining walls (anti-graffiti) 3. Water valve locks & security bolts	1450 1450 1450	LS 7 10	50,000.00 25,000.00 2,800.00	98,000.00 20,000.00	50,000.00 25,000.00 2,800.00	50,200.00 41,249.00 2,858.00	On-going Complete On-going
	<b>Dwelling Structure</b> 1. Replace 4 boiler room doors/frames locks (original boiler rooms) 2. Kitchen cabinet drawers/reface	1460	4	4,800.00		4,800.00	5,295.00	Complete
<b>TOTAL</b>				<b>82,600.00</b>	<b>-</b>	<b>82,600.00</b>	<b>180,288.50</b>	
PA 4-3 Gross Towers	<b>Dwelling Structure</b> 1. Trash compactor 2. Air curtain (heated) 3. Emergency outlets in hallway 4. Replace tw a/c heat pumps w/ controls 5. Replace hallway carpet (2-8) Flotex 6. Install exhaust fan in trash room 7. Install floor drain in trash room	1460 1460 1460 1460 1460 1460 1460	1 1 21 30 7 1 1	19,000.00 8,000.00 2,400.00 48,000.00 115,000.00 2,500.00 2,000.00		19,000.00 8,000.00 2,400.00 48,000.00 115,000.00 2,500.00 2,000.00	14,717.00 3,466.00 5,882.00 70,660.48 78,311.00 16,353.00 1,346.00	On-going On-going Complete Complete On-going Complete On-going
	<b>Non-Dwelling Structure</b> 1. Auto door refrigeration room (cafeteria)	1470	1	160,300.00	1,800.00	160,300.00	460.00	On-going
	<b>Non-Dwelling Equipment</b> 1. Xerox printer/plotter & 2 blueprint storage drawers	1475	LS	75,000.00	18,000.00	75,000.00	8,305.00	Complete
<b>TOTAL</b>				<b>432,200.00</b>	<b>18,000.00</b>	<b>432,200.00</b>	<b>199,500.48</b>	
PA 4-4 Cumberland Gardens	<b>Fees and Costs</b> 1. A&E fees	1430		-		-	1,060.00	On-going
	<b>Site Improvements</b> 1. Erosion Control 2. Stripe parking lot 3. Clean fence line vegetation 4. Add storm drains	1450 1450 1450 1450	LS LS LS 6	14,000.00 8,000.00 7,500.00 64,200.00	40,000.00 139,850.00	14,000.00 8,000.00 7,500.00 64,200.00	14,180.00 8,254.00 - 134,712.00	On-going Complete Not started On-going
	<b>Dwelling Structures</b> 1. Interior doors/frames/locksets solid panel/pine painted 2. Replace electrical meter bases 3. Replace Hot water heaters	1460 1460 1460	200 DU 51 DU 200 DU	325,000.00 128,650.00 -		325,000.00 128,650.00 -	362,832.00 84,334.00 63,307.69	Complete On-going Complete
<b>TOTAL</b>				<b>547,350.00</b>	<b>139,850.00</b>	<b>547,350.00</b>	<b>668,679.69</b>	



**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:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No <b>PA026 P004 501 01</b> Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	<b>Dwelling Structures</b> 1. Replace trash compactor 2. Replace kitchen countertops, cabinets, sinks, faucets 3. Replace carpet in DU 4. Replace ttw/ac/heat 5. Entry door air curtains 6. Replace hallway carpet w/ Flotex 7. Install emergency outlets in hallways 8. Install emergency pull cords in trash & laundry rooms	1460 1460 1460 1460 1460 1460 1460	1 142 DU 150 DU 8 1 8 28 9	19,000.00 420,000.00 240,000.00 5,350.00 16,000.00 130,000.00 3,000.00 4,000.00		19,000.00 420,000.00 240,000.00 5,350.00 16,000.00 130,000.00 3,000.00 4,000.00	14,717.00 342,790.00 234,017.00 10,783.55 5,849.00 68,515.00 2,942.00 6,364.00	On-going On-going On-going Complete On-going On-going Complete Complete
<b>TOTAL</b>				<b>837,350.00</b>		<b>837,350.00</b>	<b>685,977.55</b>	
PA 4-9 Central Park	<b>Site Improvements</b> 1. Remove vegetation from fence line  <b>Dwelling Structures</b> 1. Replace trash compactor 2. Entry door air curtain 3. Replace vanity, sinks, bath bars 4. Add emergency pull cords (laundry/trash rooms) 5. Install emergency outlets in highways 6. Replace dropped ceiling (common areas)	1450 1460 1460 1460 1460 1460	LS 1 1 67 DU 6 9 LS	3,000.00 19,000.00 8,000.00 3,750.00 4,000.00 2,000.00 22,000.00		3,000.00 19,000.00 8,000.00 3,750.00 4,000.00 2,000.00 22,000.00	16,916.00 14,717.00 2,923.00 4,669.00 4,244.00 2,942.00 29,490.00	Complete On-going On-going Complete Complete Complete Complete
<b>TOTAL</b>				<b>61,750.00</b>		<b>61,750.00</b>	<b>75,901.00</b>	
PA 4-11 Scattered Sites	<b>Dwelling Structures</b> 1. Replace closet doors 2. Paint exterior of all building/siding 412 N. 7th St. 810 Walnut St.	1460 1460 1460 1460	14 DU LS	7,500.00 10,000.00		7,500.00 10,000.00	17,520.00 -	Complete Not started
<b>TOTAL</b>				<b>17,500.00</b>		<b>17,500.00</b>	<b>17,520.00</b>	
PA 4-12 Scattered Sites	<b>Dwelling Structures</b> 1. Replace entry doors/frames/locks at Godfrey & Page Streets 2. Waterproof basement walls 636 Godfrey St. 3. Waterproof basement walls Albert & Wyoming Streets	1460 1460 1460	4 LS LS	4,000.00 10,500.00 10,500.00		4,000.00 10,500.00 10,500.00	5,295.00 4,124.50 17,064.50	Complete On-going Complete
<b>TOTAL</b>				<b>25,000.00</b>		<b>25,000.00</b>	<b>26,484.00</b>	



**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:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No <b>PA026 P004 501 01</b> Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-14 Scattered Sites	<b>Dwelling Structures</b> 1. Replace closet doors 2. Paint, repair exterior 228 Ridge St. 3. Paint wall covering (hallway) 101 N. 3rd street 4. Paint/wall covering (hallway) 9th & Gordon Sts. 5. Install cast iron radiation 145-9 Linden St. 6. Paint stucco 145-9 Linden St. 7. Replace exterior meters bases where required 9th & Gordon, 145-9 Linden	1460 1460 1460 1460 1460 1460 1460	52 DU LS LS LS 5 DU LS 2	25,000.00 8,000.00 7,900.00 6,200.00 21,000.00 76,500.00 52,000.00		25,000.00 8,000.00 7,900.00 6,200.00 21,000.00 76,500.00 52,000.00	44,494.00 49,499.50 8,251.50 8,251.50 52,330.00 49,499.50 10,950.00	Complete Complete Complete Complete Complete On-going On-going
<b>TOTAL</b>				<b>196,600.00</b>		<b>196,600.00</b>	<b>223,276.00</b>	
PA 4-16 Scattered Sites	<b>Dwelling Structures</b> 1. Replace closet doors	1460	14 DU	8,500.00		8,500.00	17,343.00	Complete
<b>TOTAL</b>				<b>8,500.00</b>		<b>8,500.00</b>	<b>17,343.00</b>	
HA-Wide	Administration	1410		200,000.00		200,000.00	200,000.00	Complete
	A&E Fees	1430		125,000.00		125,000.00	59,881.25	On-going
<b>TOTAL</b>				<b>325,000.00</b>		<b>325,000.00</b>	<b>259,881.25</b>	
<b>GRAND TOTAL</b>				<b>3,164,376.00</b>		<b>3,164,376.00</b>	<b>3,154,491.21</b>	

**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>  <b>ALLENTOWN HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA026 P004 501 01</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2001</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	
PA 4-1	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-2	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-3	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-4	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-5E	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-5F	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-7	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-8	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-9	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-11	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-12	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-14	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA 4-16	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		
PA-Wide	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05		

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

PHA Name:  <b>ALLENTOWN HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 501 02</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: )  
 Performance and Evaluation Report for Period Ending: December 31, 2003                     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	201,840.00		201,840.00	171,366.94
3	1408 Management Improvements	30,000.00		30,000.00	26,950.00
4	1410 Administration	200,000.00		200,000.00	200,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00		125,000.00	65,671.00
8	1440 Site Acquisition				
9	1450 Site Improvement	658,403.00		658,403.00	562,941.90
10	1460 Dwelling Structures	1,793,010.00		1,700,634.30	1,597,092.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,000.00		12,000.00	10,166.40
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>3,020,253.00</b>		<b>2,927,877.30</b>	<b>2,634,188.24</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 II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant No <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:			<b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<b>Operations</b> 1. Salaries, benefits, training	1406		93,240.00	-	93,240.00	27,042.60	On-going
<b>TOTAL</b>				<b>93,240.00</b>		<b>93,240.00</b>	<b>27,042.60</b>	
PA 4-2 Riverview Terrace	<b>Operations</b> 1. Salaries, benefits, training	1406		28,700.00	-	28,700.00	8,325.27	On-going
	<b>Dwelling Structure</b> 1. Replace bath ceiling with structo glass	1460	LS	40,000.00		29,389.00	29,389.00	On-going
<b>TOTAL</b>				<b>68,700.00</b>		<b>58,089.00</b>	<b>37,714.27</b>	
PA 4-3 Gross Towers	<b>Dwelling Structure</b> 1. Office areas, carpet, paint, wall covering	1460	LS	107,000.00		101,110.36	-	Not started
	2. Investigate, correct front office water seepage	1460	LS	75,000.00		68,598.00	68,598.00	On-going
	3. Boiler insulation valves	1460	LS	28,000.00		28,000.00	8,094.00	On-going
	4. Simplex smoke detectors	1460	LS	25,000.00		25,000.00	43,172.00	On-going
	5. Install oxygen/defibrillator in public areas	1460	LS	4,000.00		4,000.00	-	Not started
<b>TOTAL</b>				<b>239,000.00</b>		<b>226,708.36</b>	<b>119,864.00</b>	
PA 4-4 Cumberland Gardens	<b>Operations</b> 1. Salaries, benefits, training	1406		57,900.00	-	57,900.00	16,796.96	On-going
	<b>Site Improvements</b> 1. Long St. retaining wall w/fence (concrete)	1450	LS	165,000.00		35,602.04	166,757.31	On-going
	2. Erosion control (lower 3 sections)	1450	LS	140,253.00		-	-	Not started
	<b>Dwelling Structures</b> 1. Roof flange replacement	1460	1	15,000.00		9,603.00	9,603.00	Not started
<b>TOTAL</b>				<b>378,153.00</b>		<b>103,105.04</b>	<b>193,157.27</b>	
PA 4-5E 700 Building	<b>Site Improvements</b> 1. Replace 7 outdoor benches	1450	7	15,000.00		15,000.00	9,783.00	On-going
	<b>Dwelling Structures</b> 1. Re-key all units (lever) Falcon	1460	LS	25,000.00		25,000.00	26,879.00	On-going
	2. Clean, upgrade kitchen/bath vents	1460	LS	77,400.00		77,400.00	32,086.00	On-going
	3. Construct new Laundry room (relocate)	1460	LS	50,000.00		50,000.00	38,805.00	On-going
	4. Repair spalling pre-cast building sections	1460	LS	25,000.00		25,000.00	29,400.00	On-going
	5. Replace existing switchboard-electrical distribution	1460	LS	149,000.00		149,000.00	52,727.00	On-going
	6. Install oxygen/defibrillator in public area	1460	LS	4,000.00		4,000.00	-	Not started
	7. Cold water booster pumps	1460	LS	20,000.00		20,000.00	17,806.00	On-going
	8. Install sprinkler system	1460	LS	-		262,557.75	112,238.07	Complete
	9. Replace closet doors			-		-	61,134.26	On-going
<b>TOTAL</b>				<b>365,400.00</b>		<b>627,957.75</b>	<b>380,858.33</b>	

**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:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant No <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:			<b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5F Little Lehigh	<b>Operations</b> 1. Salaries, benefits, training	1406		22,000.00	-	22,000.00	6,381.57	On-going
	<b>Site Improvements</b> 1. Anti graffiti paint retaining wall/building	1450	LS	10,000.00		10,000.00	-	Not started
	2. Trim trees along retaining walls	1450	LS	8,000.00		8,000.00	13,951.00	On-going
	3. Striping lots (3)	1450	3	4,000.00		4,000.00	-	Not started
	4. Replace water curb boxes/security locks, bolts	1450	LS	40,000.00		40,000.00	2,250.00	On-going
	<b>Dwelling Structures</b> 1. Replace laundry room walls in 1 BR units	1460	LS	13,000.00		13,000.00	24,277.59	On-going
<b>TOTAL</b>				<b>97,000.00</b>		<b>97,000.00</b>	<b>46,860.16</b>	
PA 4-7 Towers East	<b>Dwelling Structures</b> 1. Clean, upgrade kitchen/ bath ventilation	1460	LS	25,000.00		25,000.00	39,531.40	On-going
	2. Carpet hallway (Flotex)	1460	LS	63,000.00		63,000.00	73,167.93	On-going
	3. Replace elevator alcove VCT	1460	LS	10,000.00		10,000.00	15,243.48	On-going
	4. Replace domestic hot water heaters (redesign)	1460	LS	50,000.00		50,000.00	43,707.00	On-going
	5. Renovate 1st floor restrooms	1460	LS	1,800.00		1,800.00	-	Not started
	6. Install oxygen/defibrillator in public area	1460	LS	4,000.00		4,000.00	-	Not started
	7. Correct roof elevations for better drainage	1460	LS	20,000.00		20,000.00	20,231.00	On-going
	8. Replace domestic water booster pumps	1460	LS	30,000.00		30,000.00	17,806.00	On-going
	9. Replace heat distribution pumps	1460	LS	28,000.00		28,000.00	11,332.00	On-going
	<b>Non Dwelling Equipment</b> 1. Replace stackable/folding chairs in community room	1475	LS	12,000.00		12,000.00	10,166.40	On-going
<b>TOTAL</b>				<b>243,800.00</b>		<b>243,800.00</b>	<b>231,185.21</b>	

**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:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant No <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:			<b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	<b>Site Improvements</b>							
	1. Concrete surface access to dumpster enclosure	1450	LS	6,000.00		6,000.00	13,148.00	Complete
	2. Re-landscape courtyard	1450	LS	40,000.00		40,000.00	77,778.35	On-going
	<b>Dwelling Structures</b>							
	1. Replace maintenance shop doors	1460	LS	9,000.00		9,000.00	3,495.00	On-going
	2. New AC units, lobby, community room	1460	LS	18,000.00		18,000.00	37,959.24	On-going
	3. Wallpaper elevator alcoves on all floors	1460	LS	11,200.00		11,200.00	16,361.27	On-going
	4. Upgrade hallway ventilation (ac) & heat controls	1460	LS	88,000.00		88,000.00	55,110.00	On-going
	5. Flooring elevator alcoves/cars	1460	LS	10,000.00		10,000.00	14,227.32	On-going
	6. Install oxygen/defibrillator in public areas	1460	LS	4,000.00		4,000.00	-	Not started
7. Upgrade thermostatic controls in Apts	1460	LS	42,000.00		42,000.00	48,477.00	On-going	
8. Install sprinkler system	1460	LS	-		7,093.21	7,093.21	Complete	
9. Replace heat boilers (2)	1460	2	90,000.00		90,000.00	74,868.00	Not started	
<b>TOTAL</b>				<b>318,200.00</b>		<b>325,293.21</b>	<b>348,517.39</b>	
PA 4-9 Central Park	<b>Dwelling Structures</b>							
	1. Upgrade hallway ventilation (ac) hallway heat control, s/s rooftop vent	1460	LS	60,000.00		60,000.00	-	Not started
	2. Replace stair tower doors (floors 1-5) & corridor doors (1st floor)	1460	LS	24,600.00		14,006.00	14,006.00	On-going
	3. Paint/stain unit doors	1460	LS	4,750.00		1,205.00	1,205.00	On-going
	4. Re-key lever handles	1460	LS	15,000.00		15,000.00	16,553.00	On-going
5. Install oxygen/defibrillator in public areas	1460	LS	4,000.00		4,000.00	-	Not started	
<b>TOTAL</b>				<b>108,350.00</b>		<b>94,211.00</b>	<b>31,764.00</b>	
PA 4-11 Scattered Sites	<b>Site Improvements</b>							
	1. Replace parking lots	1450	LS	15,000.00		15,000.00	8,105.45	On-going
	2. Replace all fence - all units	1450	LS	19,000.00		19,000.00	13,620.00	On-going
	<b>Dwelling Structures</b>							
	1. Move electric house panel : 729-731 Walnut st.	1460	LS	2,000.00		2,000.00	1,920.00	On-going
	2. Repair fire escapes	1460	LS	51,000.00		51,000.00	17,729.00	On-going
	3. Replace furnaces	1460	LS	32,000.00		32,000.00	22,930.00	On-going
4. boilers						3,968.00		
<b>TOTAL</b>				<b>119,000.00</b>		<b>119,000.00</b>	<b>68,272.45</b>	

**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:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-12 Scattered Sites	<b>Site Improvements</b> 1. Rebuild parking lot 4th & market sts 2. Replace fence 4th & market sts 3. Landscape grounds Albert & Wyoming sts 4. Retaining wall - Albert/Wyoming	1450 1450 1450	LS LS LS	33,000.00 6,500.00 20,000.00		18,375.39 3,242.85 20,000.00	18,375.39 3,242.85 1,904.00	On-going On-going On-going
	<b>Dwelling Structures</b> 1. Replace roofs, gutters, trim all 2. Replace entrance doors/locks Albert & Wyoming sts	1460 1460	LS LS	50,000.00 4,000.00		50,000.00 4,000.00	70,397.00 6,225.00	On-going On-going
<b>TOTAL</b>				<b>113,500.00</b>		<b>95,618.24</b>	<b>154,703.24</b>	
PA 4-14 Scattered Sites	<b>Site Improvements</b> 1. Replace fencing - all units 2. Replace house sewer line to St. 228 Ridge st 3. Install new parking area 527, 615 Penn st 4. Replace parking lots 5. New parking lot 101 N. 3rd st	1450 1450 1450 1450 1450	LS 1 1 LS LS	46,500.00 6,000.00 9,000.00 19,500.00 24,000.00		42,235.00 6,000.00 6,154.83 19,500.00 24,000.00	42,235.00 22,290.00 6,154.83 21,362.21 39,224.84	On-going On-going On-going On-going On-going
	<b>Dwelling Structures</b> 1. Rebuild fire escape, 228 Ridge st & 9th & Gordon sts 2. Replace boilers - various sites 3. Cast iron radiation - all units except 145-9 Linden st 4. Replace porch - 228 Ridge St 5. Stucco rear 237-9 N. 7th St 6. Rebuild porches 615 Penn st (concrete) 7. Front stair case - 129 S. 5th st 8. Paint exterior - all units 9. Replace rear porch - concrete - rebuild railing 729 Greenleaf st 10. Rebuild fire escape 237 N. 7th st 11. Rebuild fire escapes 129 S 5th	1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	LS LS LS 1 LS LS LS LS LS LS	43,500.00 89,500.00 36,360.00 7,000.00 15,000.00 6,000.00 8,500.00 53,500.00 9,500.00 16,000.00		43,500.00 89,500.00 36,360.00 9,378.00 5,542.90 6,000.00 8,500.00 53,500.00 9,500.00 8,864.00	17,728.00 111,384.00 70,111.00 9,378.00 5,542.90 8,063.00 - 48,487.90 18,283.94 8,864.00	On-going On-going On-going Complete On-going Complete Not started On-going On-going On-going
<b>TOTAL</b>				<b>389,860.00</b>		<b>368,534.73</b>	<b>437,973.62</b>	

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

PHA Name: <b>ALLENTOWN HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-16 Scattered Sites	<b>Site Improvements</b> 1. Replace fences all sites	1450	LS	31,650.00		31,650.00	41,630.00	On-going
	<b>Dwelling Structures</b> 1. Replace boilers - 9 sites	1460	9	42,500.00		42,500.00	48,379.00	On-going
	2. Install cast iron radiation - all units	1460	LS	35,900.00		34,550.30	34,550.30	On-going
	3. Replace parking lots	1460	LS	15,000.00		6,570.67	6,570.67	On-going
	4. New electric service - 916 N. 6th st	1460	LS	2,000.00		1,049.00	1,049.00	On-going
	5. New entrance doors, replace rear siding 916 N. 6th	1460	LS	4,000.00		4,000.00	13,421.90	On-going
	6. Gas conversion 916 N. 6th st			-		-	5,233.00	On-going
<b>TOTAL</b>				<b>131,050.00</b>		<b>120,319.97</b>	<b>150,833.87</b>	
HA-Wide	Salaries, benefits, training	1406		-		-	112,820.54	On-going
	Management Improvements	1408		30,000.00		30,000.00	26,950.00	On-going
	Administration	1410		200,000.00		200,000.00	200,000.00	Complete
	A&E Fees	1430		125,000.00		125,000.00	65,671.00	On-going
<b>TOTAL</b>				<b>355,000.00</b>		<b>355,000.00</b>	<b>405,441.54</b>	
<b>GRAND TOTAL</b>				<b>3,020,253.00</b>		<b>2,927,877.30</b>	<b>2,634,187.95</b>	

**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>ALLENTOWN HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA026 P004 501 02</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <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	
PA 4-1	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-2	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-3	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-4	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-5E	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-5F	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-7	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-8	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-9	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-11	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-12	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-14	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-16	6/30/04	6/30/04		6/30/06	6/30/06		
HA-Wide	6/30/04	6/30/04		6/30/06	6/30/06		

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

PHA Name:  <b>ALLENTOWN HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 501 03</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2003</b>
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- Original Annual Statement                     
  Reserve for Disasters/Emergencies                     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: December 31, 2003                     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	150,000.00		64,042.33	
3	1408 Management Improvements	40,000.00		40,000.00	34,220.00
4	1410 Administration	200,000.00		200,000.00	196,824.93
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00		83,643.89	65,968.79
8	1440 Site Acquisition				
9	1450 Site Improvement	948,018.00		152,233.00	24,540.00
10	1460 Dwelling Structures	1,022,000.00		390,473.00	122,188.60
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 Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	<b>Amount of Annual Grant: (sum of lines 2-20)</b>	<b>2,485,018.00</b>		<b>930,392.22</b>	<b>443,742.32</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 II: Supporting Pages**

PHA Name:		Grant Type and Number			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant NPA026 P004 501 03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<b>Site Improvements</b> 1. Install new gym wall pads	1450	LS	10,000.00		-	-	Not started
<b>TOTAL</b>				<b>10,000.00</b>		-	-	
PA 4-3 Gross Towers	<b>Site Improvements</b> 1. Upgrade main office phone system and satellites 2. Upgrade cafeteria AC compressor 3. Install elevator mechanical room AC 4. Upgrade main office AC compressor	1450 1450 1450 1450	LS LS LS LS	75,000.00 5,000.00 4,000.00 8,000.00		- - - 68,770.00	- - - -	Not started Not started Not started Not started
<b>TOTAL</b>				<b>92,000.00</b>		<b>68,770.00</b>	-	
PA 4-4 Cumberland Gardens	<b>Site Improvements</b> 1. Water valve boxes with locks 2. Replace gym wall padding 3. Paint interior/exterior gym walls 4. Replace upper gym roof	1450 1450 1450 1450	51 LS LS LS	88,000.00 18,000.00 20,000.00 83,000.00		- - - -	- - - -	Not started Not started Not started Not started
	<b>Dwelling Structures</b> 1. Replace kitchen vinyl flooring 2. Replace kitchen countertops/cabinets/sinks 3. Replace refrigerators 4. Replace gas ranges	1460 1460 1460 1460	200 DU 200 DU 200 DU 200 DU	133,000.00 338,000.00 75,000.00 55,000.00		- - 70,729.00 57,649.00	- - 56,000.00 55,689.60	Not started Not started on-going on-going
<b>TOTAL</b>				<b>810,000.00</b>		<b>128,378.00</b>	<b>111,689.60</b>	
PA 4-5E 700 Building	<b>Site Improvements</b> 1. Replace trash compactor	1450	1	20,000.00		-	-	Not started
	<b>Dwelling Structures</b> 1. Install dedicated AC outlets in 2 BR units	1460	4	2,000.00		3,571.00	-	Not started
<b>TOTAL</b>				<b>22,000.00</b>		<b>3,571.00</b>	-	
PA 4-5F Little Lehigh	<b>Site Improvements</b> 1. Replace retaining walls 632, 652 Lrn Crt 2. Install Werzalit siding end of rows	1450 1450	LS 14	14,000.00 280,000.00		- -	- -	Not started Not started
	<b>Dwelling Structures</b> 1. New steel entrance doors and frames	1460	76 DU	49,000.00		-	-	Not started
<b>TOTAL</b>				<b>343,000.00</b>		-	-	

**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:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant N <b>PA026 P004 501 03</b> Replacement Housing Factor Grant No:			<b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-7 Towers East	<b><u>Site Improvements</u></b> 1. Renovate exterior shuffleboard 2. Install community room window shades 3. New heat riser shut off valves	1450 1450 1450	LS LS 22	18,000.00 4,000.00 8,000.00		17,158.00 6,505.00 -	- - -	Not started Not started Not started
	<b><u>Dwelling Structures</u></b> 1. New closet doors in apartments	1460	129 DU	75,000.00		142,804.00	5,774.00	on-going
<b>TOTAL</b>				<b>105,000.00</b>		<b>166,467.00</b>	<b>5,774.00</b>	
PA 4-8 Walnut Manor	<b><u>Site Improvements</u></b> 1. Install automatic air louvers in generator room	1450	LS	10,000.00		-	-	Not started
	<b><u>Dwelling Structures</u></b> 1. Clean exhaust vents, install new covers 2. Install dedicated AC outlets in 2 BR units 3. Add grab handles in tub surround	1460 1460 1460	300 DU 6 DU 150 DU	60,000.00 3,000.00 50,000.00		- 5,335.00 43,491.00	- - 4,725.00	Not started Not started on-going
<b>TOTAL</b>				<b>123,000.00</b>		<b>48,826.00</b>	<b>4,725.00</b>	
PA 4-9 Central Park	<b><u>Site Improvements</u></b> 1. Replace hot water circulating lines 2. Replace water booster pump system 3. Upgrade automatic public entrance doors	1450 1450 1450	LS LS LS	15,000.00 14,000.00 14,000.00		17,680.00 16,320.00 -	- - -	Not started Not started Not started
	<b><u>Dwelling Structures</u></b> 1. Install dedicated AC outlets in all units	1460	71 DU	14,000.00		66,894.00	-	Not started
<b>TOTAL</b>				<b>57,000.00</b>		<b>100,894.00</b>	-	

**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:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant N <b>PA026 P004 501 03</b> Replacement Housing Factor Grant No:			<b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-11 Scattered Sites	<b>Site Improvements</b> 1. Stucco/brickpoint repairs 810 Walnut Street 2. Repair/paint basement walls all sites	1450 1450	LS LS	5,000.00 25,000.00		- -	- -	Not started Not started
	<b>Dwelling Structures</b> 1. Replace kitchen at 516 Gordon Street 2. Replace all dwelling unit exterior doors/frames 3. Replace windows at all sites	1460 1460 1460	LS 14 DU 14 DU	5,000.00 19,000.00 90,000.00		- - -	- - -	Not started Not started Not started
<b>TOTAL</b>				<b>144,000.00</b>		-	-	
PA 4-12 Scattered Sites	<b>Site Improvements</b> 1. Rebuild parking lots at Wyoming & Godfrey Street	1450	LS	15,000.00		25,800.00	24,540.00	on-going
<b>TOTAL</b>				<b>15,000.00</b>		<b>25,800.00</b>	<b>24,540.00</b>	
PA 4-14 Scattered Sites	<b>Site Improvements</b> 1. Apply Structo glass inside 237-9 N. 7th Street 2. Stucco/brickpoint repairs at 423 Allen, 729 Greenleaf, 615 Penn, 734 1/2 Cedar 3. Repair/paint basement walls all sites	1450 1450 1450	LS LS LS	10,000.00 25,000.00 48,000.00		- - -	- - -	Not started Not started Not started
	<b>Dwelling Structures</b> 1. Replace all exterior unit doors/frames	1460	52 DU	41,000.00		-	-	Not started
<b>TOTAL</b>				<b>124,000.00</b>		-	-	
PA 4-16 Scattered Sites	<b>Site Improvements</b> 1. Paint all exteriors 2. Install concrete porches 3. Rebuild porch roofs 228 Liberty & 174 Gordon 4. Stucco/brickpoint at 413 Allen, 618 1/2 Front, 910 North 6th, 28 South Howard 5. Repair/paint basement walls all sites	1450 1450 1450 1450 1450	LS LS LS LS LS	32,000.00 12,000.00 9,000.00 25,018.00 33,000.00		- - - - -	- - - - -	Not started Not started Not started Not started Not started
	<b>Dwelling Structures</b> 1. Replace exterior doors all units	1460	14 DU	14,000.00		-	-	Not started
<b>TOTAL</b>				<b>125,018.00</b>		-	-	

**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:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant N <b>PA026 P004 501 03</b> Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	<b><u>Drug Elimination</u></b>							
	1. PA 4-1 Hanover Acres	1406		69,298.00		29,586.70	-	Not started
	2. PA 4-2 Riverview Terrace	1406		21,305.00		9,096.15	-	Not started
	3. PA 4-4 Ccumberland Gardens	1406		43,042.00		18,376.73	-	Not started
	4. PA 4-5F Little Lehigh	1406		16,355.00		6,982.75	-	Not started
<b>TOTAL</b>				<b>150,000.00</b>		<b>64,042.33</b>	<b>-</b>	
	Management Improvements	1408		40,000.00		40,000.00	34,220.00	On-going
	Administration	1410		200,000.00		200,000.00	196,824.93	On-going
	A&E Fees	1430		125,000.00		83,643.89	65,968.79	On-going
<b>TOTAL</b>				<b>365,000.00</b>		<b>323,643.89</b>	<b>297,013.72</b>	
<b>GRAND TOTAL</b>				<b>2,485,018.00</b>		<b>930,392.22</b>	<b>443,742.32</b>	

**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>ALLENTOWN HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA026 P004 501 03</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2003</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	
PA 4-1	9/30/05			9/30/07			
PA 4-2	9/30/05			9/30/07			
PA 4-3	9/30/05			9/30/07			
PA 4-4	9/30/05			9/30/07			
PA 4-5E	9/30/05			9/30/07			
PA 4-5F	9/30/05			9/30/07			
PA 4-7	9/30/05			9/30/07			
PA 4-8	9/30/05			9/30/07			
PA 4-9	9/30/05			9/30/07			
PA 4-11	9/30/05			9/30/07			
PA 4-12	9/30/05			9/30/07			
PA 4-14	9/30/05			9/30/07			
PA 4-16	9/30/05			9/30/07			
HA-Wide	9/30/05			9/30/07			

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

PHA Name:  <b>ALLENTOWN HOUSING AUTHORITY</b>	Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 502 03</b> Replacement Housing Factor Grant No:	Federal FY of Grant:  <b>2003</b>
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- Original Annual Statement                     
  Reserve for Disasters/Emergencies                     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: December 31, 2003                     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	110,254.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	385,000.00		15,750.00	
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>495,254.00</b>	<b>-</b>	<b>15,750.00</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	110,254.00			

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

PHA Name: <b>ALLENTOWN HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No <b>PA026 P004 502 03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-3 Gross Towers	<b><u>Non-dwelling Structures</u></b> 1. Office renovations/carpet/paint/wall coverings	1470	LS	135,000.00		-	-	Not started
<b>TOTAL</b>				<b>135,000.00</b>		-	-	
PA 4-4 Cumberland Gardens	<b><u>Non-dwelling Structures</u></b> 1. Expand Southside gym/instructional facilities	1470	2,500 sq. ft.	250,000.00		15,750.00	-	Not started
<b>TOTAL</b>				<b>250,000.00</b>		<b>15,750.00</b>	-	
PA 4-9 Central Park	<b><u>Dwelling Structures</u></b> 1. Upgrade hallway ventilation and control system	1460	LS	110,254.00		-	-	Not started
<b>TOTAL</b>				<b>110,254.00</b>		-	-	
<b>GRAND TOTAL</b>				<b>495,254.00</b>		<b>15,750.00</b>	-	

**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>  <b>ALLENTOWN HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>PA026 P004 502 03</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2003</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	
PA 4-3	2/12/06			2/12/08			
PA 4-4	2/12/06			2/12/08			
PA 4-9	2/12/06			2/12/08			

**Annual Statement/Performance and Evaluation Report**

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

**Part I: Summary**

PHA Name:  <p style="text-align: center;"><b>ALLENTOWN HOUSING AUTHORITY</b></p>	Grant Type and Number Capital Fund Program Grant No: <span style="float: right;">PA026 P004 501 04</span> Replacement Housing Factor Grant No:	Federal FY of Grant:  <p style="text-align: right;">2004</p>
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<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:	December 31, 2004	<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	150,000.00		225,000.00	
3	1408 Management Improvements	240,000.00		20,320.00	
4	1410 Administration	225,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,142,913.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve	1,000,000.00			
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>2,877,913.00</b>		<b>245,320.00</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	133,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	145,000.00			

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: <b>PA026 P004 501 04</b> Replacement Housing Factor Grant No:			<b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres <b>TOTAL</b>	<b><u>Site Improvements</u></b>			-		-	-	
PA 4-2 Riverview Terrace <b>TOTAL</b>	<b><u>Site Improvements</u></b> <b><u>Dwelling Structure</u></b>			-		-	-	
PA 4-3 Gross Towers	<b><u>Dwelling Structure</u></b>							
	1. Upgrade elevator alcoves	1460		16,000.00				
	2. Upgrage elevator cab floors, walls, fan	1460		6,000.00				
	3. Replace lobby chairs, wallpaper, rug	1460		8,000.00				
	4. Replace entrance canopies	1460		15,000.00				
	5. Apply weather sealant to exterior brick	1460		65,000.00				
	6. Weather seal floor 2-8 hallway glass area	1460		8,000.00				
	7. Auto doors laundry/restrooms, emerg call	1460		10,000.00				
	8. Upgrade public restroom	1460		8,000.00				
	9. New building entry/security system	1460		20,000.00				
	10. Office IT hardware/software/training	1408		180,000.00				
	11. IT hardware improvements	1475		20,000.00				
	<b><u>Non-Dwelling Structure</u></b>							
	<b><u>Non-Dwelling Equipment</u></b>							
<b>TOTAL</b>				<b>356,000.00</b>		-	-	
PA 4-4 Cumberland Gardens	<b><u>Fees and Costs</u></b> <b><u>Site Improvements</u></b> <b><u>Dwelling Structures</u></b>							
	1. Upgrade building chimneys	1460		17,000.00				

TOTAL			17,000.00		-	-
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>ALLENTOWN HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 501 04</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5E 700 Building	<b>Dwelling Structures</b> 1. Replace kitchen cabts/countertop/sink 2. New building entry/security system 3. Auto doors laun/restrooms, emerg call	1460 1460 1460		321,913.00 10,000.00 10,000.00				
<b>TOTAL</b>				<b>341,913.00</b>		-	-	
PA 4-5F Little Lehigh	<b>Site Improvements</b>  <b>Dwelling Structures</b> 1. Replace unit hot air furnaces 2. New kitchn countertops,cabts,vct,plbg	1460 1460	42	117,000.00 272,000.00				
<b>TOTAL</b>				<b>389,000.00</b>		-	-	
PA 4-7 Towers East	<b>Dwelling Structures</b> 1.Sound proof generator room ceiling 2. New building entry/security system 3. Auto doors laun/restrooms, emerg call 4. Extend generator exhaust stack to roof	1460 1460 1460 1460		6,000.00 10,000.00 10,000.00 5,000.00				
<b>TOTAL</b>				<b>31,000.00</b>		-	-	

**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:			
<b>ALLENTOWN HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>PA026 P004 501 04</b> Replacement Housing Factor Grant No:			<b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	<b><u>Dwelling Structures</u></b> 1.New building entry/security system 2. Auto doors, laundry/restrooms, emerg call 3. Replace hydraulic compactor lift 4. New comm room windows and blinds	1460 1460 1460 1460		24,000.00 10,000.00 10,000.00 28,000.00				
<b>TOTAL</b>				<b>72,000.00</b>		-	-	
PA 4-9 Central Park	<b><u>Site Improvements</u></b>  <b><u>Dwelling Structures</u></b> 1.New building entry/security system 2. Auto doors, laundry/restrooms, emerg call	  1460 1460		  10,000.00 10,000.00				
<b>TOTAL</b>				<b>20,000.00</b>		-	-	
PA 4-11 Scattered Sites	<b><u>Dwelling Structures</u></b> 1. Replace interior stairs 810 B Walnut St 2. FRP and paint public halls at 801b walnut 3. New siding at 726 Walnut st	1460 1460 1460		6,000.00 2,000.00 16,000.00				
<b>TOTAL</b>				<b>24,000.00</b>		-	-	
PA 4-12 Scattered Sites	<b><u>Dwelling Structures</u></b> 1. Paint exterior steps 4th Market 2. Upgrade fire alarm systems all 3 sites	1460 1460		4,000.00 59,000.00				
<b>TOTAL</b>				<b>63,000.00</b>		-	-	

**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:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: <b>PA026 P004 501 04</b> Replacement Housing Factor Grant No:			<b>2004</b>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-14 Scattered Sites	<b><u>Dwelling Structures</u></b> 1. Replace interior stairs 527 Penn St 2. Replace interior stairs at 228 Ridge St 3. Brick point walls 458 Jordan St.	1460 1460 1460		6,000.00 6,000.00 8,000.00				not started not started not started
<b>TOTAL</b>				<b>20,000.00</b>		-	-	
PA 4-16 Scattered Sites	<b><u>Dwelling Structures</u></b> 1. Upgrade bathroom 28 S howard St 2. New furn room dr/wind 313 1/2 Jordan	1460 1460		7,000.00 2,000.00				not started not started
<b>TOTAL</b>				<b>9,000.00</b>		-	-	
HA-Wide	Administration	1410		225,000.00		225,000.00		not started
	A&E Fees	1430		100,000.00				not started
	Management Improvements	1408		60,000.00		20,320.00		not started
	Hanover Acres/Riverview Terrace Revitalization Process	1490		1,000,000.00				
HA-Wide	<b><u>Drug Elimination</u></b> 1. PA 4-1 Hanover Acres 2. PA 4-2 Riverview Terrace 3. PA 4-4 Ccumberland Gardens 4. PA 4-5F Little Lehigh	1406 1406 1406 1406		69,298.00 21,305.00 43,042.00 16,355.00				not started not started not started
<b>TOTAL</b>				<b>1,535,000.00</b>		<b>245,320.00</b>	-	
<b>GRAND TOTAL</b>				<b>2,877,913.00</b>		<b>245,320.00</b>	-	

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>ALLENTOWN HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>PA026 P004 501 04</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>		
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	
PA 4-1		9/13/06			6/13/08		
PA 4-2		9/13/06			6/13/08		
PA 4-3		9/13/06			6/13/08		
PA 4-4		9/13/06			6/13/08		
PA 4-5E		9/13/06			6/13/08		
PA 4-5F		9/13/06			6/13/08		
PA 4-7		9/13/06			6/13/08		
PA 4-8		9/13/06			6/13/08		
PA 4-9		9/13/06			6/13/08		
PA 4-11		9/13/06			6/13/08		
PA 4-12		9/13/06			6/13/08		
PA 4-14		9/13/06			6/13/08		
PA 4-16		9/13/06			6/13/08		
PA-Wide		9/13/06			6/13/08		

